



Agenda

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, May 20, 2026
Council Chambers
3150 SW 52 AVE,
Pembroke Park, FL 33023

1. **Call to Order**
2. **Special Magistrate Opening Statement**
3. **Roll Call**
4. **Approval of the Meeting Minutes**
 - 4.1 Approval of Minutes: Code Compliance Special Magistrate Hearing - April 15, 2026
5. **Adoption of Agenda (Deferrals, Additions, Modifications)**
6. **Public Hearing**
7. **Hearing to Extend Time - CHIEF CODE COMPLIANCE OFFICER JEFFREY LOUIS**
 - 7.1 CASE 11221 - SHARON SCHOOL OF EXCELLENCE - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-76(b)(6)(8)(c) NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 5-16 - ADOPTION OF CODE - FIRST OFFENSE
8. **Hearing to Confirm Fine - CHIEF CODE COMPLIANCE OFFICER JEFFREY LOUIS**
 - 8.1 CASE 8689 - PEMBROKE PARK LAKES INC - 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48- OUTDOOR STORAGE PROHIBITED - REPEAT OFFENSE
 - 8.2 CASE 9116 - WILBORN, JAMES ROBERT JR - 3868 SW 52 AVE, PEMBROKE PARK, FL 33023 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE
 - 8.3 CASE 9222 - TOPPER PROPERTIES LLC - 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - REPEAT OFFENSE
 - 8.4 CASE 9235 - NATIONDOM INC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 - 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-76(a)(b) NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - FIRST OFFENSE

9. Hearing to Abate Fine - CHIEF CODE COMPLIANCE OFFICER JEFFREY LOUIS

- 9.1 CASE 9150 - 3192-4 W HALLANDALE LLC - 3192-3194 W HALLANDALE BEACH BLVD, J, PEMBROKE PARK, FL 33009 - 3-6 - NOISE RESTRICTION IN ESTABLISHMENTS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - 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.

Cynthia Garcia-Lima
Town Clerk



MINUTES

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 9:00 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 CLERK: Aimara Fontalva
TOWN ATTORNEY: Brian Sherman

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied

Absent	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/15/2026
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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

Respondent or Representative	Case Removed
Absent	Removed from the agenda, the respondent complied before the hearing date

- 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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Joshua Rydell	30 days	05/20/2026

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Rena Adan	Fine Abated to \$4,875.00 Payable in 30 Days or Reverts to \$93,600.00	05/15/2026

- 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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Lisette Mendoza	Fine Abated to \$3,529.00 Payable in 30 Days or Reverts to \$198,600.00	05/15/2026

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Sharon Ferguson Marlene Hernandez	Fine Abated to \$100.00 Payable in 30 Days or Reverts to \$55,350.00	05/15/2026

10. ADJOURNMENT 09:35 A.M.

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.

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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.

Almara Fontalva
Code Compliance Officer

Special Magistrate Hearing Check in

Please Print First and Last Name

Date April 15 2026

1. Case # 8742 Name Rena Adan

2. Case # 10669 Name Marlene Hernandez

3. Case # 10669 Name Sharon Ferguson

4. Case # 8760 Name Lissette Londoza

5. Case # 9222 Name Joshua Rydell Atty - Telephonically

6. Case # _____ Name _____

7. Case # _____ Name _____

8. Case # _____ Name _____

9. Case # _____ Name _____

10. Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
SHARON SCHOOL OF EXCELLENCE	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Folio

514230130370

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Case Status	Open	Case #	11221	Date Next Inspection	5/20/2026
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Notes

1. No Certificate of Use for Sharon School of Excellence. need to complete all processes and obtain a CU license
2. Unsafe building and sanitary conditions exist, which violate FBC 116: Unsafe structure & Equipment: Per 116.2.1.2.8, 116.2.1.3, 116.2.1.3.2. Ceiling collapse, exposed trusses and walls, and unprotected mechanical equipment. The property owner must obtain building permits from the Building Department and close all inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/9/2025		Notice of Violation	Hand
2/2/2026	2/18/2026	Notice of Formal Hearing - Notice w/ NOV	Hand
3/1/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Extension of Time	Hand
4/24/2026	2/18/2026	Final Order	Certified Mail

Violations

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: 5/20/2026
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.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-16. - Adoption of code.	The Florida Building Code, with applicable Broward County Amendments, is hereby adopted and shall be the building code of the Town. (Ord. No. 75-6-1, § 1, 6-4-75; Ord. No. 13-09-01, § 1, 9-11-13)	Not in Compliance - Reinspection Date: 5/20/2026

Case Overview

HEALTH AND SANITATION	Sec. 12-76(b)(6). - Nuisances; duty of property owners and tenants to prevent.	(b)The emission or creation of: (6)Unsanitary conditions; 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: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76(b)(8). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (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. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances; duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026
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: 5/20/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$9,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$9,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**SHARON SCHOOL OF
EXCELLENCE**

**3610 SW 48 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

SHARON SCHOOL OF
EXCELLENCE

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

11221

Date:

04/24/2026

Property Owner:

SHARON SCHOOL OF
EXCELLENCE

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130370

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 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 **20th day of May, 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



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 #:

11221

Petitioner,

vs.

SHARON SCHOOL OF
EXCELLENCE

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 3/1/2026 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:	SHARON SCHOOL OF EXCELLENCE
Address:	3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio:	514230130370
Site Address:	3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

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: 3/1/2026
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.	Not in Compliance - Reinspection Date: 3/1/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-16. - Adoption of code.	The Florida Building Code, with applicable Broward County Amendments, is hereby adopted and shall be the building code of the Town. (Ord. No. 75-6-1, § 1, 6-4-75; Ord. No. 13-09-01, § 1, 9-11-13)	Not in Compliance - Reinspection Date: 3/1/2026
HEALTH AND SANITATION	Sec. 12-76(b)(6). - Nuisances; duty of property owners and tenants to prevent.	(b)The emission or creation of: (6)Unsanitary conditions; 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: 3/1/2026
HEALTH AND SANITATION	Sec. 12-76(b)(8). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (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. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 3/1/2026
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 3/1/2026
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: 3/1/2026

Notes/Mean of Correction:

1. No Certificate of Use for Sharon School of Excellence. need to complete all processes and obtain a CU license. Not Complete
2. Unsafe building and sanitary conditions exist. Ceiling collapse, exposed trusses and walls, and unprotected mechanical equipment. The property owner must obtain building permits from the Building Department and close all inspections. Not Complete
3. 4 Rooms constructed without Building Permits. The property owner must obtain building permits from the Building Department and close all inspections. Not Complete

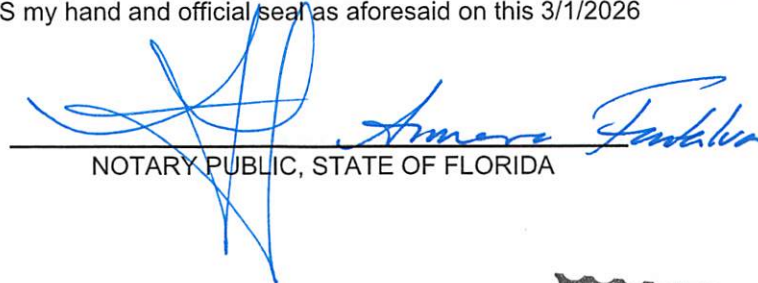
Further, Affiant sayeth naught

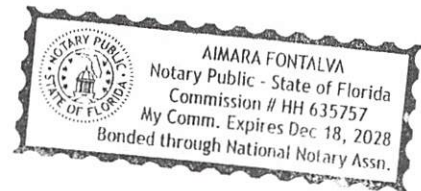
STATE OF FLORIDA

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 3/1/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SHARON SCHOOL OF EXCELLENCE

CASE NO. 11221

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SHARON SCHOOL OF EXCELLENCE

TYPE OF PROCESS: HEARING TO EXTEND TIME

ADDRESS: 3610 SW 48 AVENUE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: SHARON SCHOOL OF EXCELLENCE AT
5:01 PM ON THE 7th DAY OF May 2026.

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

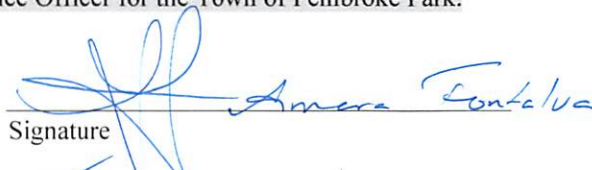
TYPE OF SERVICE

- () 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.

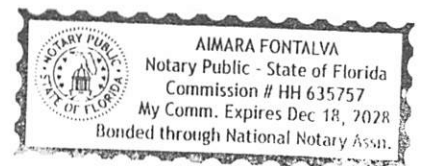

AFFIANT

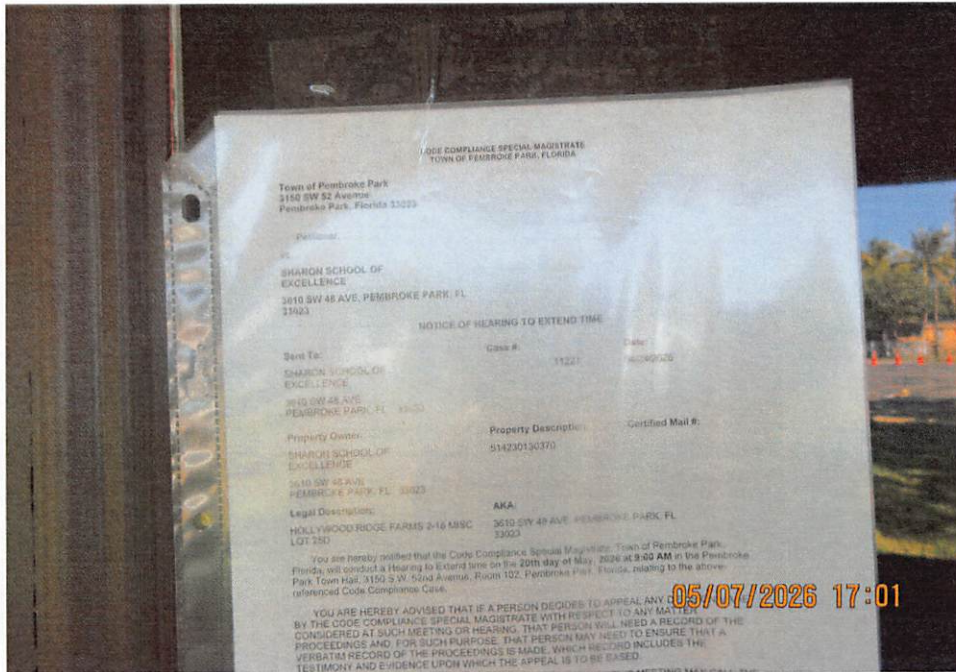
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 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 5270 3205 4406 85

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 Fees
 \$ 10.44

Sent To
 Sharon School of Excellence / Sharon Parish
 Street and Apt. No., or PO Box No.
 3641 SW 144 ST ANOC & HET
 City, State, ZIP+4®
 Miramar FL 33027 11221

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

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Postage
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Total Postage and Fees
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 Sharon School of Excellence
 Street and Apt. No., or PO Box No.
 3610 SW 48 AVE ANOC & HET
 City, State, ZIP+4®
 Pembroke Park, FL 33023 11221

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

Town of Pembroke Park

INVOICE

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



DATE: March 24, 2026
INVOICE NO.: 001
FOR:

Case No. 11211
SHARON SCHOOL OF
EXCELLENCE
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Bill To:
SHARON SCHOOL OF
EXCELLENCE
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
1	Town Of Pembroke Park Ordinances Sections 5-103(b), 5-105, 12-76(b)(6)(8)(c), 15-175. and 5-16. Final Order 02/18/2026 Admin Fee	\$ 100.00	\$ 100.00
Balance			\$ 100.00

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

**FOUNTAIN OF LIFE INT'L MINISTRIES INC
OPERATING ACCOUNT**

3541 SW 144 AVE
MIRAMAR, FL 33027



Wells Fargo Bank, N.A.
Florida
wellsfargo.com

5758

63-751/631 10760

DATE 3/17/26

PAY
TO THE ORDER
OF

Town of Pembroke Park
one hundred

DOLLARS

\$ 100.00

xx/100



Photo
Safe
Deposit
Details on back

FOR

Case #11221 / 3610 SW 48th Ave

[Signature]

⑈005758⑈ ⑆063107513⑆ 2000037092432⑈

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 11221
Petitioner,)
)
vs.)
)
SHARON SCHOOL OF EXCELLENCE,)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 18th, 2026, 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: 3610 SW 48 AVENUE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: SHARON SCHOOL OF EXCELLENCE

FOLIO NO.: 5142 30 13 0370

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

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), 5-105, 12-76(b)(6)(8)(c), 15-175, and 5-16. 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

1
2
3 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
4 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
5 SECTION(S) 5-103(b), 5-105, 12-76(b)(6)(8)(c), 15-175, and 5-16 **ON OR BEFORE MARCH**
6 **31, 2026.** If the Respondent(s) does/do not comply within the time specified, the Respondent(s)
7 shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue
8 to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED**
9 **BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE**
10 **HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF**
11 **THE HEARING.**

12
13 **COMPLIANCE MAY BE INITIALLY ACHIEVED BY APPLYING FOR THE**
14 **REQUIRED BUILDING PERMITS TO CORRECT THE VIOLATIONS, AND THE**
15 **SUBMISSION MUST INCLUDE ANY REQUIRED SEALED AND CERTIFIED**
16 **ARCHITECTURAL DRAWINGS AND ENGINEERING.**

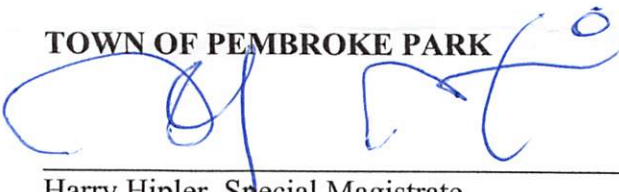
17
18 **THE ABOVE DOES NOT FOREGO ANY FULL COMPLIANCE WITH ANY**
19 **LICENSING NEEDED BY THE TOWN TO OPERATE NOR ANY REPAIRS NEEDED**
20 **REQUIRED TO OCCUPY THE SPACE.**

21
22 **TO THE EXTENT ALLOWED BY LAW, THE TWO-STORY SCHOOL BUILDING**
23 **SHALL NOT BE OCCUPIED, USED, OR ATTENDED UNTIL THE VIOLATIONS ARE**
24 **FULLY COMPLIED AND THE BUILDING IS DEEMED SAFE FOR OCCUPATION BY**
25 **THE TOWN.**

26
27
28 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
29 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
30 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
31 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
32 DETERMINE IF COMPLIANCE HAS OCCURRED. THE SPECIAL MAGISTRATE
33 RESERVES JURISDICTION TO MODIFY THE COMPLIANCE DATE BASED ON WHEN
34 THE RESPONDENT SUBMITS FOR OR OBTAINS THE REQUIRED BUILDING PERMITS,
35 AND SUBSEQUENT INSPECTIONS.

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39 **DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 18 day of
40 February 2026.

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43 **TOWN OF PEMBROKE PARK**

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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.

1 **Certificate of Service**

2
3 This order was hand delivered at the Special Magistrate Hearing dated above:

4 Yes ____ No X

5
6
7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this order on this 2nd day of March, 2026.

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15 Aimara Fontalva
16 Code Compliance Clerk
17 Town of Pembroke Park
18 3150 SW 52 AVE
19 Pembroke Park, FL 33023
20

21
22
23 **SUBMITTING PAYMENTS FOR ADMINSTRATIVE FINES:**

24 Please remit payment via a cashier's check, personal or business check, or money order, payable
25 to the Town of Pembroke Park at 3150 SW 52nd Avenue, Pembroke Park, FL 33023. If you
26 choose to pay credit or with debit card, a 3% convenience fee will apply. Please note that cash is
27 not accepted, and online payments are currently unavailable.
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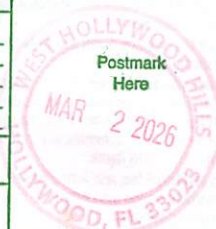
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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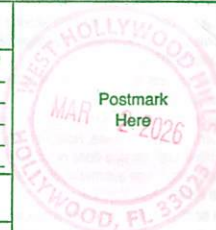
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 Total Postage and Fees
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Sent To
 Sharon School of Excellence / Sherron Parrish
 Street and Apt. No., or PO Box No.
 3541 SW 144 ST
 City, State, ZIP+4®
 Miramar, FL 33027 To No. 11221

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:
 Sharon School of Excellence
 Sherron Parrish
 3541 SW 144 ST
 Miramar, FL 33027
 To No. 11221



9590 9402 9175 4225 2449 91

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4404 70

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Carl P...* ☐ 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

MAR 10 2026

3. Service Type
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Domestic Return Receipt

Case no. 11221

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PRIVATE SCHOOL
INSPECTION REPORT



1 of 2

Facility Information**RESULT: Satisfactory**

Permit Number: 06-51-2973948
Name of Facility: Sharon School of Excellence
Address: 3610 SW 48 Avenue
City, Zip: Pembroke Park 33023

Correct By: Next Inspection
Re-Inspection Date: None

Type: Private School
Owner: Sharon School of Excellence, Inc.
Person In Charge: Carl Parrish Phone: (954) 274-2365
PIC Email: CDParrish@aol.com

Inspection Information

Purpose: Routine
Inspection Date: 9/11/2025

Begin Time: 08:30 AM
End Time: 09:03 AM

Additional Information

FEMALES 23
MALES 22

CENSUS 45

As per section 120.695, Florida Statutes (FS) this form will serve as a "Notice of Non-Compliance" for any violation noted. Items marked below violate one or more of the requirements of Chapter 6A-2.0040 Florida Administrative Code (FAC). Sanitation Standards in K-12 Private Schools and section 468, Florida Building Code (FBC), Schools, Colleges, and Universities. Violations must be corrected within the time period indicated in the results section above. Continued operation of this facility without making these corrections is a violation of section 6A-2.0040, FAC, and section 468 FBC. Failure to correct violations in the time frame specified may result in enforcement action being initiated by the Department of Health.

Violation Markings

SCHOOL SANITATION	IN 13. Disinfectants	SAFETY
IN 1. School Site	IN 14. Handwash Facilities	IN 25. First Aid Kit
IN 2. Playground	IN 15. Soap Dispensers	DIAPER CHANGING STATION
IN 3. Athletic Equipment	NA 16. Showers	NA 26. Location/Sanitizers
BUILDING	NA 17. Shower Water Temperature	NA 27. Changing Station & Mats
IN 4. Construction	WATER SUPPLY	NA 28. Handsink
OUT 5. Maintenance & Repair	IN 18. Approved Source	NA 29. Garbage Can
IN 6. Lighting Standards	IN 19. Drinking Fountains	ANIMAL HEALTH AND SAFETY
IN 7. Heating, Ventilation, A/C	LIQUID WASTE	NA 30. Vaccination
IN 8. Natural Ventilation	IN 20. Sewage Disposal	NA 31. Animal Maintenance/Aggressive Animals
IN 9. Mechanical Ventilation	IN 21. Solid Waste	DORM/RESIDENTIAL FACILITIES
SANITARY FACILITIES	PEST CONTROL	NA 32. Maintenance/Complaint
IN 10. Provided/Accessible	IN 22. Pest Control	OUT 33. Other
IN 11. Toilet Floor Drains	IN 23. Brush /Trash	
IN 12. Toilet Facilities	IN 24. Water Collection/Drainage	

IN = the act or item was observed to meet standards; OUT = the act or item was observed not to meet standards; NO = the act or item was not observed to be occurring at the time of inspection; NA = the act or item is not performed by the facility or not part of the operation

Inspector Signature:

Client Signature:

Form Number: DH 4160 07/17

06-51-2973948 Sharon School of Excellence

STATE OF FLORIDA
DEPARTMENT OF HEALTH
COUNTY HEALTH DEPARTMENT
PRIVATE SCHOOL
INSPECTION REPORT



2 of 2

General Comments

RESULT: SATISFACTORY
Classrooms inspected: 1, 2.
Task level lighting: 56-67FC
First Aid kit provided
Water fountains observed

Email Address(es): CDParrish@aol.com

Violations Comments

Violation #5. Maintenance & Repair

Observed several floor boards loose in room 2. Repair floor boards.

CODE REFERENCE: Maintenance & Repair. 6A-2.0040(3)(b)(c). Buildings shall be kept clean & in good repair, free from hazardous conditions, such as loose or broken floor tiles & boards; loose moldings; loose hanging fixtures, pipes, electric wires; & broken plaster. Furnishings & equipment shall be kept clean & in good repair, free of missing parts & sharp edges.

Violation #33. Other x

"Private School/Group Care Receipt expired 9/30/24. Submit fees".

CODE REFERENCE: Other. This applies to any other applicable state or local standards.

Inspection Conducted By: Christian Sapovits (30689)
Inspector Contact Number: Work: (954) 412-7328 ex.
Print Client Name:
Date: 9/11/2025

Inspector Signature:

Client Signature:

Case no. 11221

Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210



Tuesday, 12 April, 2022

Attn: Rebecca Langston
Point of Grace Christian Academy
3610 SW 48th Avenue
Pembroke Park, FL 33023

Property Address:
Point of Grace Christian Academy
3610 SW 48 Ave
Pembroke Park, FL 33023-6923

Re: Initial - Annual Fire Inspection on April 12 2022

An annual fire inspection of your occupancy revealed no violations at the time of this inspection. Thank you for your commitment to maintaining a fire safe occupancy.

Inspector:

A handwritten signature in black ink, appearing to read "Orlando Hurtado", written over a horizontal line.

Fire Safety Inspector Orlando Hurtado

Orlando_Hurtado@sheriff.org

954-789-3908

Property Representative:

Point of Grace Christian Academy
Annual Fire Inspection

Inspection on April 12 2022
Violations repaired / total: 0 / 0

Violation/Information Page(s)

General Inspection Information

This inspection was performed using the following chapter of the Florida Fire Prevention Code.

CH15 - Existing Educational (Ch. 15)

November 14, 2025

Sharon School of Excellence
3610 SW 48th Ave,
Pembroke Park, FL 33023

RE: Structural condition assessment for property located at: 3610 SW 48th Ave, Pembroke Park, FL 33023

Folio: 514230130370

Dear Mr. Parrish

Pursuant to your authorization we have conducted visual inspection for all the structural components to perform structural condition assessment of the property located at 3610 SW 48th Ave, Pembroke Park, FL 33023. The purpose of our inspections was to evaluate the components, specifically the column due to ceiling damage excessive moisture exposure on the second floor.

Description:

The existing building consists of a concrete CBS structure with concrete columns and spread footing. The building has two components:

- Front building facing (East): A single story structure of approximately 3,500 sq. Ft. It is a gable type building constructed with roof trusses and CBS wall construction.
- Adjacent building: Located directly behind the single-story portion, this section is two story structure of approximately 11,200 sq. Ft is a gable type building constructed with CBS pre cast, concrete floor, balcony are wood truss and roof.

Inspection:

The front building, including the CBS walls and foundation, appears to be in good condition. No evidence of water intrusion was observed near the foundation. However, it is recommended that the existing copper drain leads be redirected slightly away from the foundation to prevent future moisture issues.

The roof is a shingle roof and is in fair condition. Periodic roof maintenance is recommended. A small crack was observed in the ceiling below; this appears to be cosmetic and not indicative of structural distress.

For the two-story building, the structure consists of CBS walls, a precast concrete floor system, and roof trusses. Exterior concrete stairs provide access to the second floor. The stair railing is deteriorated and requires immediate replacement for safety.

Minor cracking was observed at construction joints and precast slab joints. These cracks should be monitored and repaired periodically but do not indicate any immediate structural concerns.

The exposed ceiling was inspected and found to have moisture-related damage. Previous repairs to the sheathing were noted; the sheathing material, which appears to be formwork panels, is currently in good condition. Roof trusses are also in good condition. Shingle repair areas appear sound; however, continued

Offering services :

Civil Engineering – Geotechnical Engineering – Inspection Services
Structural Engineering – Environmental Engineering

periodic roof maintenance is recommended. For any future roof repairs, new plywood sheathing should be used.

The ceiling framing is in good condition. A new ceiling finish should be installed. During future maintenance, any signs of ceiling moisture should be investigated and repaired promptly.

Conclusion:

1. We suggest the drain gutter leads to be kept 1 foot away from the foundation.
2. Stair railing need to be replaced immediately. Replace it with structural adequate railings.
3. Roof needs maintenance, any potential moisture stain in 1st and 2nd floor ceiling of to be checked and investigated immediately.

Report Limitations

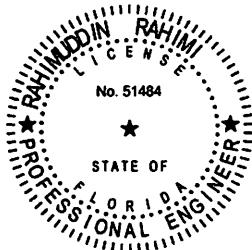
The assessment was performed at the Client's request using methods and procedures consistent with good engineering and customary practice designed to conform to acceptable industry standards. This report is exclusively for the use and benefit of the Client identified on this report. This report is not for the use or benefit of, nor may any third party rely upon it without the advance written consent of MR Engineering Consultants Inc (MREC).

In expressing the opinions stated in this report, MREC has exercised the degree of skill and care ordinarily exercised by a reasonably prudent architect or engineer in the same conditions and in the same time frame given the same or similar facts and circumstances.

The independent conclusions represent our professional judgment based on field visual inspections. MREC's evaluations, analyses and opinions are not representations regarding the design integrity, structural soundness or actual value of the property. The conclusions presented are based on our field observations and conditions that existed on the date of the assessment.

If you have any questions regarding this report, please contact us at 954 298 6717.

Respectfully submitted,



**Rahimuddin
Rahimi
2025.11.14
11:48:00 -05'00'**

Rahimuddin Rahimi, P.E

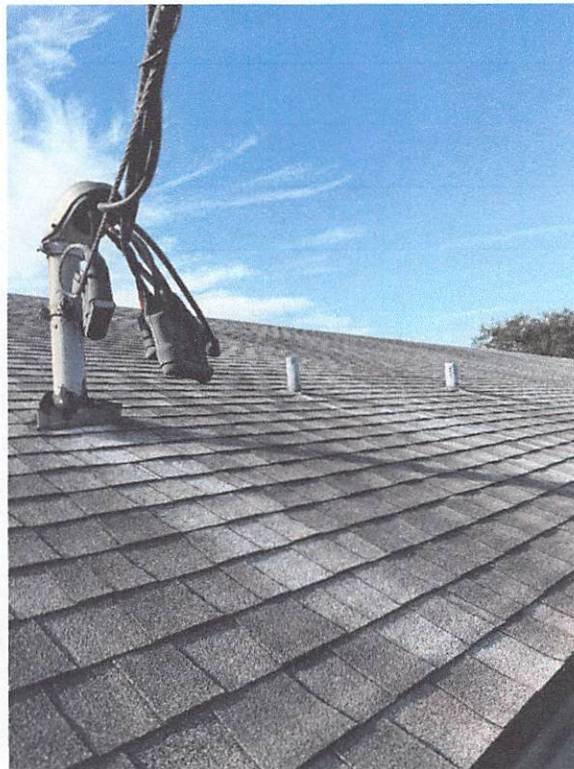
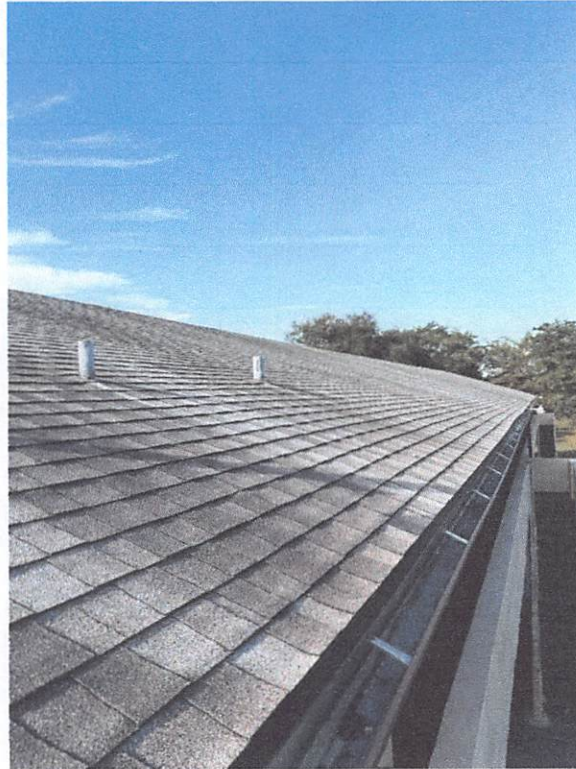
STATE OF FLORIDA:
Professional Engineer Number: 51484

MR ENGINEERING CONSULTANTS INC.

CA 9824

3323 W Commercial Blvd Ste 250, Fort Lauderdale Florida, 33309

(954) 298-6717 Fax: 954.432.9266

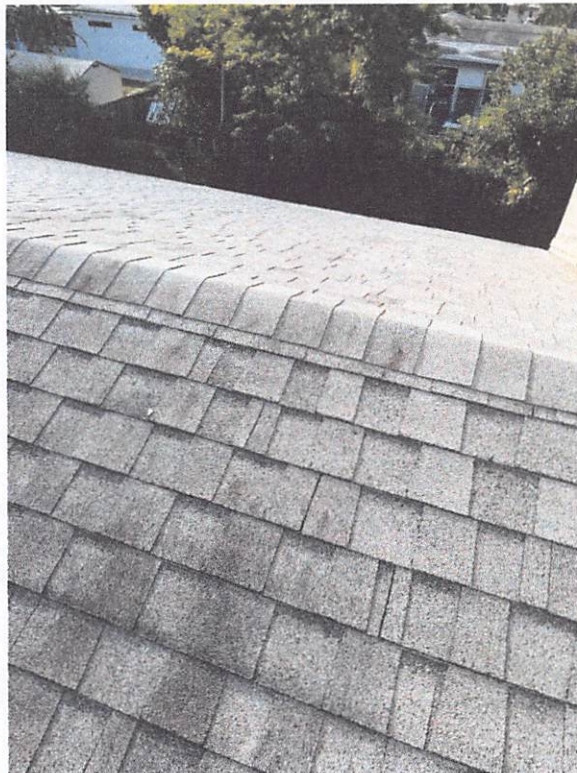
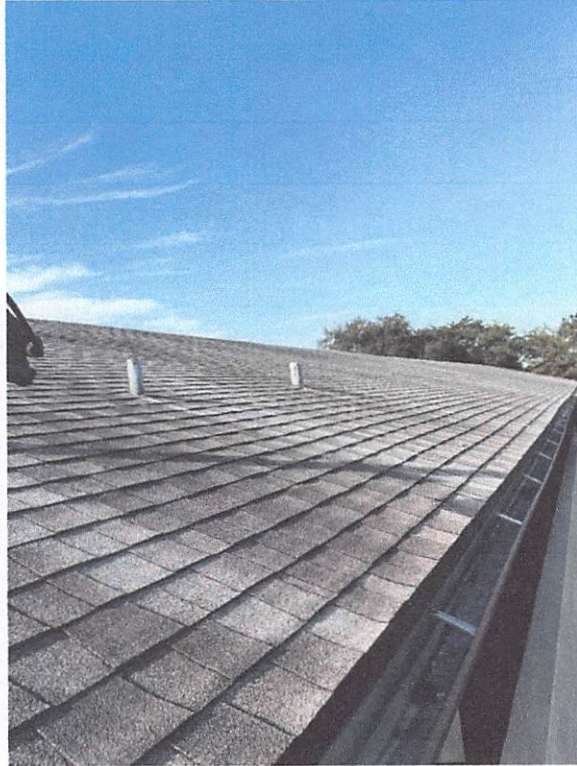


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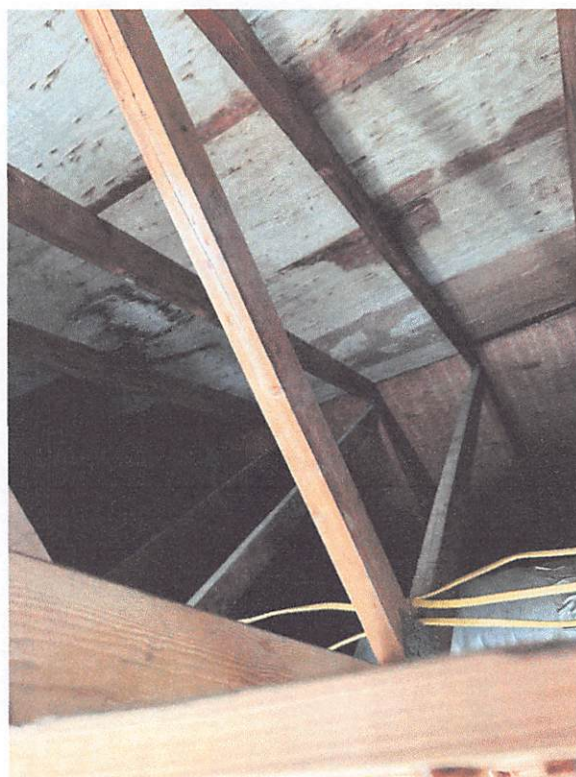
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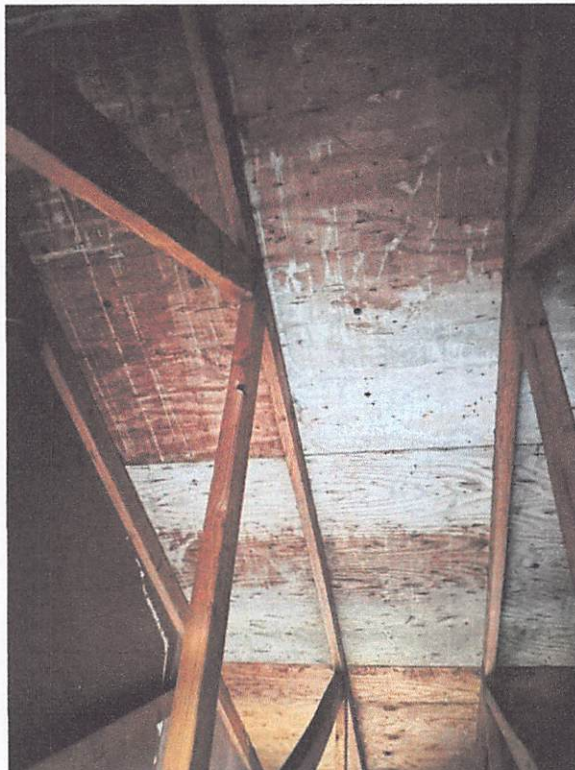
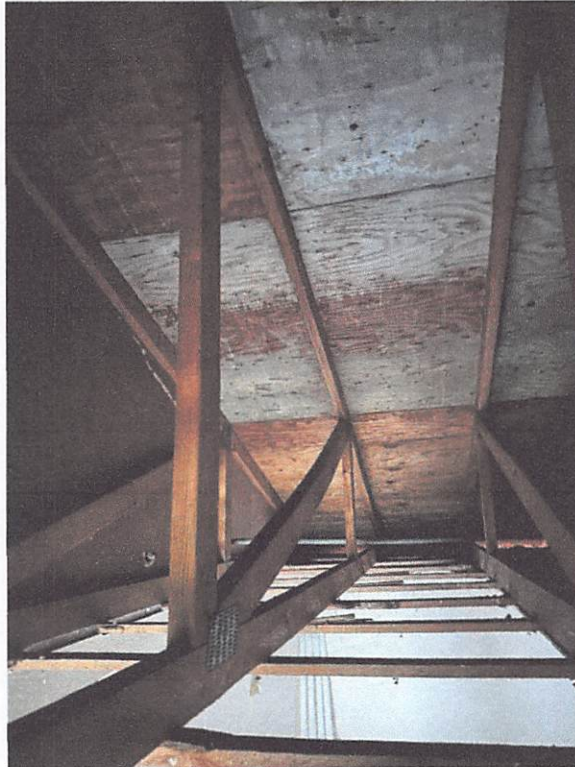


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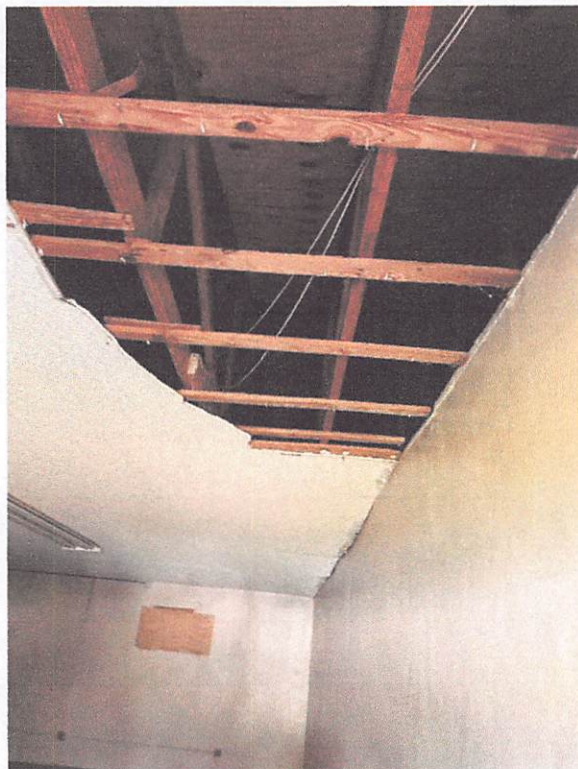
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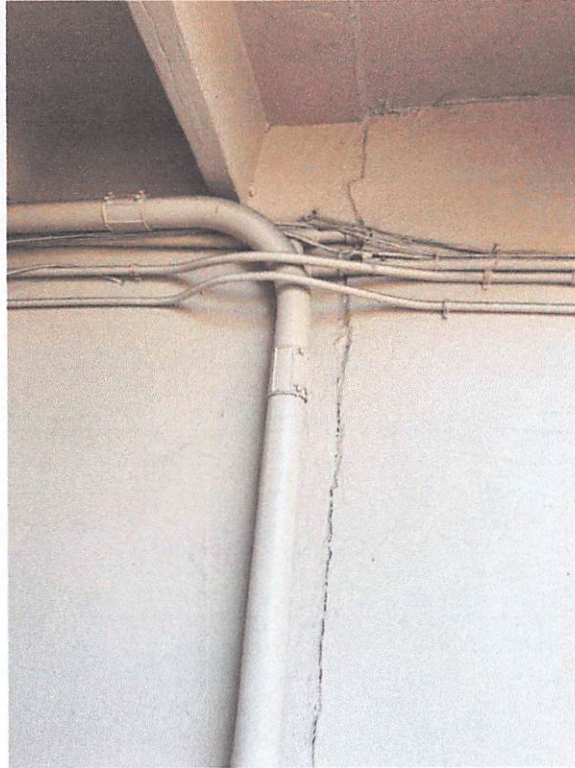


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4



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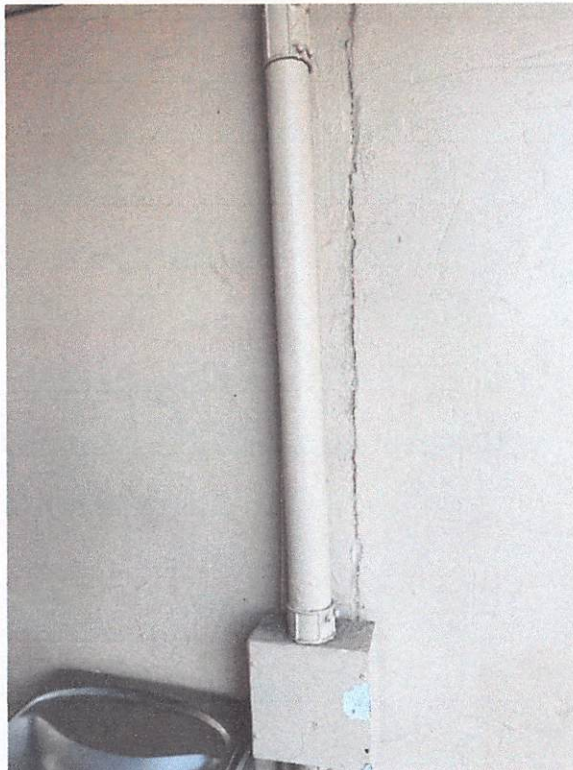
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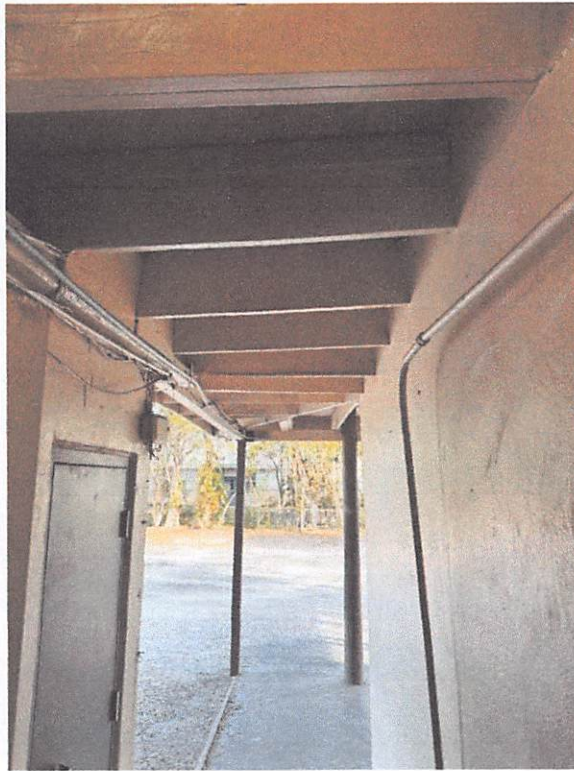
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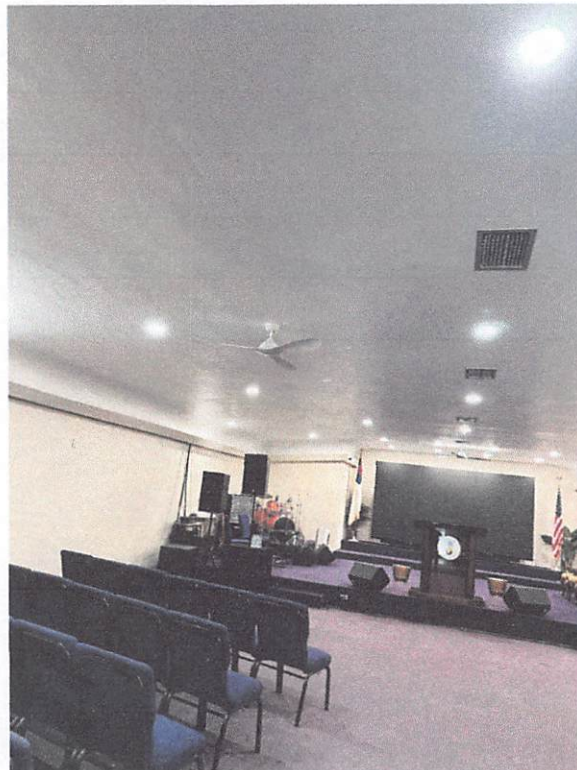


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3323 W Commercial Blvd Ste 250, Fort Lauderdale Florida, 33309

(954) 298-6717 Fax: 954.432.9266

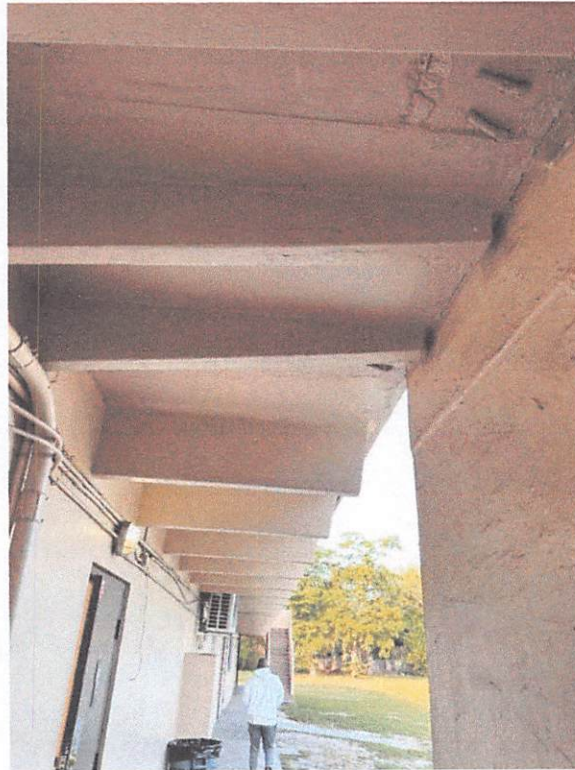


MR ENGINEERING CONSULTANTS INC.

CA 9824

3323 W Commercial Blvd Ste 250, Fort Lauderdale Florida, 33309

(954) 298-6717 Fax: 954.432.9266



MR ENGINEERING CONSULTANTS INC.

CA 9824

3323 W Commercial Blvd Ste 250, Fort Lauderdale Florida, 33309
(954) 298-6717 Fax: 954.432.9266



Case Overview

Property/Incident Information

Owner	Address	Site Address
SHARON SCHOOL OF EXCELLENCE	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Folio

514230130370

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Case Status Open	Case # 11221	Date Next Inspection 2/18/2026
-------------------------	---------------------	---------------------------------------

Notes

1. No Certificate of Use for Sharon School of Excellence. need to complete all processes and obtain a CU license
2. Unsafe building and sanitary conditions exist, which violate FBC 116: Unsafe structure & Equipment: Per 116.2.1.2.8, 116.2.1.3, 116.2.1.3.2. Ceiling collapse, exposed trusses and walls, and unprotected mechanical equipment. The property owner must obtain building permits from the Building Department and close all inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/9/2025		Notice of Violation	Hand
2/2/2026	2/18/2026	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: 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.	Not in Compliance - Reinspection Date: 2/18/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-16. - Adoption of code.	The Florida Building Code, with applicable Broward County Amendments, is hereby adopted and shall be the building code of the Town. (Ord. No. 75-6-1, § 1, 6-4-75; Ord. No. 13-09-01, § 1, 9-11-13)	Not in Compliance - Reinspection Date: 2/18/2026
HEALTH AND SANITATION	Sec. 12-76(b)(6). - Nuisances; duty of property owners and tenants to prevent.	(b)The emission or creation of: (6)Unsanitary conditions; 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: 2/18/2026

Case Overview

HEALTH AND SANITATION	Sec. 12-76(b)(8). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (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. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 2/18/2026
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 2/18/2026
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: 2/18/2026



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/02/2026

Sent To:

SHARON SCHOOL OF
EXCELLENCE

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

11221

Property Owner:

SHARON SCHOOL OF
EXCELLENCE

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/9/2025 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 5-105. - 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. 5-16. - Adoption of code.	The Florida Building Code, with applicable Broward County Amendments, is hereby adopted and shall be the building code of the Town. (Ord. No. 75-6-1, § 1, 6-4-75; Ord. No. 13-09-01, § 1, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76(b)(6). - Nuisances; duty of property owners and tenants to prevent.	(b)The emission or creation of: (6)Unsanitary conditions; 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
HEALTH AND SANITATION	Sec. 12-76(b)(8). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (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. (Ord. No. 15-01-01, § 3, 1-14-15)	30
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(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...

1. No Certificate of Use for Sharon School of Excellence. need to complete all processes and obtain a CU license

2. Unsafe building and sanitary conditions exist, which violate FBC 116: Unsafe structure & Equipment: Per 116.2.1.2.8, 116.2.1.3, 116.2.1.3.2. Ceiling collapse, exposed trusses and walls, and unprotected mechanical equipment. The property owner must obtain building permits from the Building Department and close all inspections.

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. 213

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 February, 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. 213 or email jlouis@tppfl.gov.

Jeffrey Louis

Code Compliance Officer


2/2/2026

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SHARON SCHOOL OF EXCELLENCE

CASE NO. 11221

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SHARON SCHOOL OF EXCELLENCE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

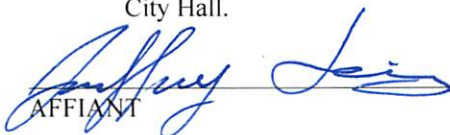
ADDRESS: 3610 SW 48 AVENUE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: SHARON SCHOOL OF EXCELLENCE AT 02:51 P.M. ON THE 05th DAY OF FEBRUARY 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

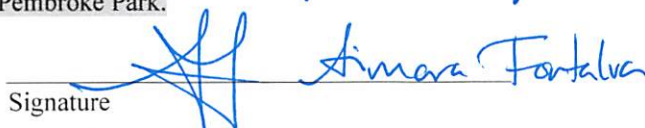
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

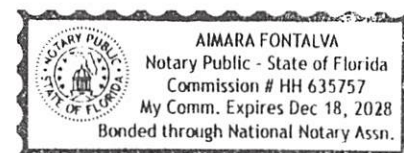

AFFIANT

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 February 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Signature


Aimara Fontalva



Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Case no. 11221



11 1044 5025 0225 0120 6856

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 Fees

\$ 10.44

Sent To Sharon School of Excellence

Sherron Parrish

Street and Apt. No., or PO Box No.
3541 SW 144 STREET

NGH

City, State, ZIP+4[®]

Miramar, FL 33027

11221

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

See Reverse for Instructions



4E 0444 5025 0225 0120 6856

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 Fees

\$ 10.44

Sent To

Sharon School of Excellence

Street and Apt. No., or PO Box No.

3610 SW 48 AVE

NGH

City, State, ZIP+4[®]

Pembroke Park, FL 33023

11221

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:

Sharon School of Excellence
Sherron Parrish
3541 SW 144 STREET
Miramar, FL 33027

NOH 11221



9590 9402 9175 4225 2438 33

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4401 11

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[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

FEB 09 2026

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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1. Article Addressed to:

Sharon School of Excellence
3610 SW 48 AVE
Pembroke Park, FL 33023

NOH 11221



9590 9402 9175 4225 2438 26

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4440 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[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

FEB 09 2026

3. Service Type

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Property Address	3610 SW 48 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0370
Property Owner	SHARON SCHOOL OF EXCELLENCE	Millage	0613
Mailing Address	3610 SW 48 AVE PEMBROKE PARK FL 33023	Use	71-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D		

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*	\$480,210	\$1,315,330	\$1,795,540	\$1,795,540				
2025	\$480,210	\$1,315,330	\$1,795,540	\$1,795,540				
2024	\$479,160	\$1,315,330	\$1,794,490	\$1,794,490				
2026* Exemptions and Taxable Values by Taxing Authority								
		County	School Board	Municipal	Independent			
Just Value		\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540			
Portability		0	0	0	0			
Assessed/SOH		\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540			
Homestead		0	0	0	0			
Add. Homestead		0	0	0	0			
Wid/Vet/Dis		0	0	0	0			
Senior		0	0	0	0			
Exempt Type	32-16	\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540			
Taxable		0	0	0	0			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/4/2024	WD-T	\$100	119721310	\$5.00	96,042	SF		
4/24/2001	WD	\$82,300	31917 / 1295					
11/1/1989	WD	\$90,500	16906 / 248					
				Adj. Bldg. S.F. (Card, Sketch)		15492		
				Eff./Act. Year Built: 1969/1967				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
I								
15492								



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

Detail by Entity Name

Florida Not For Profit Corporation

SHARON SCHOOL OF EXCELLENCE, INC.

Filing Information

Document Number	N96000002852
FEI/EIN Number	65-0667019
Date Filed	05/30/1996
Effective Date	05/28/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/05/2015
Event Effective Date	NONE

Principal Address

3610 SW 48th Ave
PEMBROKE PARK, FL 33023

Changed: 04/10/2025

Mailing Address

P.O. BOX 278422
MIRAMAR, FL 33027

Changed: 05/07/2007

Registered Agent Name & Address

PARRISH, SHERRON
3541 SW 144TH STREET
MIRAMAR, FL 33027

Name Changed: 04/08/2011

Address Changed: 05/07/2007

Officer/Director Detail

Name & Address

Title PD



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
SHARON SCHOOL OF EXCELLENCE	11221	12/09/2025
3610 SW 48 AVE PEMBROKE PARK, FL 33023		
 Property Owner:	 Property Description:	 Certified Mail #:
SHARON SCHOOL OF EXCELLENCE	514230130370	
3610 SW 48 AVE PEMBROKE PARK, FL 33023		
 Legal Description:	 AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/9/2025 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
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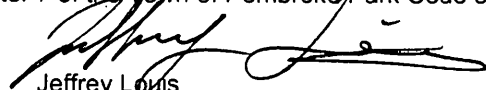
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HEALTH AND SANITATION	Sec. 12-76(b)(8). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (8) Other risks to public safety. Which is an annoyance or is injurious or is offensive to occupants within any platted 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
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances; duty of property owners and tenants to prevent.	(Ord. No. 15-01-01, § 3, 1-14-15) (c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(Ord. No. 15-01-01) (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

Notes/Mean of Correction:

1. No Certificate of Use for Sharon School of Excellence. need to complete all processes and obtain a CU license
2. Unsafe building and sanitary conditions exist, which violate FBC 116: Unsafe structure & Equipment: Per 116.2.1.2.8, 116.2.1.3, 116.2.1.3.2. Ceiling collapse, exposed trusses and walls, and unprotected mechanical equipment. The property owner must obtain building permits from the Building Department and close all inspections.

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

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®

SHARON SCHOOL OF EXCELLENCE
SAFE PASSAGE EXPORT COMPANY LLC
NOV #11221
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023



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)	\$
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☐ 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®

SHARON SCHOOL OF EXCELLENCE
NOV #11221
P.O BOX 278422
MIRAMAR, FL 33027



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®

PARRISH, SHERRON
NOV #11221
3541 SW 144 STREET
MIRAMAR, FL 33027



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:

PARRISH, SHERRON
NOV #11221
3541 SW 144 STREET
MIRAMAR, FL 33027



9590 9402 9175 4225 2683 55

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4433 34

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Parit*☐ 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

0)

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:

SHERRON SCHOOL OF EXCELLENCE
SAFE PASSAGE EXPORT COMPANY LLC
NOV #11221
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023



9590 9402 9175 4225 2684 09

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4433 10

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joan Parry*☐ 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

0)

Domestic Return Receipt



PROPERTY SUMMARY

Tax Year: 2026	Property Use: 71-04 Church Administration Building	Deputy Appraiser: Bradley Palmer
Property ID: 514230130370	Millage Code: 0613	Appraisers Number: 954-357-6835
Property Owner(s): SHARON SCHOOL OF EXCELLENCE	Adj. Bldg. S.F: 15492	Email: commercialtrim@bcpa.net
Mailing Address: 3610 SW 48 AVE PEMBROKE PARK, FL 33023	Bldg Under Air S.F:	Zoning : S-1 - CIVIC AND RECREATIONAL DISTRICT
Property Address: 3610 SW 48 AVENUE PEMBROKE PARK, 33023	Effective Year: 1969	Abbr. Legal Des.: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D
	Year Built: 1967	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	\$480,210	\$1,315,330	0	\$1,795,540	\$1,795,540	
2025	\$480,210	\$1,315,330	0	\$1,795,540	\$1,795,540	
2024	\$479,160	\$1,315,330	0	\$1,794,490	\$1,794,490	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540
Portability	0	0	0	0
Assessed / SOH	\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$1,795,540	\$1,795,540	\$1,795,540	\$1,795,540
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
08/04/2024	Warranty Deed Non-Sale Title Change	\$100	119721310
04/24/2001	Warranty Deed	\$82,300	31917 / 1295
11/01/1989	Warranty Deed	\$90,500	16906 / 248

LAND CALCULATIONS

Unit	Units	Type
Price		
\$5.00	96,042	Square
	SqFt	Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514230130010	06/23/2025	Special Warranty Deed	Disqualified Sale	\$4,850,000	120296661	5595 SW 41 ST PEMBROKE PARK, FL 33023
514230130011	04/04/2025	Warranty Deed	Qualified Sale	\$13,100,000	120159957	5525 SW 41 ST PEMBROKE PARK, FL 33023
514230130740	02/27/2024	Tax Deed	Disqualified Sale	\$3,300	119437233	SW 48 AVE PEMBROKE PARK, FL 33023
514230130460	11/01/2023	Special Warranty Deed	Qualified Sale	\$8,945,000	119219548	3215 SW 52 AVE PEMBROKE PARK, FL 33023
514230130011	07/12/2022	Warranty Deed	Qualified Sale	\$10,800,000	118312924	5525 SW 41 ST PEMBROKE PARK, FL 33023

SPECIAL ASSESSMENTS									SCHOOL
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	Lake Forest Elementary School: A
(06)									Mcnicol Middle School: C
15,492									Hallandale High School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	6	Beam Furr	24	Frederica Wilson
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
105	Marie Woodson	37	Jason W. B. Pizzo	Maura McCarthy Bulman

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N96000002852

Entity Name: SHARON SCHOOL OF EXCELLENCE, INC.

Current Principal Place of Business:

3610 SW 48TH AVE
PEMBROKE PARK, FL 33023

Current Mailing Address:

P.O. BOX 278422
MIRAMAR, FL 33027 US

FEI Number: 65-0667019

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

PARRISH, SHERRON
3541 SW 144TH STREET
MIRAMAR, FL 33027 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name PARRISH, CARL D
Address 3541 SW 144TH AVE
City-State-Zip: MIRAMAR FL 33027

Title D
Name MITCHELL, ROYANNE
Address 5935 DEL LAGO CIRCLE, 202
City-State-Zip: SUNRISE FL 33313

Title FOUNDER-CEO
Name PARRISH, SHERRON DR
Address 3541 SW 144TH AVE
City-State-Zip: MIRAMAR FL 33027

Title DIRECTOR
Name PARRISH, CARL SR.
Address P.O. BOX 278422
City-State-Zip: MIRAMAR FL 33027

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHERRON PARRISH

PRESIDENT

04/10/2025

Electronic Signature of Signing Officer/Director Detail

Date

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000248663

Entity Name: SAFE PASSAGE EXPORT COMPANY LLC

Current Principal Place of Business:

3610 SW 48TH AVE
PEMBROKE PARK, FL 33023

Current Mailing Address:

3610 SW 48TH AVE
PEMBROKE PARK, FL 33023 US

FEI Number: 82-4442772

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

PARRISH, SHERRON
3541 SW 144TH AVE
MIRAMAR, FL 33027 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name PARRISH, SHERRON
Address 3541 SW 144TH AVE
City-State-Zip: MIRAMAR FL 33027

Title MGR
Name PARRISH, CARL D
Address 3541 SW 144TH AVE
City-State-Zip: MIRAMAR FL 33027

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SHERRON PARRISH

PRESIDENT

04/10/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

16 DEC 2025 PM 1 L

9589 0710 5270 3205 4433 27



quadiant

CORRECTION

IMI

\$010.44⁰

12/16/2025 ZIP 33023
043M30245597

US POSTAGE

Valencia

SHARON SCHOOL OF EXCELLENCE

NOV #11221

P.O BOX 278422

MIRAMAR, FL 33027

JAN 20 2026

NIXIE

326 CE 1

7201/15/26

RETURN TO SENDER

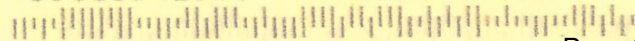
VACANT

UNABLE TO FORWARD

BC: 33023541350

*2091-03556-29-13

33023>5413
33027-842



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:

SHARON SCHOOL OF EXCELLENCE
NOV 11 221
P.O. BOX 278422
MIRAMAR, FL 33027



9590 9402 9175 4225 2683 93

2. Article Number (Transfer from service label)

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
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 3205 4404 63



quadiënt

CORRECTION
IMI

\$010.44⁹

03/02/2026 ZIP 33023
043M30245597

US POSTAGE

To
No. 11221

MAR 25 2026

MAR 26 2026

Sharon School of Excellence

3610 SW 48 AVE

Pembroke Park

L/H

3/4

NIXIE

326 DE 1

0003/23/26

RETURN TO SENDER

UNCLAIMED

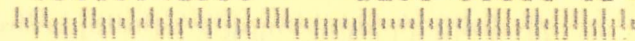
UNABLE TO FORWARD

UNC

BC: 33023541350

*2106-00696-02-40

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:

Sharon School of Excellence
3610 SW 48 AVE
Pembroke Park, FL 33023

To No. 11221



9590 9402 9175 4225 2450 04

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4404 63

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

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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

Mail Restricted Delivery

(0)

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

Domestic Return Receipt



SHARON SCHOOL OF EXCELLENCE
NOW
ENROLLING
GRADES K-12

www.sharonk12.org/enrollment

MORE INFO:
561-480-1047
enrollment.org



Sharon

Sharon County Public Schools
Enrollment and Outreach
Office
1000 Peachtree Street, NE
Atlanta, GA 30309



















































































Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	43-A W Lake Drive PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR
OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG
CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status	Open	Case #	8689	Date Next Inspection	5/20/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed plastic closet/pantry outside. Remove and store an enclosed area.
 3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat Offense - Ref Case 6822.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/27/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/21/2024	8/21/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	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: 5/20/2026
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: 5/20/2026

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)

Not in Compliance -
Reinspection Date:
5/20/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$141,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$141,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$141,350.00

Town of Pembroke Park

INVOICE

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



DATE: May 8, 2026
INVOICE NO.: 001
FOR:

Bill To:

PEMBROKE PARK LAKES INC
43-A W LAKE DR
PEMBROKE PARK, FL 33009

Case No.: 8689
PEMBROKE PARK LAKES INC
43-A W LAKE DR
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, and 12-48.		
1	Final Order 8/21/2024 Admin Fee	\$ 100.00	\$ 100.00
577	Day(s) of Per Diem from (10/20/2024 - 05/20/2026)	\$ 250.00	\$ 144,250.00
Balance			\$ 144,350.00

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.

**PEMBROKE PARK
LAKES INC**

**3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

PEMBROKE PARK LAKES INC

8689

04/24/2026

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Property Owner:

Property Description:

Certified Mail #:

PEMBROKE PARK LAKES INC

514229000223

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Legal Description:

AKA:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of May, 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



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 #:

8689

Petitioner,

vs.

PEMBROKE PARK LAKES
INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W Lake
Dr.

Respondent(s)

On 4/22/2026 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: PEMBROKE PARK LAKES INC

Address: 43-A W Lake Drive PEMBROKE PARK, FL 33009

Folio: 514229000223

Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #43-A W Lake Dr.

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N
ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60
SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L
OF SEC,W 150 TO POB

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: 4/22/2026
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: 4/22/2026
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/22/2026

Notes/Mean of Correction:

1. Installed a metal shed without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
2. Installed plastic closet/pantry outside. Remove and store in an enclosed area. Not corrected.
3. Installed an a/c mini split without a permit. Permit 166560-0 completed for a/c mini split. Violation removed.

Further, Affiant sayeth naught

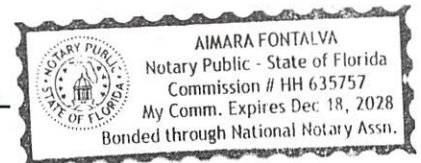
STATE OF FLORIDA

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 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK LAKES INC

CASE NO. 8689

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK LAKES INC AT 5:09 PM ON
THE 7th DAY OF May, 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.

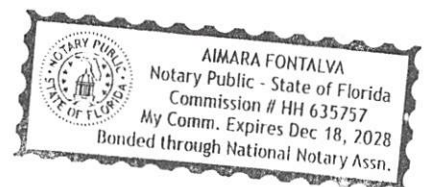
Jeffrey Louis
AFFIANT

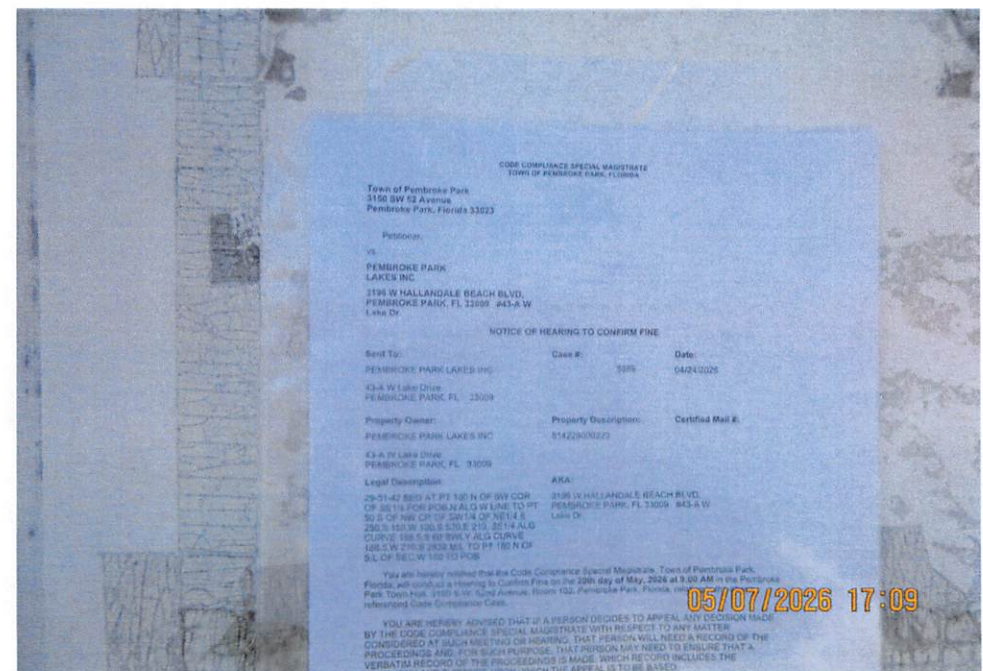
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

AIMARA FONTALVA
Signature

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





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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 Fees

\$ 10.44

Sent To

Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.

3196 W Hallandale Beach Blvd
City, State, ZIP+4®

Pembroke Park FL 33009

ANOC
HCF 8689

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

See Reverse for Instructions

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Postage

\$

Total Postage and Fees

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Sent To

Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.

PO BOX 260490
City, State, ZIP+4®

Pembroke Pines FL 33026

ANOC HCF
8689

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

See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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Sent To

Pembroke Park Lakes Inc / Eason Leigh
Street and Apt. No., or PO Box No.

11201 SW 55 ST Box 1
City, State, ZIP+4®

Micromar FL 33025

ANOC
HCF 8689

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Postage

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Total Postage and Fees

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Sent To

Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.

43 A W Lake Dr
City, State, ZIP+4®

Pembroke Park FL 33009

ANOC
HCF

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

See Reverse for Instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8689
Petitioner,)
)
vs.)
)
PEMBROKE PARK LAKES INC)
Respondent(s) _____

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 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: 43-A W LAKE DR., PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 5142 29 00 0223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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; 5-17 and 12-48. 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; 5-17 and 12-48 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 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 21st day of August 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 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 23 day of August, 2024.



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

9589 0710 5270 1605 9258 87

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\$ **9.64**

Total Postage and Fees
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Street and Apt. No.
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PEMBROKE PARK, 33009

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Street and Apt. No.,
43-A W LAKE DR

City, State, ZIP+4®
PEMBROKE PARK, 33009

PS Form 3800, Jan

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MIAMI FLORIDA 33169-9998

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FO #8689

Street and Apt. No.,
PO BOX 260490

City, State, ZIP+4®
PEMBROKE PINES, FL 33026

PS Form 3800, January 2020

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AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 63

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Postage
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Total Postage and Fees
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Sent To
FO #8689

Street and Apt. No.
11201 SW 55TH STREET BOX 1

City, State, ZIP+4®
MIRAMAR, FL 33025

PS Form 3800, J

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	43-A W Lake Drive PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR
OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG
CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status	Open	Case #	8689	Date Next Inspection	7/18/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed plastic closet/pantry outside. Remove and store an enclosed area.
 3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat Offense - Ref Case 6822.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/27/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	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: 7/18/2024
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: 7/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/18/2024



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #:

8689

Property Owner:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 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.	30
			(Ord. No. 13-09-01, § 2, 9-11-13)

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.	30
			(Ord. No. 12-06-01, § 1, 6-13-12)

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
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- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat Offense - Ref Case 6822.

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 21st day of August, 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


7/18/2024



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 #:

8689

Petitioner,

vs.

PEMBROKE PARK LAKES
INC

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W Lake
Dr.

Respondent(s)

On 7/18/2024 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: PEMBROKE PARK LAKES INC

Address: 43-A W Lake Drive PEMBROKE PARK, FL 33009

Folio: 514229000223

Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #43-A W Lake Dr.

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OF SEC,W 150 TO POB

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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.	Not in Compliance - Reinspection Date: 7/18/2024
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: 7/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/18/2024

Notes/Mean of Correction:

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Installed plastic closet/pantry outside. Remove and store an enclosed area. Not corrected.
3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

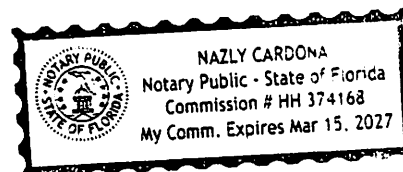
STATE OF FLORIDA

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 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

PEMBROKE PARK LAKES INC

CASE NO. 8689

Respondent

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

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 43-A W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 9:19 A.M.
ON THE 07 DAY OF AUGUST 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

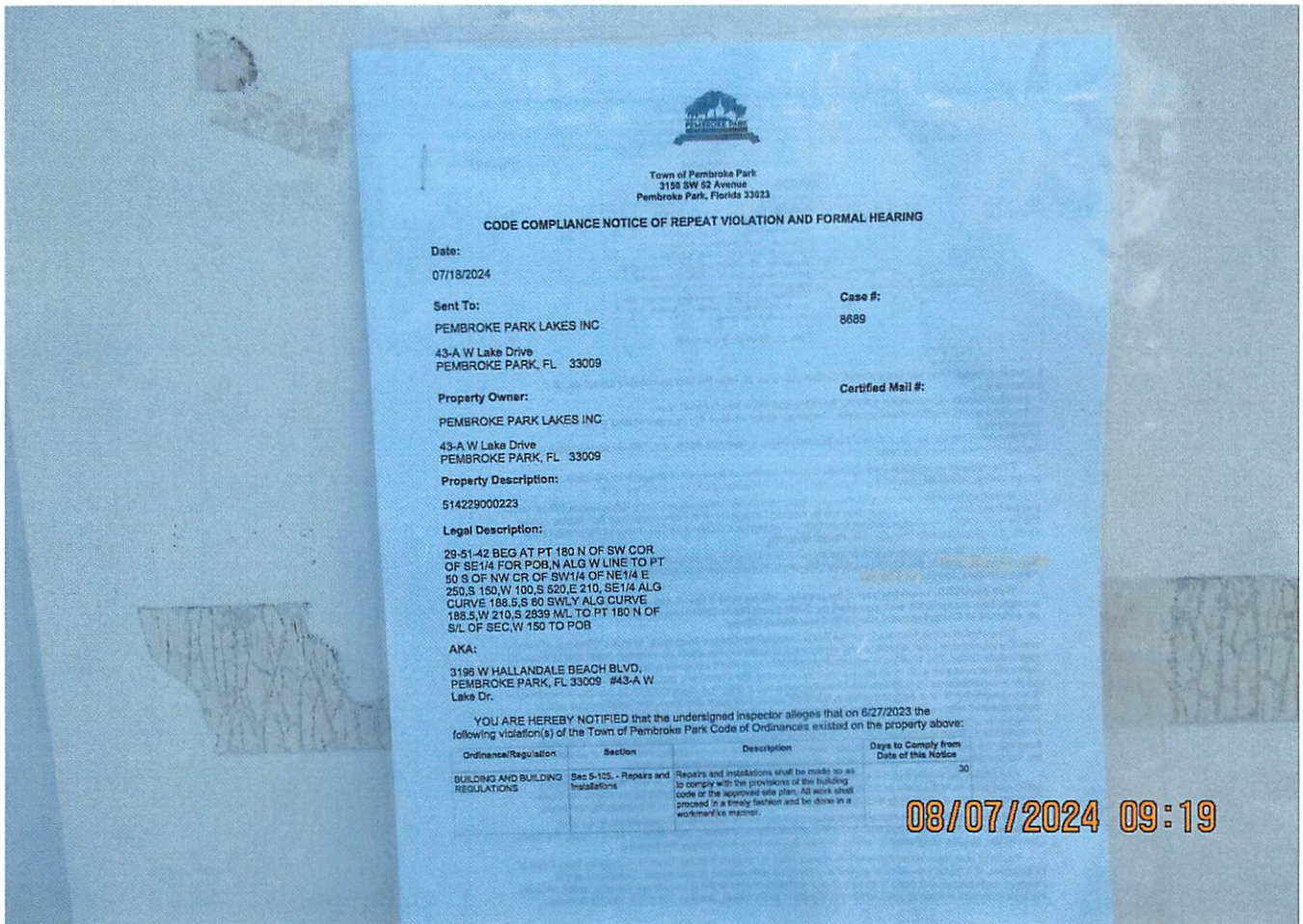
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





9589 0710 5270 1605 9251 15

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
\$ 9.64

Total Postage and Fees
\$

Sent To
LEIGH EESON, LEIGH
NOH #8689
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025
City, State, ZIP+4®

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

9589 0710 5270 1605 9251 22

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	\$

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
PO BOX 260490
PEMBROKE PINES, FL 33026
City, State, ZIP+4®

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

9589 0710 5270 1605 9251 39

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
\$ 9.64

Total Postage and Fees
\$

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009
City, State, ZIP+4®

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

9589 0710 5270 1605 9251 08

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
\$ 9.64

Total Postage and Fees
\$

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
43-A W LAKE DR
PEMBROKE PARK, 33009
City, State, ZIP+4®

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:

EESON, LEIGH
NOH 682
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025



9590 9402 8582 3244 8712 31

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Fieria Hootch

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

Vail

Vail Restricted Delivery

(over 300)



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 REPEAT VIOLATION

Sent To:

PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #:

8689

Date:

06/27/2023

Property Owner:

PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:**Legal Description:**

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #43-A W
Lake Dr.

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 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

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Installed plastic closet/pantry outside. Remove and store an enclosed area.
 3. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all 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



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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁰
06/28/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

PEMBROKE PARK LAKES INC
43-A W Lake Drive
PEMBROKE PARK, FL 33009

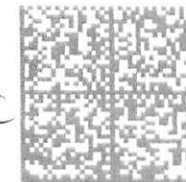
Case #:

8689

NOV

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
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06/28/2023 ZIP 33023
043M30245597

US POSTAGE

Pembroke Park Lakes INC

NOV #8689.

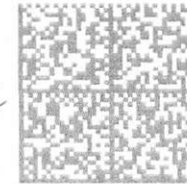
PO Box 260490,

Pembroke Pines, FL 33026.

TOWN OF PEMBROKE PARK

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

Pembroke Park Lakes INC
Nov #8689



quadiënt
FIRST-CLASS MAIL
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06/28/2023 ZIP 33023
043M30245597

US POSTAGE

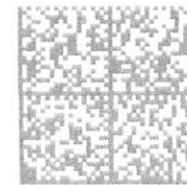
3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

Eeson, Leigh

Nov #8689



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁹
06/28/2023 ZIP 33023
043M30245597

US POSTAGE

11201 SW 55 street,
Box 1,
Miramar, FL 33025



Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28-03
Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB		

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*	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	
2022	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	\$114,634.84
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,195,450	\$6,195,450	\$6,195,450	\$6,195,450
Portability	0	0	0	0
Assessed/SOH	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950
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	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$9.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



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

Detail by Entity Name

Florida Profit Corporation

PEMBROKE PARK LAKES, INC.

Filing Information

Document Number 267214
FEI/EIN Number 59-1038941
Date Filed 02/15/1963
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/27/2015

Principal Address

1279 W Palmetto Park Road
 #3385
 Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

1279 W Palmetto Park Road
 # 3385
 Boca Raton, FL 33427

Changed: 04/21/2023

Registered Agent Name & Address

Eson, Leigh
 11201 SW 55th Street
 Box 1
 Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Title PSD

CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

Report Year	Filed Date
2021	02/11/2021
2022	02/09/2022
2023	04/21/2023

Document Images

04/21/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
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03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

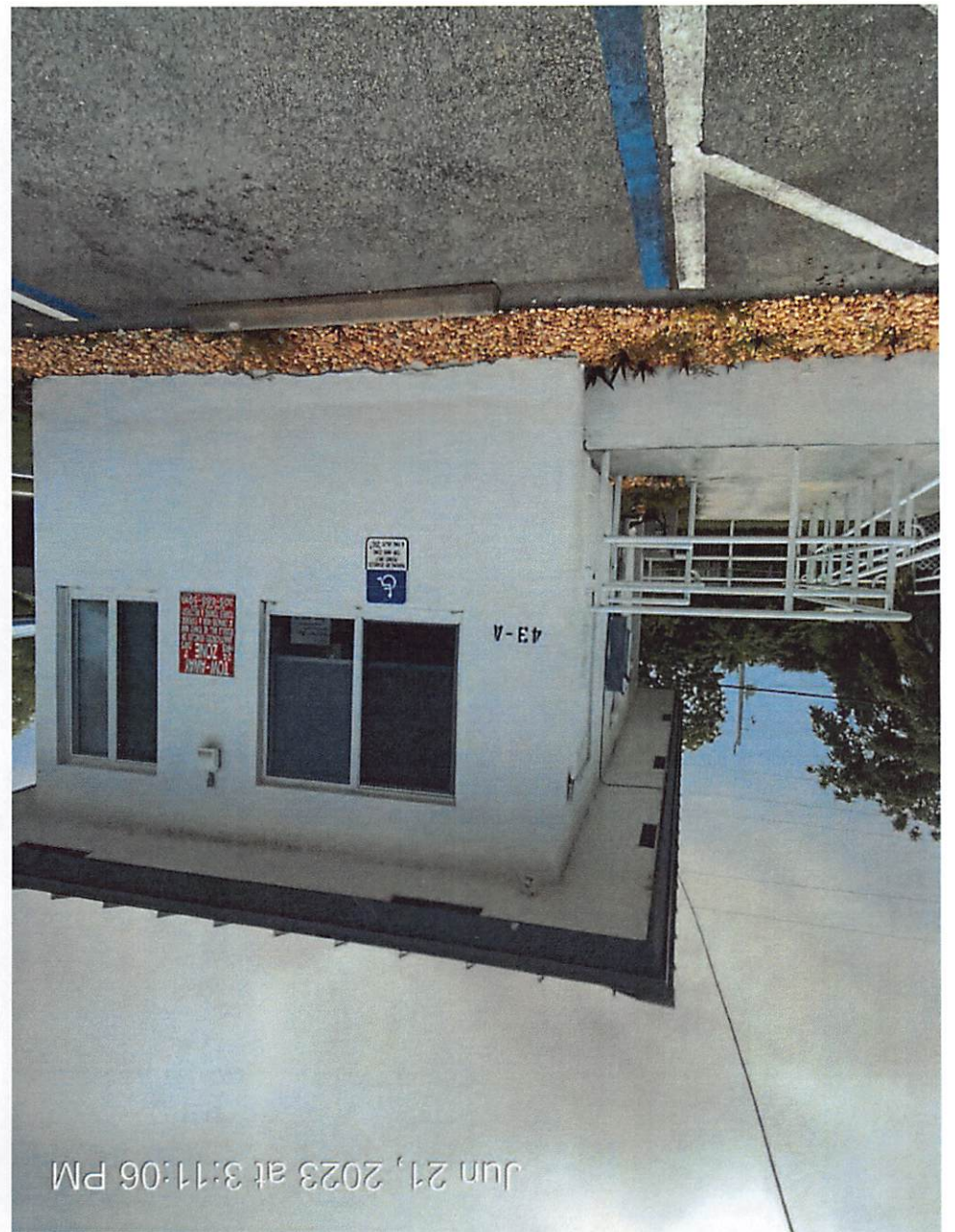


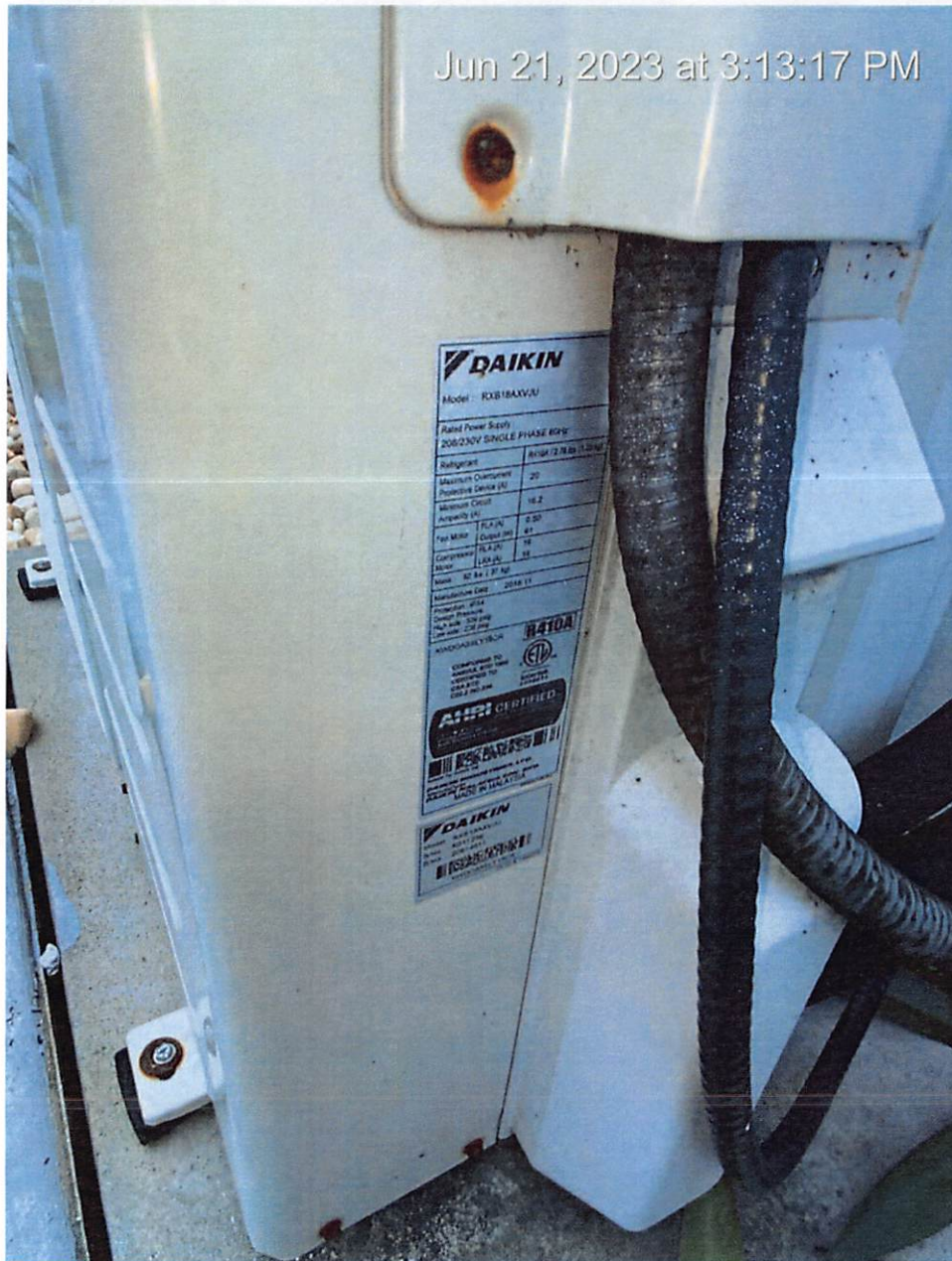
Jun 21, 2023 at 3:13:11 PM



Jun 21, 2023 at 3:12:54 PM







TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

24 APR 2026 PM 4:11

9589 0710 5270 3205 4407 60



quadiant

CORRECTION
IMI

\$010.44⁹

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

ANOC
HCF
5689

Pembroke Park Labs Inc
3196 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NIXIE

326 DE 1

0004/30/26

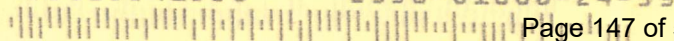
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

33009-544595

BC: 33023541350

*2938-01860-24-39



Page 147 of 525

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:

Pembroke Port Lakes Inc
3196 W Hallandale Beach Blvd
Pembroke Port, FL 33009
ANOC # HCF 8689



9590 9402 9175 4225 2447 48

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4407 60

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

MAY 04 2026

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
(0)

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

28 JUN 2023 PM 6 L

Penbroke Park Lakes INC
Nov #8689



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/28/2023 ZIP 33023
043M30245597

US POSTAGE

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

PEMB196 330094025-1N

07/30/23

NIXIE

221 DE 1

0000/05/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

.. 9308100570820200528

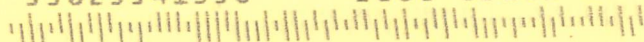
IA FWD

BC: 33023541350

*2606-03102-28-41

330230007529

33009-51455



TOWN OF PEMBROKE PARK

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



MIAMI FL 330

22 AUG 2024 PM 6 L

9589 0710 5270 1605 9258 87



quadrant

CORRECTION

IMI

\$009.64⁰

08/22/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC

PO #8689

3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009

SEP 03 2024

NIXIE

331 DE 1

0808/31/24

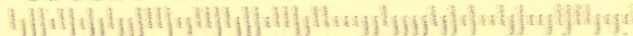
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 33023541350

*2606-00312-22-44

33023-5413
33009-514556



CERTIFIED MAIL

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:

PEMBROKE PARK LAKES INC
 Fo #8689
 3196 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, 33009



9590 9402 8582 3244 8664 59

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9258 87

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)

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

19 JUL 2024 PM 4:41

9589 0710 5270 1605 9251 39



quadiant

CORRECTION
IMI

\$009.64⁰

07/19/2024 ZIP 33023
043M30245597

US POSTAGE

Handwritten: H
H
U

PEMBROKE PARK LAKES INC
NOH #8689
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009

Handwritten: Fwd

AUG 14 2024

NIXIE

331 FE 1

0008/11/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTE FWD

00009514596

BC: 33023541350

*2938-03401-19-46



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:

PEMBROKE PARK LAKES INC
NOH #8689
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009



9590 9402 8582 3244 8712 17

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 39

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
(0)

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK

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

FD



9589 0710 5270 1605 9258 70

UNABLE TO DELIVER
22 AUG 2024 PM 5 L



quadiant

CORRECTION
IMI

\$009.64⁰

08/22/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC

Fo : #8689

43-A W LAKE DR

PEMBROKE PARK, 33009

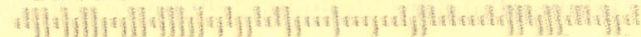
SEP 03 2024

33009-502443
33023-50413

NIXIE 331 FE 1 8008/31/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

EC: 33023-50413 *2506-00001-FF-42



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:

PEMBROKE PARK LAKES INC
 FO #8689
 43-A W LAKE DR
 PEMBROKE PARK, 33009



9590 9402 8582 3244 8707 84

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9258 70

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
 00)

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

09 JUL 2024

PM 4:11

9589 0710 5270 1605 9251 08



quadrant

CORRECTION
IMI

\$009.64⁰

07/19/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC
NOH #8689
43-A W LAKE DR
PEMBROKE PARK, 33009

Vacant

MIKIE

331 DE 1

0007/24/24

RETURN TO SENDER

VACANT

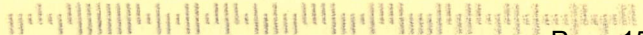
UNABLE TO FORWARD

VAC

BC: 33023541350

*2938-02999-10-46

33009-502443



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:

PEMBROKE PARK LAKES INC
NOH #8689
43-A W LAKE DR
PEMBROKE PARK, 33009



9590 9402 8582 3244 8712 48

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 08

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) | |

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILBORN,JAMES ROBERT JR	3868 SW 52 AVE PEMBROKE PINES, FL 33023	3868 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230220160

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB
AKA: LOT 16 FOREST PARK VILLAS

Case Status	Open	Case #	9116	Date Next Inspection	5/20/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed new windows and glass sliding door without a building 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>
11/30/2023		Notice of Violation	Regular Mail
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	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: 5/20/2026
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: 5/20/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$38,800.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$38,900.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$38,900.00

Town of Pembroke Park**INVOICE**

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



DATE: May 8, 2026
INVOICE NO.: 001
FOR:

Case No.: 9116
WILBORN, JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PARK, FL 33023

Bill To:

WILBORN, JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 1/15/2025 Admin Fee	\$ 100.00	\$ 100.00
400	Day(s) of Per Diem from (04/15/2025- 05/20/2026)	\$ 100.00	\$ 40,000.00
Balance			\$ 40,100.00

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.

**WILBORN,JAMES
ROBERT JR**

**3868 SW 52 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
WILBORN,JAMES ROBERT JR	9116	04/24/2026
3868 SW 52 AVE PEMBROKE PINES, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
WILBORN,JAMES ROBERT JR	514230220160	
3868 SW 52 AVE PEMBROKE PINES, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB AKA: LOT 16 FOREST PARK VILLAS	3868 SW 52 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 Confirm Fine on the **20th day of May, 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



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 #:

9116

Petitioner,

vs.

WILBORN,JAMES
ROBERT JR
3868 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 4/22/2026 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: WILBORN,JAMES ROBERT JR
Address: 3868 SW 52 AVE PEMBROKE PINES, FL 33023
Folio: 514230220160
Site Address: 3868 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15
DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09
TO POB AKA: LOT 16 FOREST PARK VILLAS

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: 4/22/2026
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: 4/22/2026

Notes/Mean of Correction:

1. Installed new windows and a glass sliding door without a building permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected

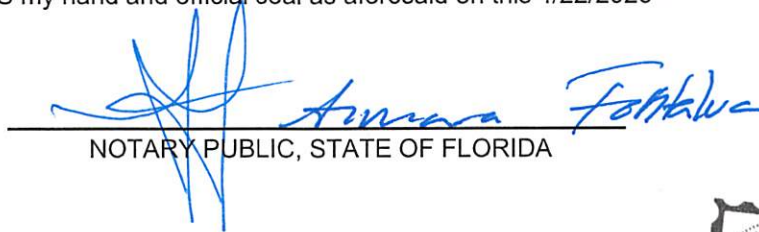
Further, Affiant sayeth naught

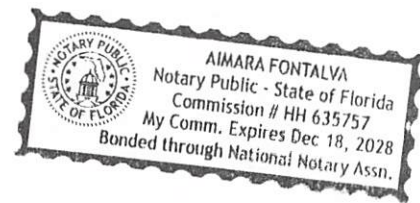
STATE OF FLORIDA

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 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

WILBORN, JAMES ROBERT JR

CASE NO. 9116

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WILBORN, JAMES ROBERT JR

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3868 SW 52 AVENUE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: WILBORN, JAMES ROBERT JR AT 4:52 PM ON
THE 7th DAY OF May 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.

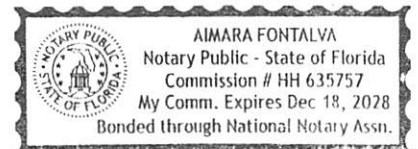
Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

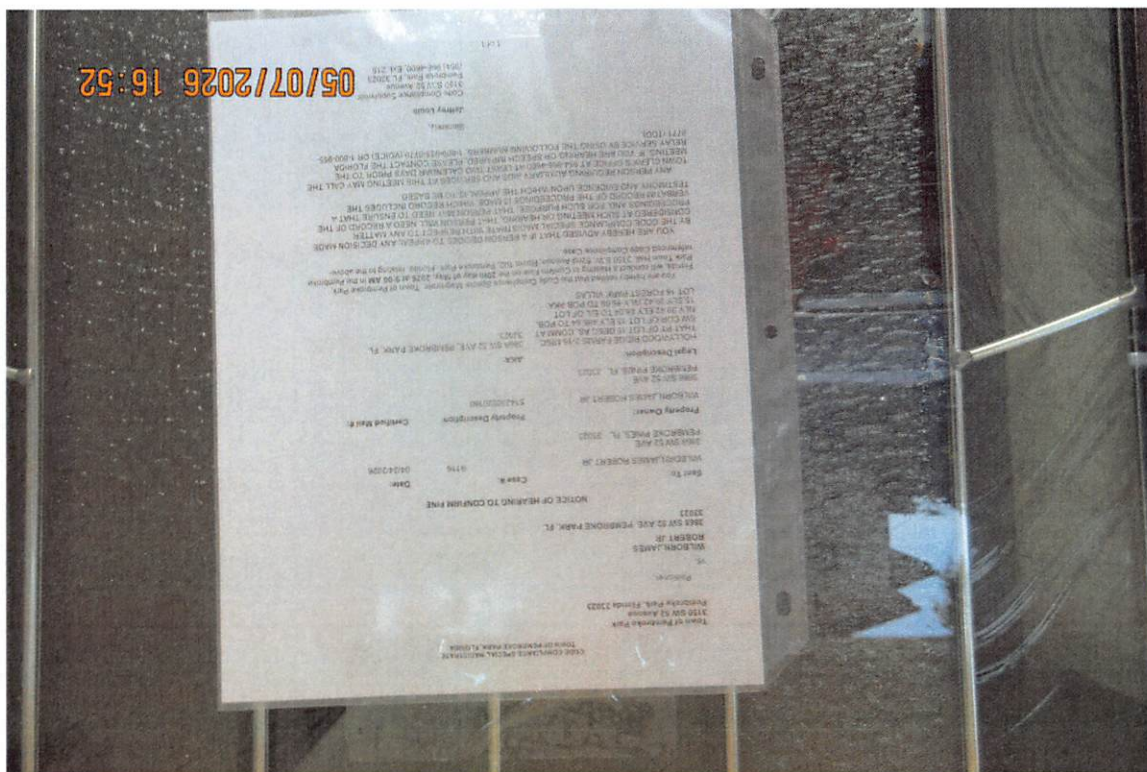
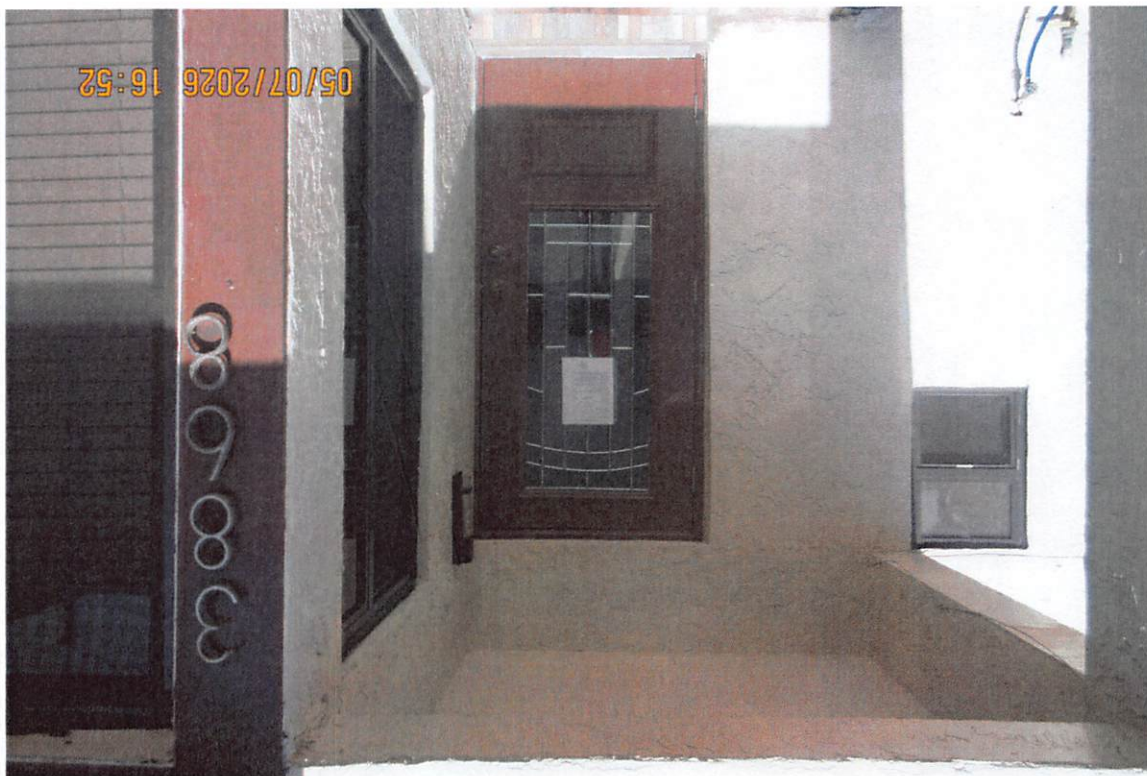
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

Signature

Aimara Fontalva



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



9569 0710 5270 3205 4407 53

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 Fees

\$

Sent To

Wilborn, James Robert JR

Street and Apt. No., or PO Box No.

3868 SW 52 AVE

ANNE S

City, State, ZIP+4®

Pembroke Park, FL 33023

HCF 9116

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

See Reverse for Instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9116
Petitioner,)
)
vs.)
)
WILBORN, JAMES ROBERT JR,)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 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 ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3868 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: WILBORN, JAMES ROBERT JR

FOLIO NO.: 514230220160

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15, ELY 485.84 TO POB, NLY 39.42, ELY 86.04 TO E/L OF LOT 15, SLY 39.42, WLY 86.09 TO POB AKA: LOT 16 FOREST PARK VILLAS

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 15th of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 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 15th of January 2025.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

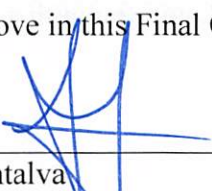
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ☒ No ☐

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 Final Order on this 15 day of January, 2025.



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

9589 0710 5270 1814 2162 71

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

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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

\$

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

JAMES ROBERT JR WILBORN
FO NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021

Postmark
Here

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILBORN,JAMES ROBERT JR	3868 SW 52 AVE PEMBROKE PINES, FL 33023	3868 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230220160

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB
AKA: LOT 16 FOREST PARK VILLAS

Case Status	Open	Case #	9116	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed new windows and glass sliding door without a building 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>
11/30/2023		Notice of Violation	Regular Mail
12/16/2024		Affidavit of Non-Compliance	Certified Mail
12/16/2024	1/15/2025	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: 1/15/2025
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: 1/15/2025



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/16/2024

Sent To:

WILBORN,JAMES ROBERT JR

3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #:

9116

Property Owner:

WILBORN,JAMES ROBERT JR

3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Certified Mail #:

Property Description:

514230220160

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT
15,SLY 39.42,WLY 86.09 TO POB AKA:
LOT 16 FOREST PARK VILLAS

AKA:

3868 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2023 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

1. Installed new windows and glass sliding door without a building 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 15th day of January, 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.

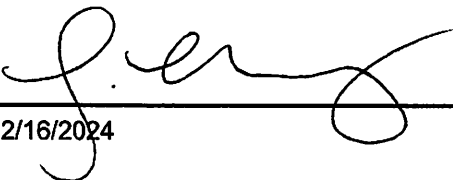
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


12/16/2024



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 #:

9116

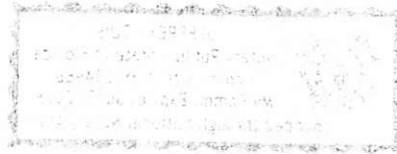
Petitioner,

vs.

WILBORN,JAMES
ROBERT JR

3868 SW 52 AVE, PEMBROKE PARK, FL
33023

Respondent(s)



On 12/16/2024 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: WILBORN,JAMES ROBERT JR

Address: 3868 SW 52 AVE PEMBROKE PINES, FL 33023

Folio: 514230220160

Site Address: 3868 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15
DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09
TO POB AKA: LOT 16 FOREST PARK VILLAS

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: 12/16/2024
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: 12/16/2024

Notes/Mean of Correction:

1. Installed new windows and glass sliding door without a building permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected

Further, Affiant sayeth naught



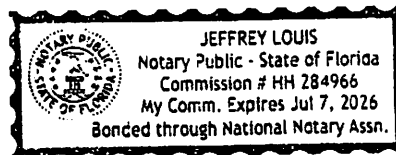
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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 12/16/2024



NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILBORN, JAMES ROBERT JR

CASE NO. 9116

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WILBORN, JAMES ROBERT JR

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3868 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: WILBORN, JAMES ROBERT JR AT 10:11
A.M. ON THE 02 DAY OF JANUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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.

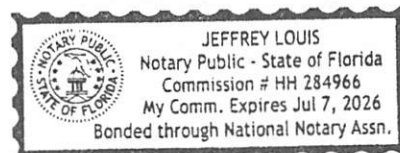

AFFIANT

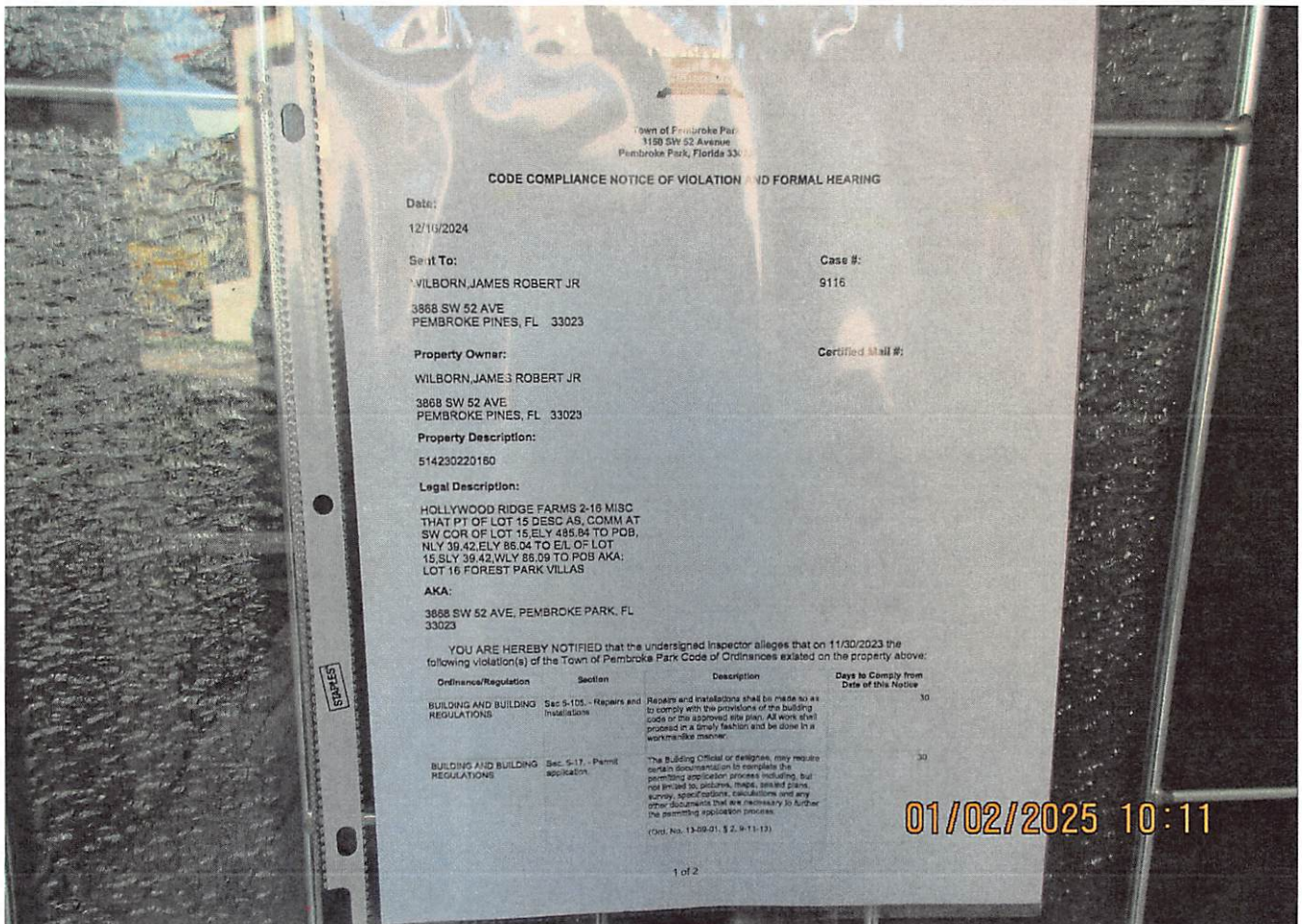
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the
Town of Pembroke Park.


Signature

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





9589 0710 5270 1814 1909 53

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

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

\$
Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

JAMES ROBERT JR WILBORN
FOH NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021



Postmark
Here

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #:

9116

Date:

11/30/2023

Property Owner:

WILBORN,JAMES ROBERT JR
3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Property Description:

514230220160

Certified Mail #:**Legal Description:**

HOLLYWOOD RIDGE FARMS 2-16 MISC
THAT PT OF LOT 15 DESC AS, COMM AT
SW COR OF LOT 15,ELY 485.84 TO POB,
NLY 39.42,ELY 86.04 TO E/L OF LOT
15,SLY 39.42,WLY 86.09 TO POB AKA:
LOT 16 FOREST PARK VILLAS

AKA:

3868 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2023 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

Notes/Mean of Correction:

1. Installed new windows and glass sliding door without a building 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.

A handwritten signature in black ink, appearing to read 'J. Ramirez', with a stylized flourish at the end.

Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
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\$000.63⁰
12/01/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

WILBORN, JAMES ROBERT JR

3868 SW 52 AVE
PEMBROKE PINES, FL 33023

Case #:

9116



Site Address	3868 SW 52 AVENUE, PEMBROKE PARK FL 33023-6905	ID #	5142 30 22 0160
Property Owner	WILBORN, JAMES ROBERT JR	Millage	0613
Mailing Address	3868 SW 52 AVE PEMBROKE PINES FL 33023-6905	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC THAT PT OF LOT 15 DESC AS, COMM AT SW COR OF LOT 15,ELY 485.84 TO POB, NLY 39.42,ELY 86.04 TO E/L OF LOT 15,SLY 39.42,WLY 86.09 TO POB AKA: LOT 16 FOREST PARK VILLAS		

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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$16,970	\$253,820	\$270,790	\$208,450	
2023	\$16,970	\$253,820	\$270,790	\$189,500	\$4,628.56
2022	\$16,970	\$205,410	\$222,380	\$172,280	\$3,946.14

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$270,790	\$270,790	\$270,790	\$270,790
Portability	0	0	0	0
Assessed/SOH	\$208,450	\$270,790	\$208,450	\$208,450
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	\$208,450	\$270,790	\$208,450	\$208,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/25/2017	WD-Q	\$141,000	114630711	\$5.00	3,393	SF
11/1/1992	SWD	\$44,000	20128 / 998			
9/1/1992	SWD					
10/1/1992	CET	\$100				
6/1/1990	D					
				Adj. Bldg. S.F. (Card, Sketch)		1274
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1984/1983		

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







TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 1814 2162 71



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CORRECTION

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\$009.64⁹

01/15/2025 ZIP 33023
043M30245597

US POSTAGE

JAMES ROBERT JR WILBORN
FO NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021

LN
1-17-25

FEB 26 2025

NIXIE

331 DE 1

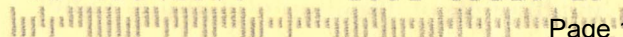
0002/23/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

.. 9400921787054340

UNC
33023-33056
33023>3413

BC: 33023541350 *2938-05818-15-43



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:

JAMES ROBERT JR WILBORN
FO NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021



9590 9402 9016 4122 6510 67

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2162 71

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

CERTIFIED MAIL®

MIAMI, FL 330



20 DEC 2024 PM 5

9589 0710 5270 1814 1909 53



quadiant

CORRECTION
IMI

\$009.64⁰

12/20/2024 ZIP 33023
043M30245597

US POSTAGE

JAMES ROBERT JR WILBORN
FOH NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021

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12/20
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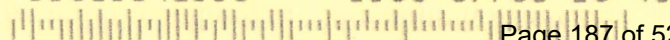
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

33023-690563

BC: 33023541350

*2506-07708-20-46



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:

JAMES ROBERT JR WILBORN
FOH NO. 9116
3868 SW 52 AVE
PEMBROKE PARK, FL 33021



9590 9402 9016 4122 6500 22

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1909 53

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

☐ Restricted Mail

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	5/20/2026
--------------------	------	---------------	------	-----------------------------	-----------

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
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Case Overview

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: 5/20/2026
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: 5/20/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$113,400.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$113,700.00

Payments

Date	Payment Type Name	Amount
9/4/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$113,597.00

Town of Pembroke Park

INVOICE

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



DATE:
INVOICE NO.:
FOR:

May 8, 2026
001

Bill To:

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

Case No.: 9222
TOPPER PROPERTIES
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*	\$ 100.00	\$ -
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
456	Day(s) of Per Diem from (02/18/2025 - 05/20/2026)	\$ 350.00	\$ 159,600.00
Balance			\$ 159,800.00

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.

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:

04/24/2026

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 **20th day of May, 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



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 4/22/2026 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: 4/22/2026
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: 4/22/2026

Notes/Mean of Correction:

1. Installed a rack system without a permit. Racking System - Not Corrected.

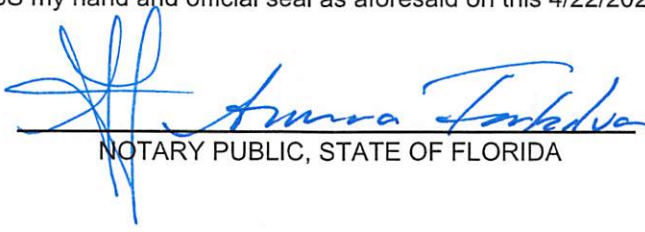
Further, Affiant sayeth naught

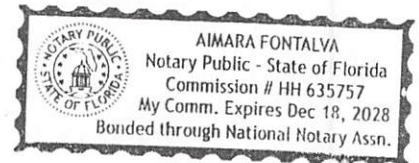
STATE OF FLORIDA

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 4/22/2026


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, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: TOPPER PROPERTIES LLC AT 5:21 PM ON THE 7th DAY OF May, 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

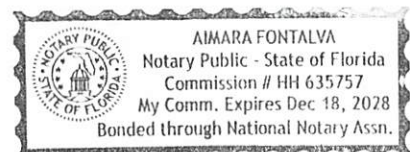
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

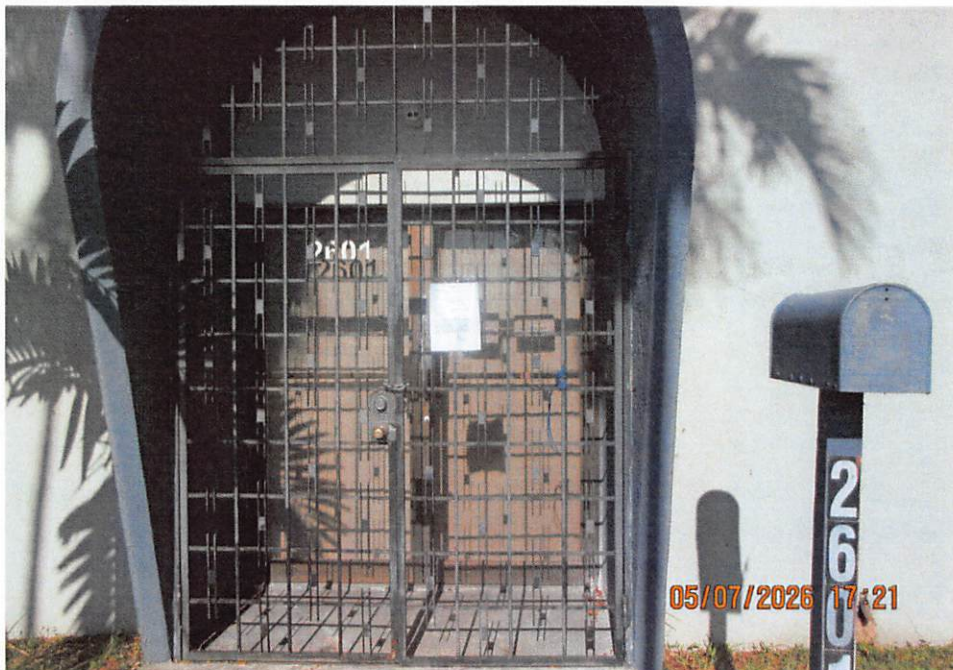
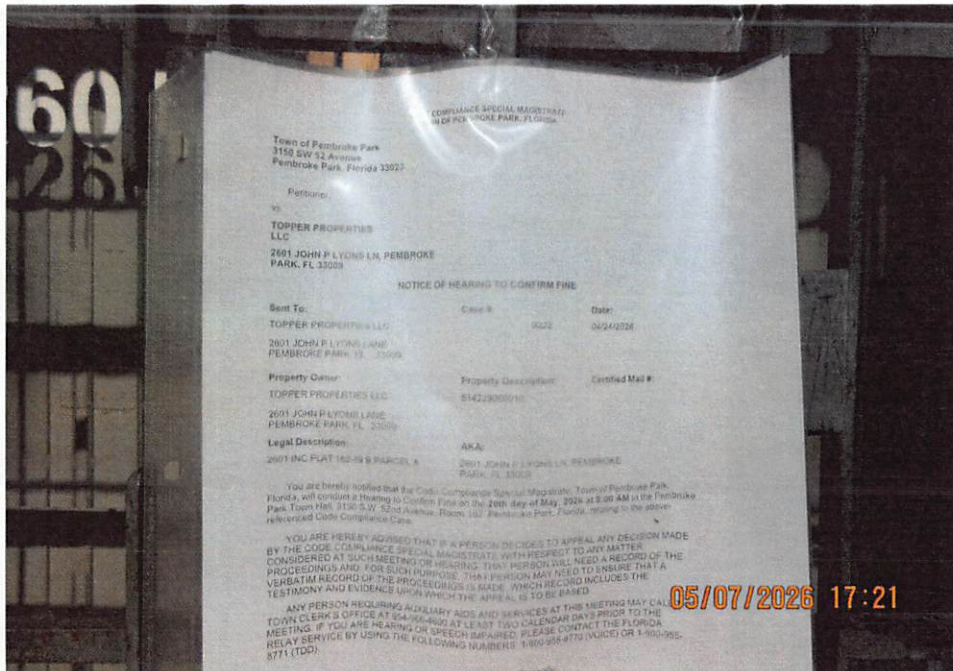
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of May, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



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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
 \$ 10.44

Sent To
 Tapper Properties LLC - Stewart Stephen
 2601 John P Lyons Ln ANOC
 Pembroke Park, FL 33009 HCF NO. 9222

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

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

Postage
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Total Postage and Fees
 \$ 10.44

Sent To
 Tapper Properties LLC - Stewart Stephen
 2601 John P Lyons Ln ANOC
 Pembroke Park, FL 33009 HCF NO. 9222

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: Tapper Properties LLC - Stewart Stephen 2601 John P Lyons Ln Pembroke Park, FL 33009 HCF 1/2 ANOC. 9222 9590 9402 9175 4225 2447 24 2. Article Number (Transfer from service label) 9589 0710 5270 3205 4417 12 PS Form 3811, July 2020 PSN 7530-02-000-9053		A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: APR 30 2026 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 (00)	

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

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

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO Telephonically

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 15th, 2026. 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 MAY 20th, 2026, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

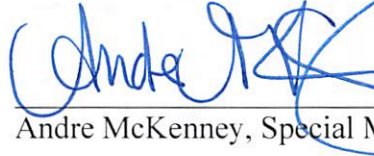
THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON MAY 20th, 2026.

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 15th day of April 2026.

TOWN OF PEMBROKE PARK, FLORIDA


Andre McKenney, Special Magistrate

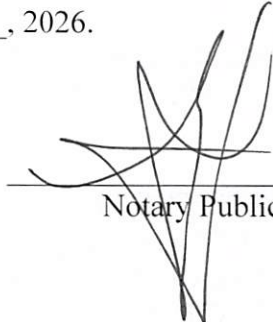
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

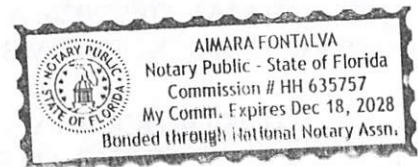
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Jeffrey Louis, Chief Code Compliance Officer, 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 15th, 2026.


Aimara Fontalva
Notary Public, State of Florida

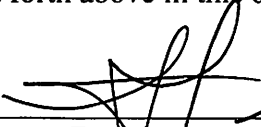


Certificate of Service

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 15th day of April, 2026.


Aimara Fontalva

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

9589 0710 5270 3205 4408 52

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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

\$ 10.44

Sent To

Street and Apt.

City, State, Zip

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

Postmark
Here

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

9589 0710 5270 3205 4408 45

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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. N

City, State, Zip+4

TOPPER PROPERTIES LLC
STEWART, STEPHEN
OC NO. 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

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:

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

Bill To:
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

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, 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.

TYPE OF SERVICE

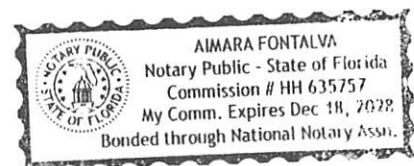
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

Jeffrey Louis
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.

AIMARA FONTALVA
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.

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:

03/16/2026

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 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 SPECIFIED BY THE TOWN OF PEMBROKE PARK, 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

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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®

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

Postmark
Here
MAR 27 2026

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

9589 0710 5270 3205 4405 17

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

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- ☐ 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

Postmark
Here
MAR 27 2026

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



9590 9402 9175 4225 2435 12

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4405 00

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *One Name* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3-36-26

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

APR 02 2026

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



MARTY KIARD
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

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	\$1,600,000	38146 / 1985
9/1/1993	WD	\$400,000	21083 / 364

Land Calculations

Price	Factor	Type
\$20.00	43,789	SF
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.

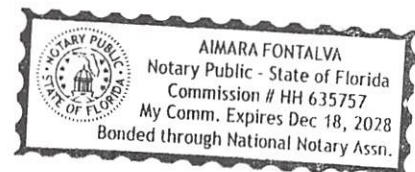
Jeffrey Louis
AFFIANT

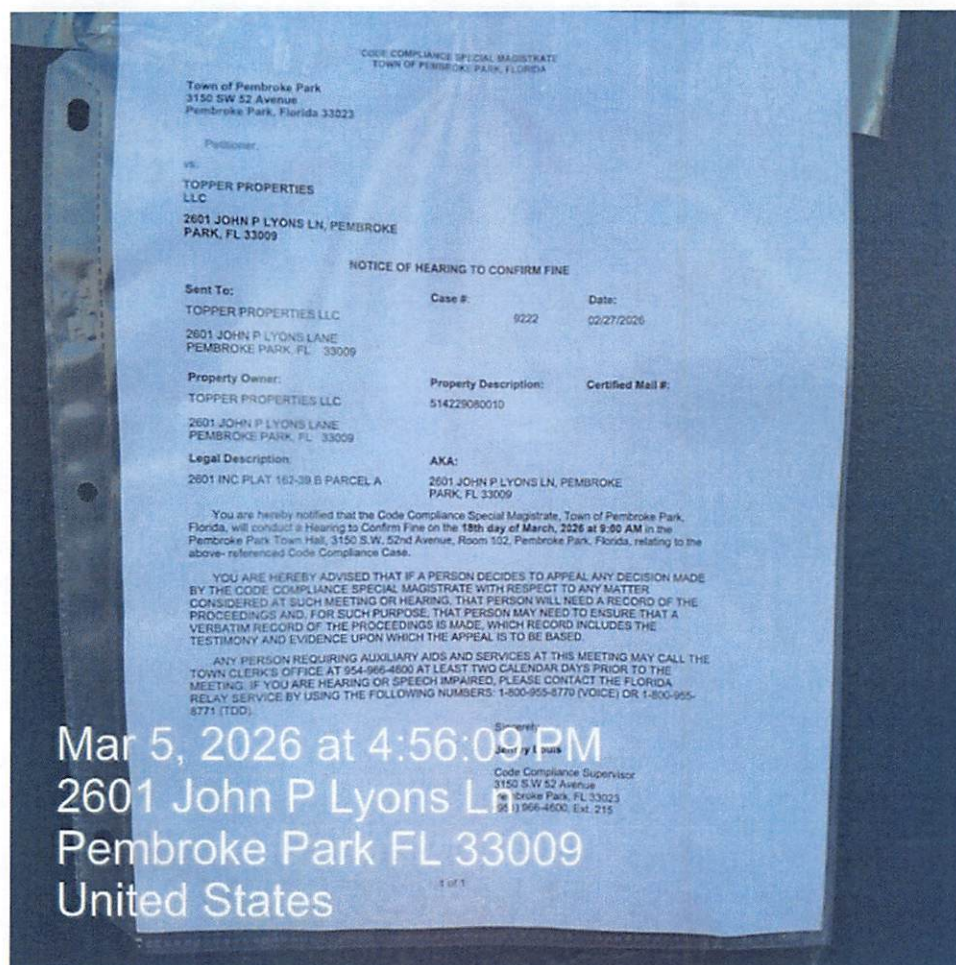
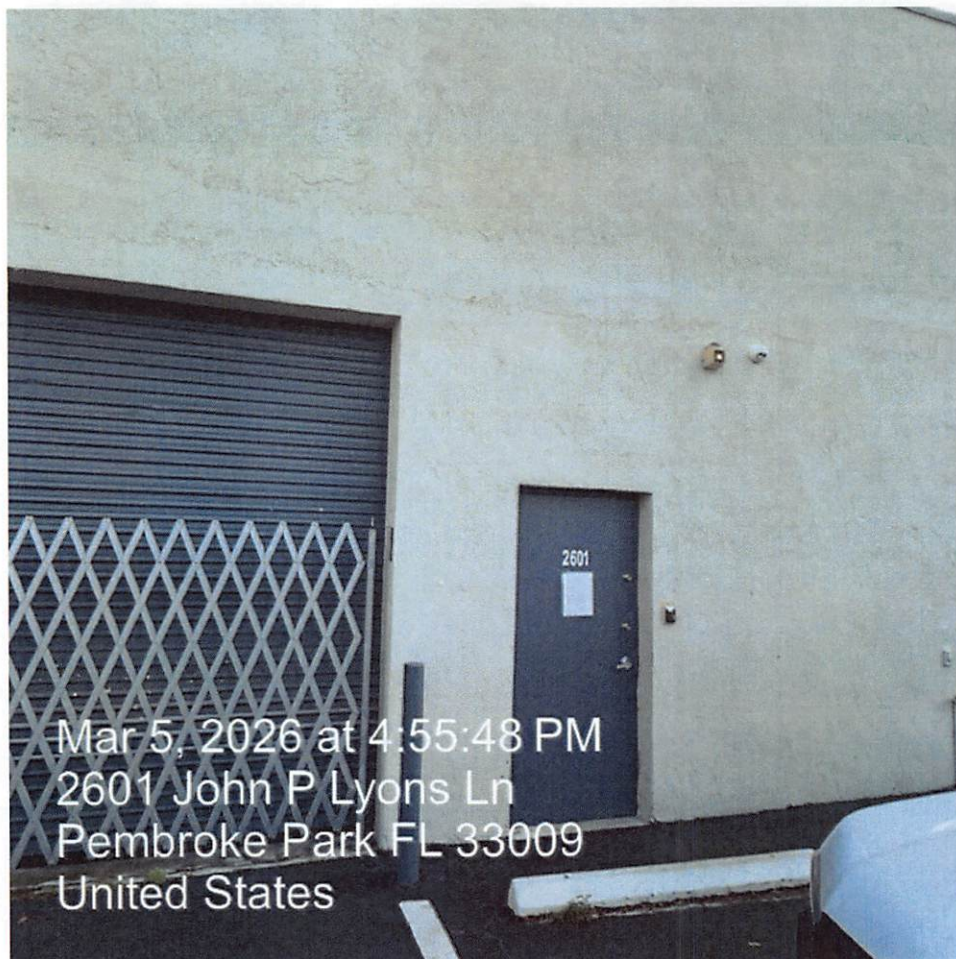
STATE OF FLORIDA
COUNTY OF BROWARD

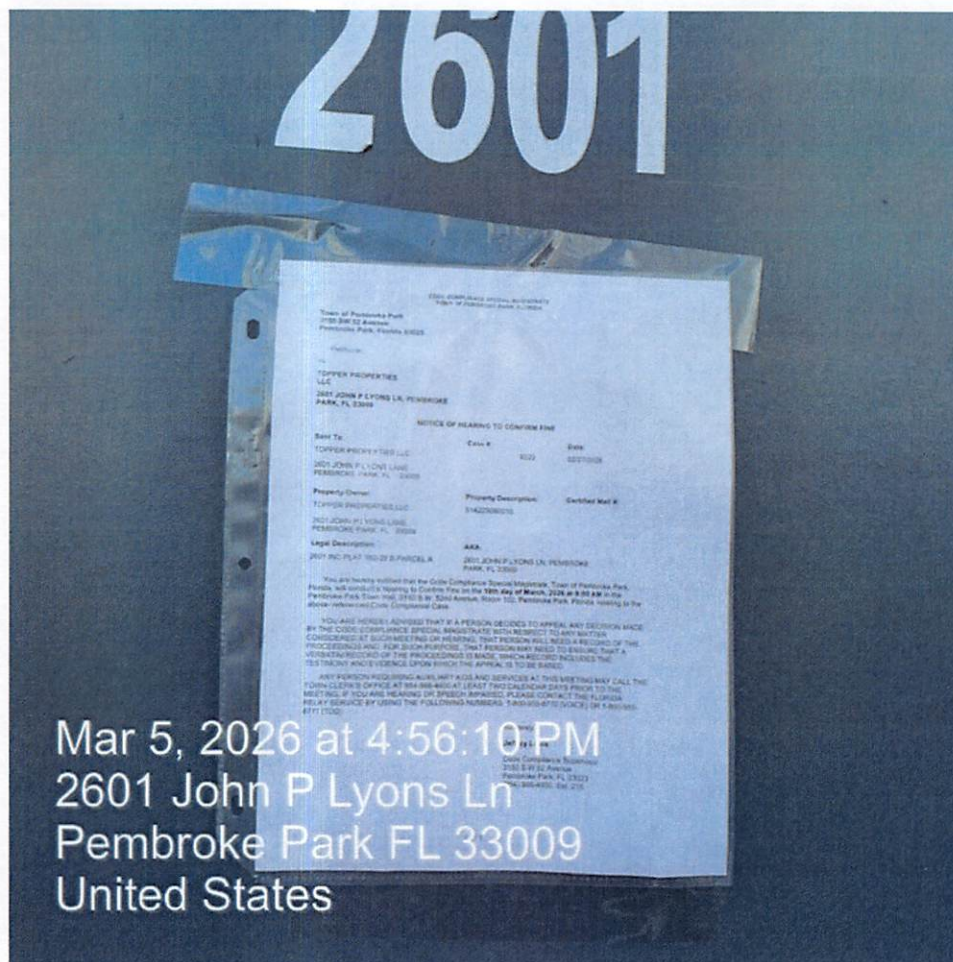
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of MARCH, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

AIMARA FONTALVA
Signature

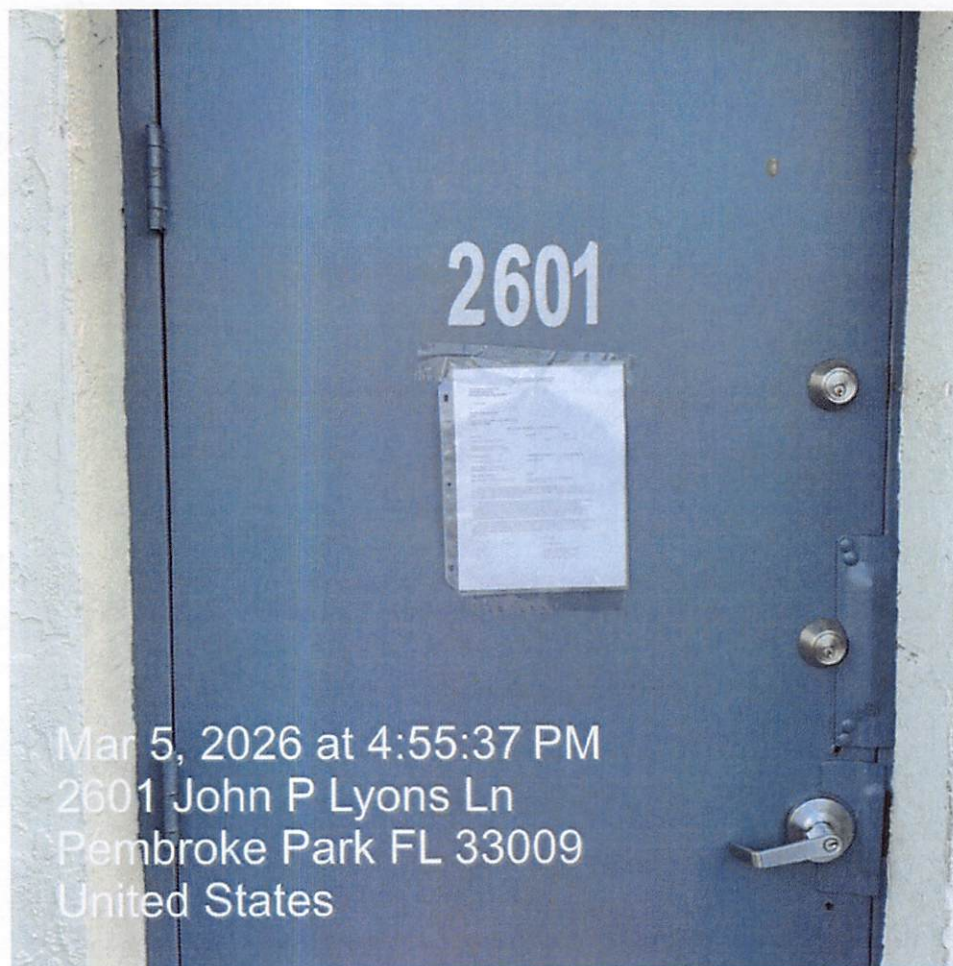
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____







Mar 5, 2026 at 4:56:10 PM
2601 John P Lyons Ln
Pembroke Park FL 33009
United States



Mar 5, 2026 at 4:55:37 PM
2601 John P Lyons Ln
Pembroke Park FL 33009
United States



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

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2024	\$525,470	\$2,554,420	\$3,079,890	\$2,647,110	\$59,526.50			
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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

9589 0710 5270 3205 4411 01

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☐ 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

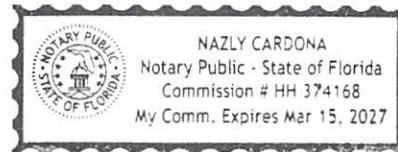
STATE OF FLORIDA

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,	)	
	)	Case No.: 9222
vs.	)	
	)	
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.

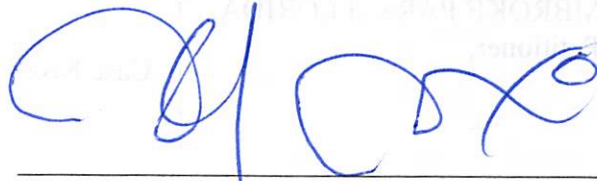
THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JUNE 18th, 2025.

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



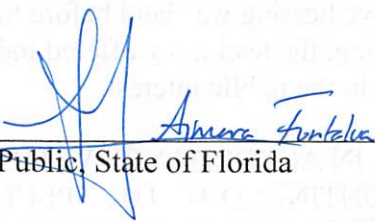
Harry Hipler, Special Magistrate

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.

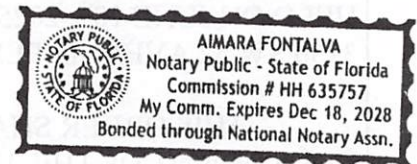
STATE OF FLORIDA
COUNTY OF BROWARD

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

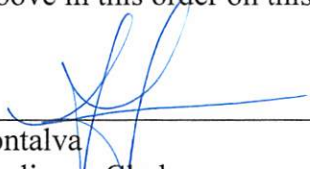


Certificate of Service

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

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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

\$ 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



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
OC 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 | |

d Mail
d Mail Restricted Delivery
(500)

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:	Case #:	Date:
TOPPER PROPERTIES LLC	9222	03/25/2025
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 **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/Mean of Correction:

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

Further, Affiant sayeth naught

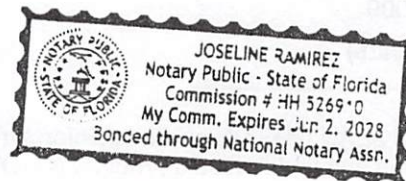
STATE OF FLORIDA

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 3/25/2025


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

CASE NO. 9222

AFFIDAVIT OF SERVICE

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

- ### TYPE OF SERVICE

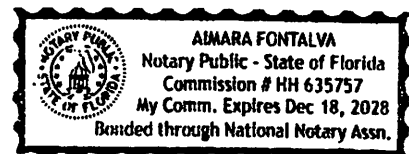
- () **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF 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

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

Signature

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





26 Apr 4, 2025 at 12:02:08 PM

CODE COMPLIANCE
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:
514220000010

Legal Description:
2601 INC PLAT 162-38 B PARCEL A

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

Certified Mail #:

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 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 SW 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

7019 1120 0000 9007 6999

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 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®

Fleming Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

April 15

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? ☐ YesIf YES, enter delivery address below: ☐ No

APR 09 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

1 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))

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.

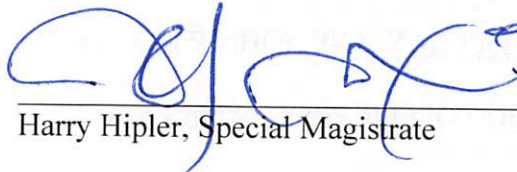
ORDER

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



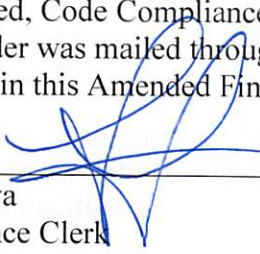
Harry Hipler, Special Magistrate

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

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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

\$ 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

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

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

Mail Restricted Delivery (0)

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
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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

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: 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

Date	Payment Type Name	Amount
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.

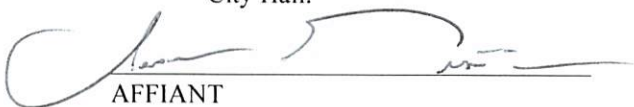
TYPE OF SERVICE

() 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

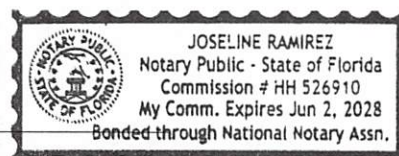
STATE OF FLORIDA
COUNTY OF BROWARD

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) 866-4600, Ext. 215

1 of 1



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)

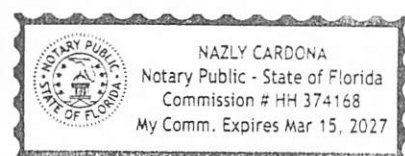
Petitioner's Signature

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

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 \$ _____	Postmark Here
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 _____	
Street and Apt. No. _____	
City, State, ZIP+4® _____	

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

PS Form 3800, Use only with meter

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 | ☐ 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

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
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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:

TOPPER PROPERTIES LLC

2601 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

Case #:

9222

Date:

09/04/2024

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 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)

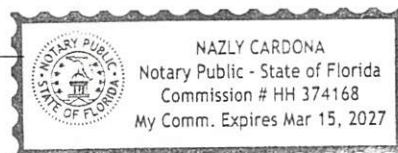
[Signature]
Petitioner's Signature

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.

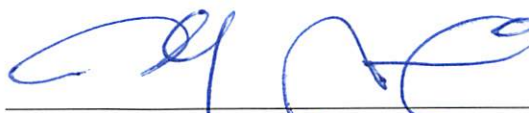
ORDER

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

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

OFFICIAL USE

\$

☐ Adult Signature Restricted Delivery \$ _____

9.62

\$ **1000** **OFF** **YOUR** **ORDER** **!**

Cont. 10

01-01-2015 312-40

5000

PS Form 3800, January 2020 (PSN 7530-02-000-9047) See reverse for instructions

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
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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

<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: 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@tppl.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

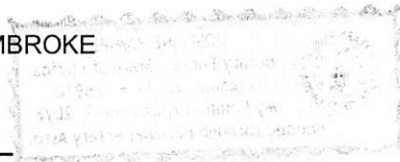
Petitioner,

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

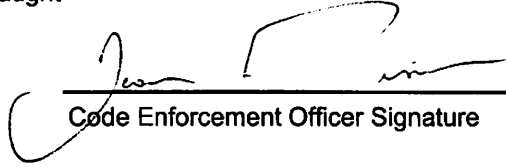
Notes/Mean of Correction:

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

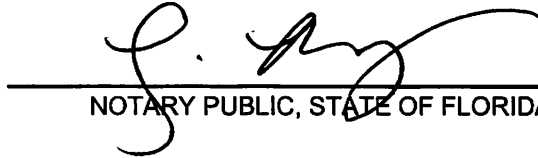
Further, Affiant sayeth naught

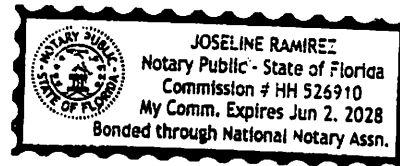
STATE OF FLORIDA

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



**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 VIOLATION AND FORMAL HEARING

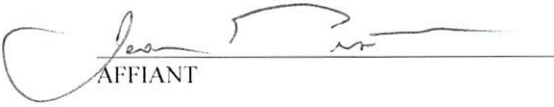
ADDRESS: 2601 JOHN P LYONS LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: TOPPER PROPERTIES LLC
AT 11:20 A.M. ON THE 24 DAY OF JUNE 2024.

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

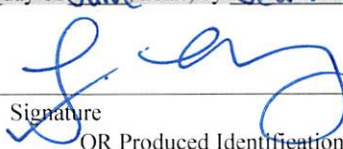
TYPE OF SERVICE

- () 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.

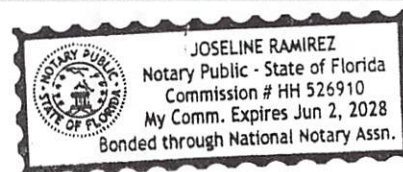

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 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:

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 of 2

9589 0710 5270 1605 9271 57

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
 \$ **8.69**

Total Postage and Fees
 \$

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

Postmark Here

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.	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
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	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
	4. 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: 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:

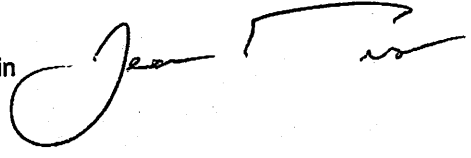
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

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



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$481,680	\$2,165,230	\$2,646,910	\$2,646,910	
2023	\$481,680	\$2,165,230	\$2,646,910	\$2,406,470	\$53,539.60
2022	\$481,680	\$1,799,630	\$2,281,310	\$2,187,700	\$46,779.72

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910
Portability	0	0	0	0
Assessed/SOH	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910
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	\$2,646,910	\$2,646,910	\$2,646,910	\$2,646,910

Sales History

Date	Type	Price	Book/Page or CIN
8/27/2004	WD	\$1,600,000	38146 / 1985
9/1/1993	WD	\$400,000	21083 / 364

Land Calculations

Price	Factor	Type
\$11.00	43,789	SF
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								







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.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio

514230AA0500

Legal Description

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	5/20/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
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
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

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.	Not in Compliance - Reinspection Date: 5/20/2026

Case Overview

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: 5/20/2026
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.	Not in Compliance - Reinspection Date: 5/20/2026
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: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$360,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$360,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$360,600.00

Town of Pembroke Park

INVOICE

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



DATE: May 8, 2026
INVOICE NO.: 001
FOR:

Case No.: 9235
NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

Bill To:

NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b), 12-76(a)(b), 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
733	Day(s) of Per Diem from (05/17/2024 - 05/20/2026)	\$ 500.00	\$ 366,500.00
Balance			\$ 366,600.00

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.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
NATIONDOM INC	9235	04/24/2026
9559 COLLINS AVE #703 SURFSIDE, FL 33154		

Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0500	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of May, 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



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 #:
9235

Petitioner,

vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

Respondent(s)

On 4/22/2026 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:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

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.	Not in Compliance - Reinspection Date: 4/22/2026
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.	Not in Compliance - Reinspection Date: 4/22/2026
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.	Not in Compliance - Reinspection Date: 4/22/2026
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: 4/22/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 4/22/2026

Notes/Mean of Correction:

1. Damaged ceiling and leak area in the bedroom and bedroom closet with mold-like substance infestation. Repair the ceiling and remove the mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
2. Modified ceiling in the closet, bathroom, and kitchen area. Obtain after-the-fact permits and complete inspections. Not corrected. Call for re-inspection.
3. Added can lights and altered the electrical in the bathroom area. Obtain an after-the-fact permit and complete inspections. Not corrected.
4. The entrance door has a mold-like substance infestation. Remove mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
5. Installed a water heater without a permit. Obtain permits after the fact and complete inspections. Not corrected. In Progress - Permit # 26391365-0
6. The A/C unit is not up to code and was installed without a permit. Corrected. Permit #25381710-0

Further, Affiant sayeth naught

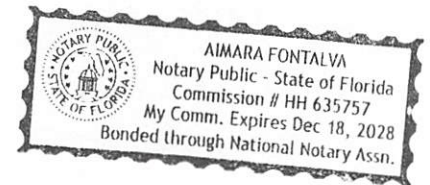
STATE OF FLORIDA

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 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 4:57 PM ON THE 7th
DAY OF May 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.

Jeffrey Louis
AFFIANT

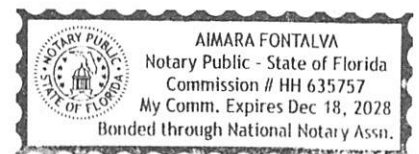
STATE OF FLORIDA
COUNTY OF BROWARD

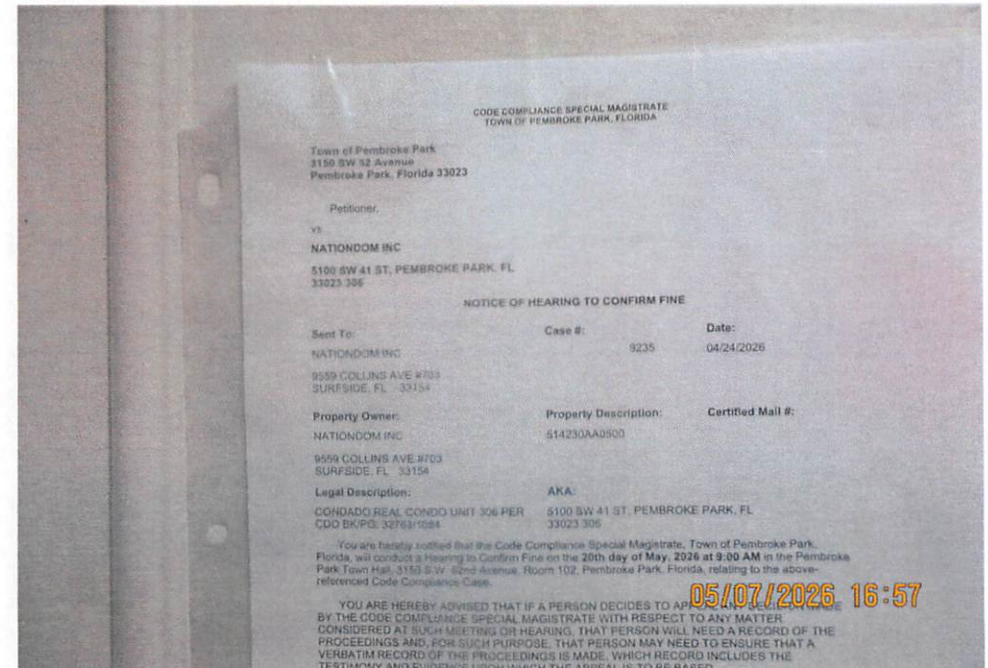
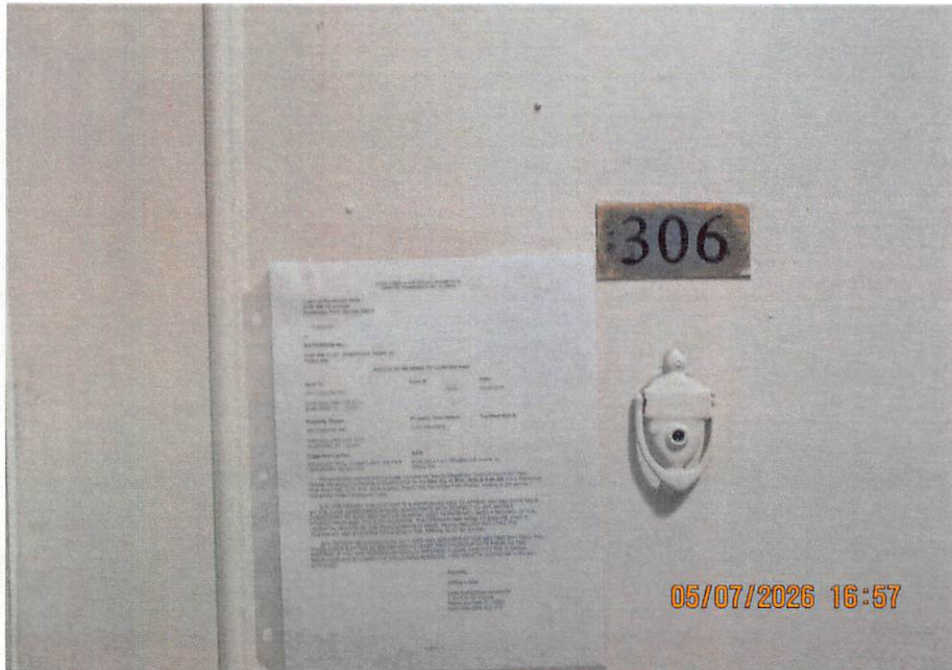
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

Signature

Aimara Fontalva

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





9589 0710 5270 3205 4407 15

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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 \$

Postmark
Here

APR 24 2020

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Nationdom Inc ANOC 7 HCF 9235

Street and Apt. No., or PO Box No.

5100 SW 41 ST UNIT: 306

City, State, ZIP+4®

Pembroke Park, FL 33023

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

9589 0710 5270 3205 4407 08

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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 \$

Postmark
Here

APR 24 2020

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Nikita Savits RE: Nationdom Inc

Street and Apt. No., or PO Box No.

9559 Collins Ave Suite 703

City, State, ZIP+4®

Sunrise, FL 33154 ANOC/HCF 9235

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9235
Petitioner,)
)
vs.)
)
NATIONDOM INC)
Respondent(s)

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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: 5100 SW 41 ST #306, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO #: 5142 30 AA 0500

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

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); 5-105; 5-17 and 12-76(a)(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); 5-105; 5-17 and 12-76(a)(b) **WITHIN 30 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 \$ 500.00 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 ____ 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 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 0673 4022 07

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OFFICIAL USE

Certified Mail Fee
\$ **8.69**

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 \$

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

NATIONDOM INC
FO #9235
5100 SW 41 ST #306,
PEMBROKE PARK, FL 33023

Postmark Here
APR 18 2024
HOLLYWOOD, FL 33024

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

9589 0710 5270 0673 4021 91

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Certified Mail Fee
\$ **8.69**

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 \$

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

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154

Postmark Here
APR 18 2024
SURFSIDE, FL 33154

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio
514230AA0500

Legal Description
CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	4/17/2024
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Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
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

Violations

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: 4/17/2024
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: 4/17/2024



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:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 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
	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

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 5-105. - 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
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.

2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.

3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.

4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.

5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.

6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 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.

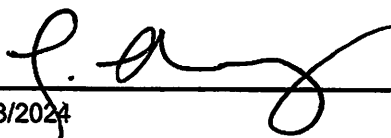
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



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 #:
9235

Petitioner,
vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306
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:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

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.	Not in Compliance - Reinspection Date: 5/20/2026
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.	Not in Compliance - Reinspection Date: 5/20/2026
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.	Not in Compliance - Reinspection Date: 5/20/2026
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: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Notes/Means of Correction:

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections. Not corrected. Call for re-inspection.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections. Not corrected.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections. Not corrected.
6. A/C unit is not up to code and was installed without a permit. Not corrected.

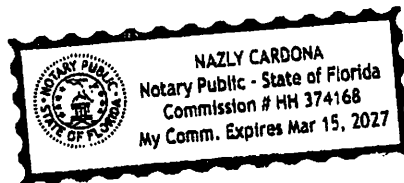
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC)

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 306, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 12:36 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.

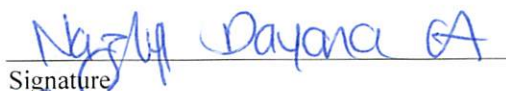
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

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

 DATE: 04/08/2024
AFFIANT

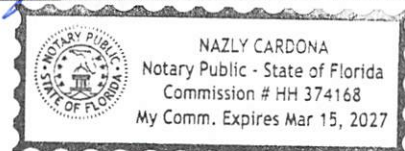
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____



Apr 5, 2024 at 12:37:02 PM

306



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/28/2024

Sent To: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Owner: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description: 514230AA0500

Legal Description: CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1064

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 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 5-103(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 washed or chemical), repaired 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 closest possible color and shade to the existing roofing shingles or tiles.	30

1 of 3

Apr 5, 2024 at 12:36:59 PM



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:

NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1064

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 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
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1 of 3

9589 0710 5270 1605 9281 30

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

NATIONDOM INC
 NESTSCHERET, NIKITA
 NOH #9235
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

PS Form 3800, January 2023 PSN 7530-02-000-9057

See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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)
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☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
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Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

NATIONDOM INC
 NOH #9235
 5100 SW 41 ST #306,
 PEMBROKE PARK, FL 33023

PS Form 3800, Janu

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:

NATIONDOM INC
 NESTSCHERET, NIKITA
 NOH #9235
 9559 COLLINS AVE #703
 SURFSIDE FL 33154



9590 9402 8582 3244 8697 02

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 30

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
☐ Registered Mail
☐ Registered Mail Restricted Delivery

- ☐ 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:

NATIONDOM INC
 NOH #9235
 5100 SW 41 ST #306,
 PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8696 96

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 23

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
☐ Registered Mail
☐ Registered Mail Restricted Delivery

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

Mail Restricted Delivery

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

01/31/2024

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:**Legal Description:**

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 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 5-103(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 5-105. - 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

HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	(Ord. No. 15-01-01) 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

Notes/Mean of Correction:

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

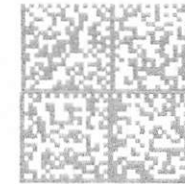
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

02/01/2024 ZIP 33023

043M30245597

US POSTAGE

Nestscheret, Nikita.

NOV

Sent To:

Case #:

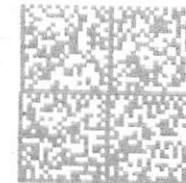
NATIONDOM INC

9235

9559 COLLINS AVE #703
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

02/01/2024 ZIP 33023

043M30245597

US POSTAGE

NATIONDOM INC

NOV #9235.

5100 SW 41 STREET #306.
PEMBROKE PARK, FL 33023.



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

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #306, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0500
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 306 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$9,370	\$84,370	\$93,740	\$81,150	
2023	\$9,370	\$84,370	\$93,740	\$73,780	\$1,724.74
2022	\$7,480	\$67,360	\$74,840	\$67,080	\$1,464.39

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$93,740	\$93,740	\$93,740	\$93,740
Portability	0	0	0	0
Assessed/SOH	\$81,150	\$93,740	\$81,150	\$81,150
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	\$81,150	\$93,740	\$81,150	\$81,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/13/2016	SWD-D	\$35,200	113501465			
9/29/2015	ACT-T		113305153			
9/16/2015	CET-D	\$18,400	113298255			
5/24/2005	WD	\$110,000	40126 / 341			
6/23/2004	DRR		37705 / 1549			
				Adj. Bldg. S.F.		790
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1974/1973		

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

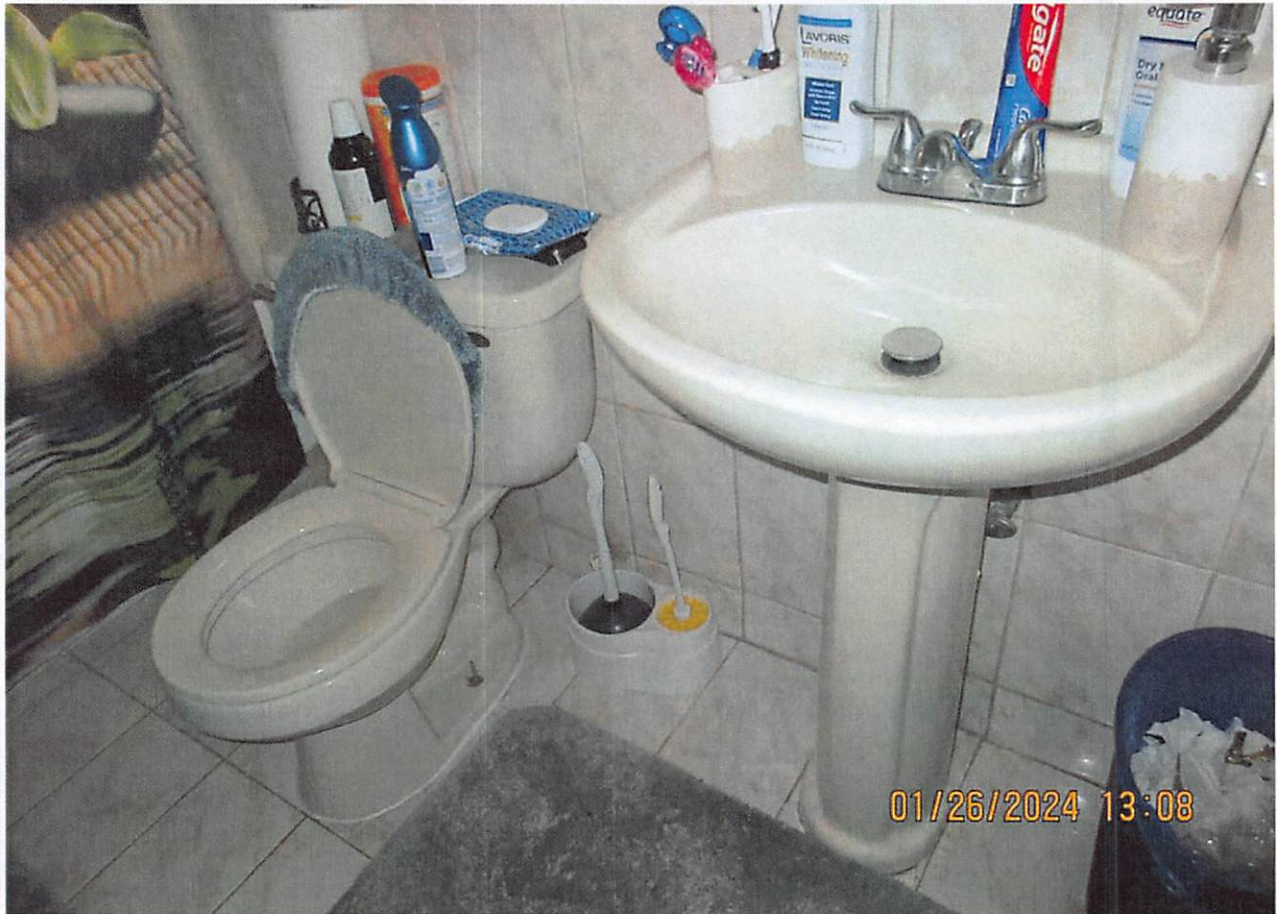


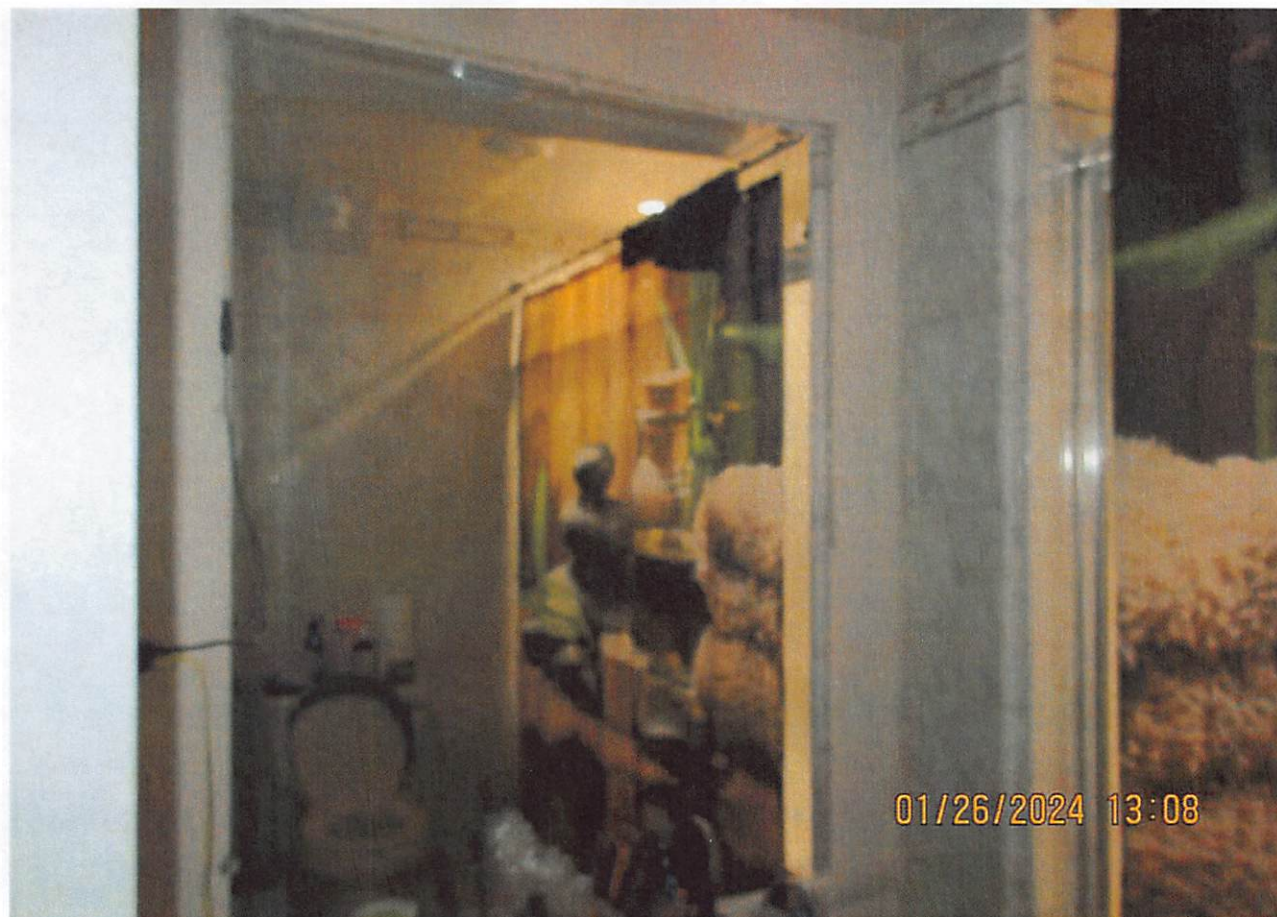




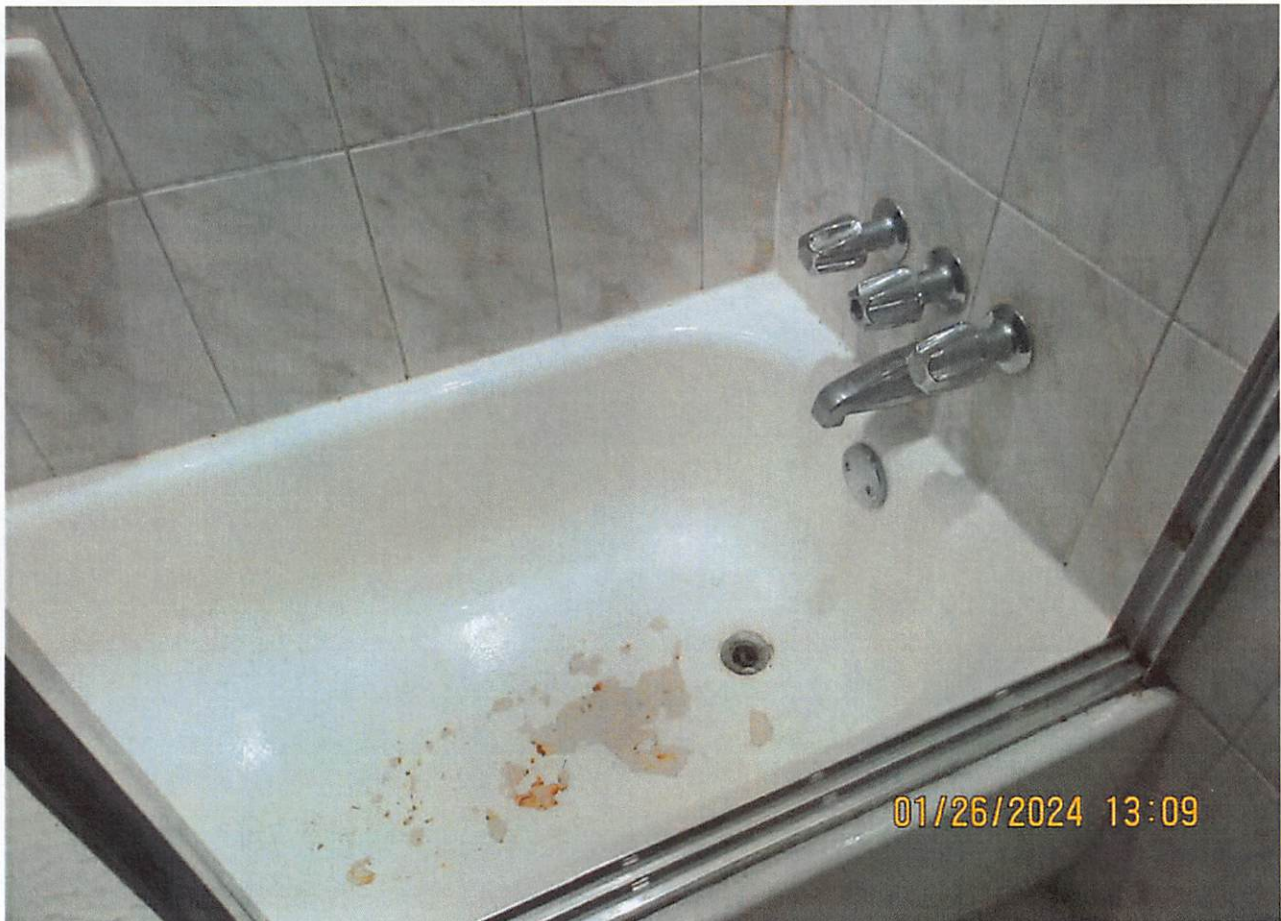




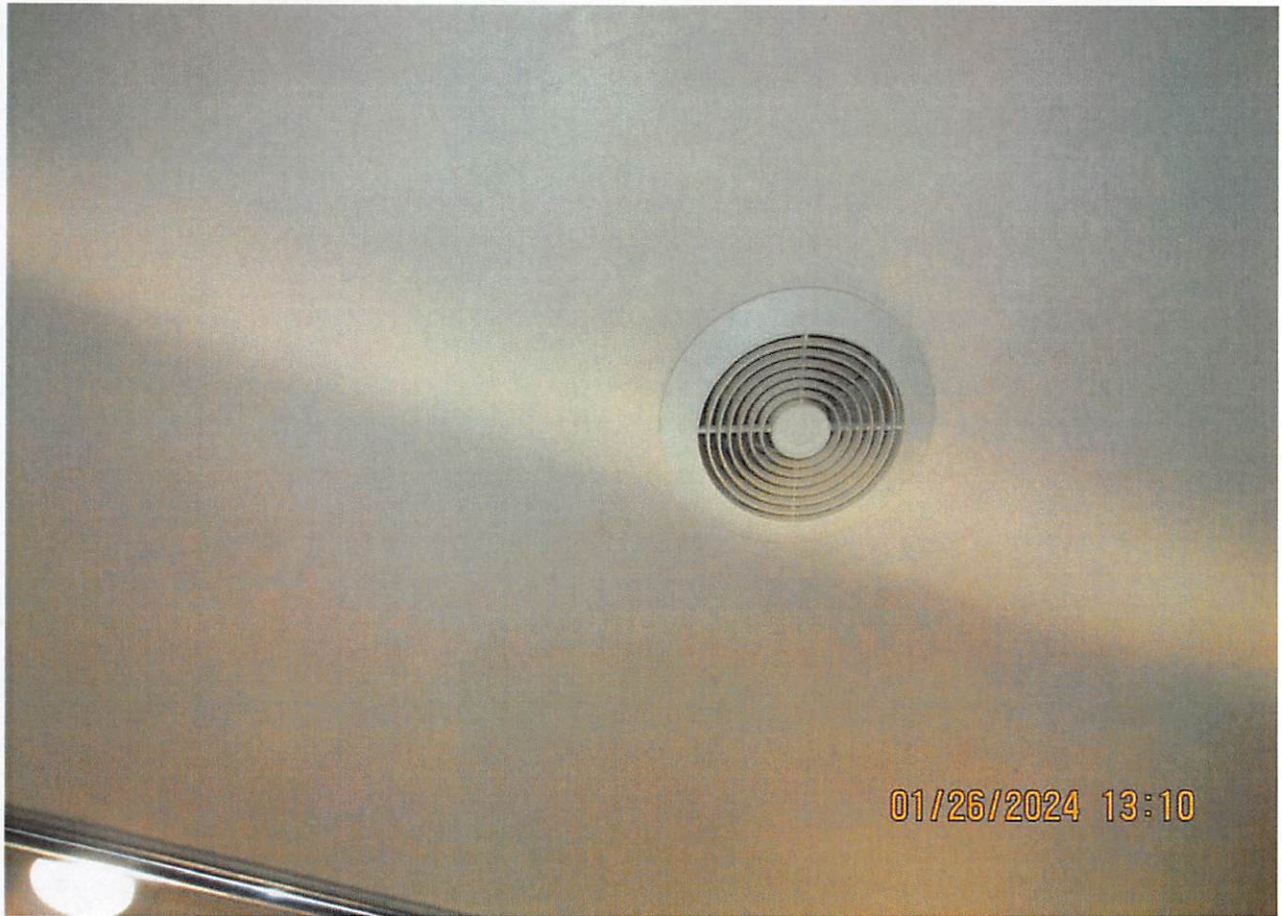


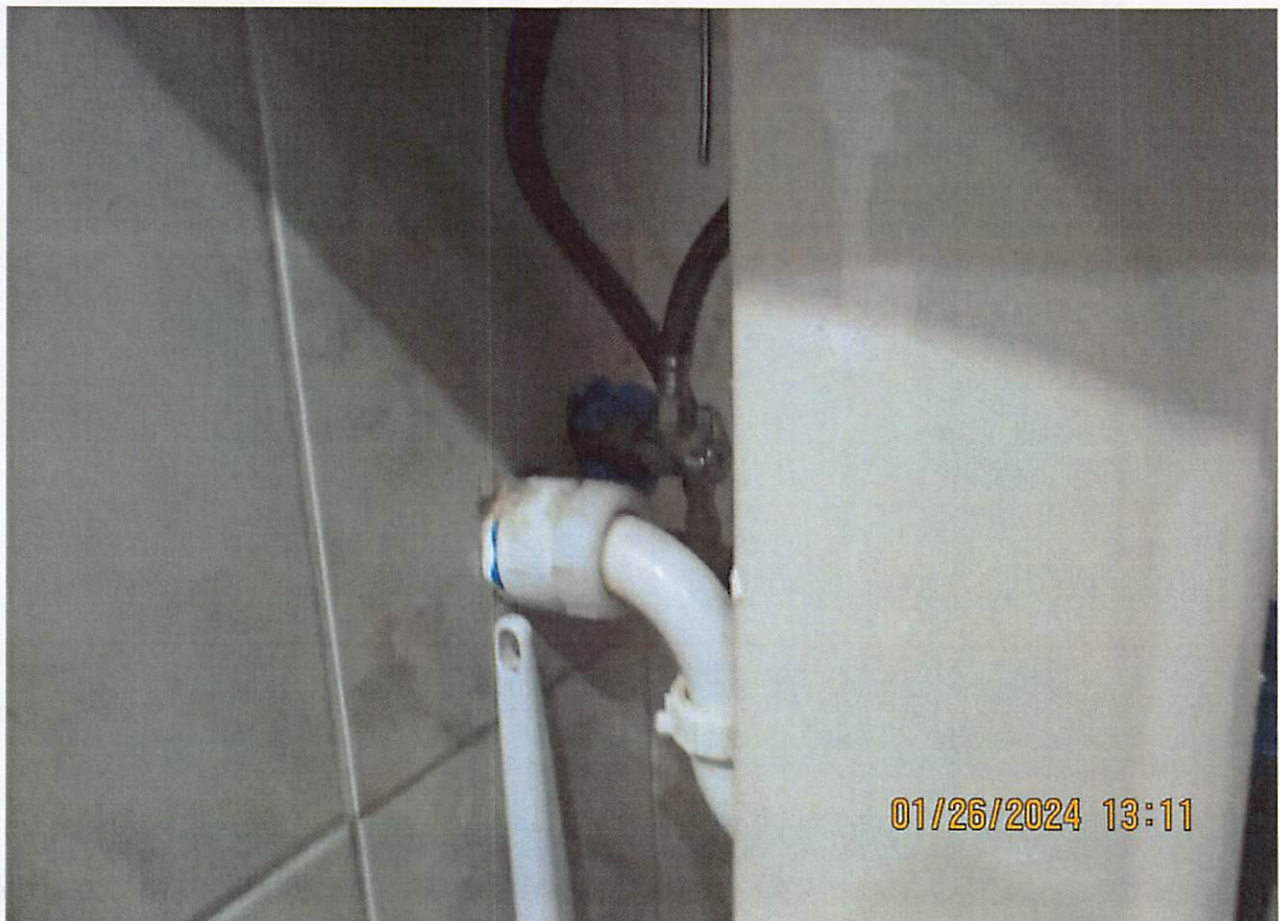


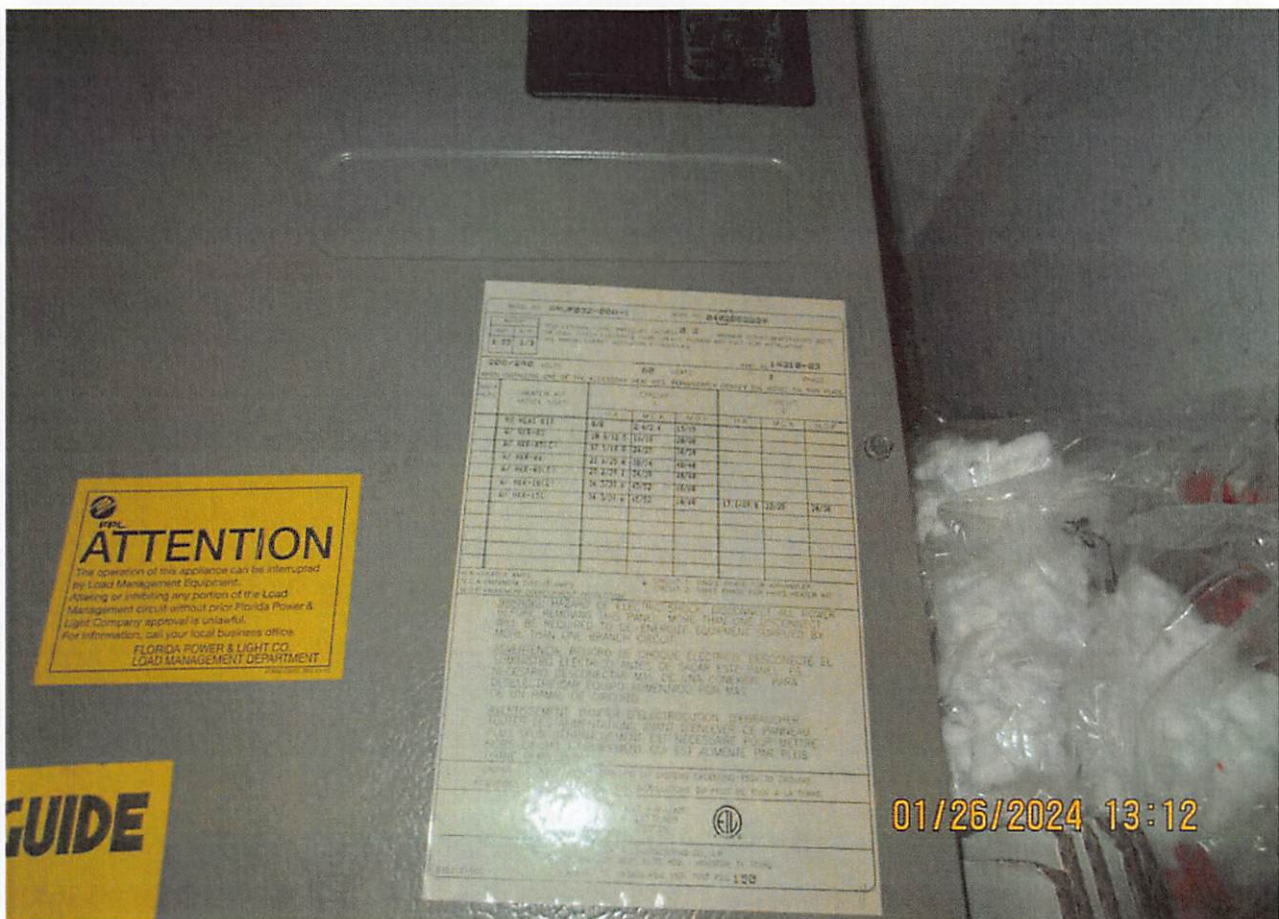




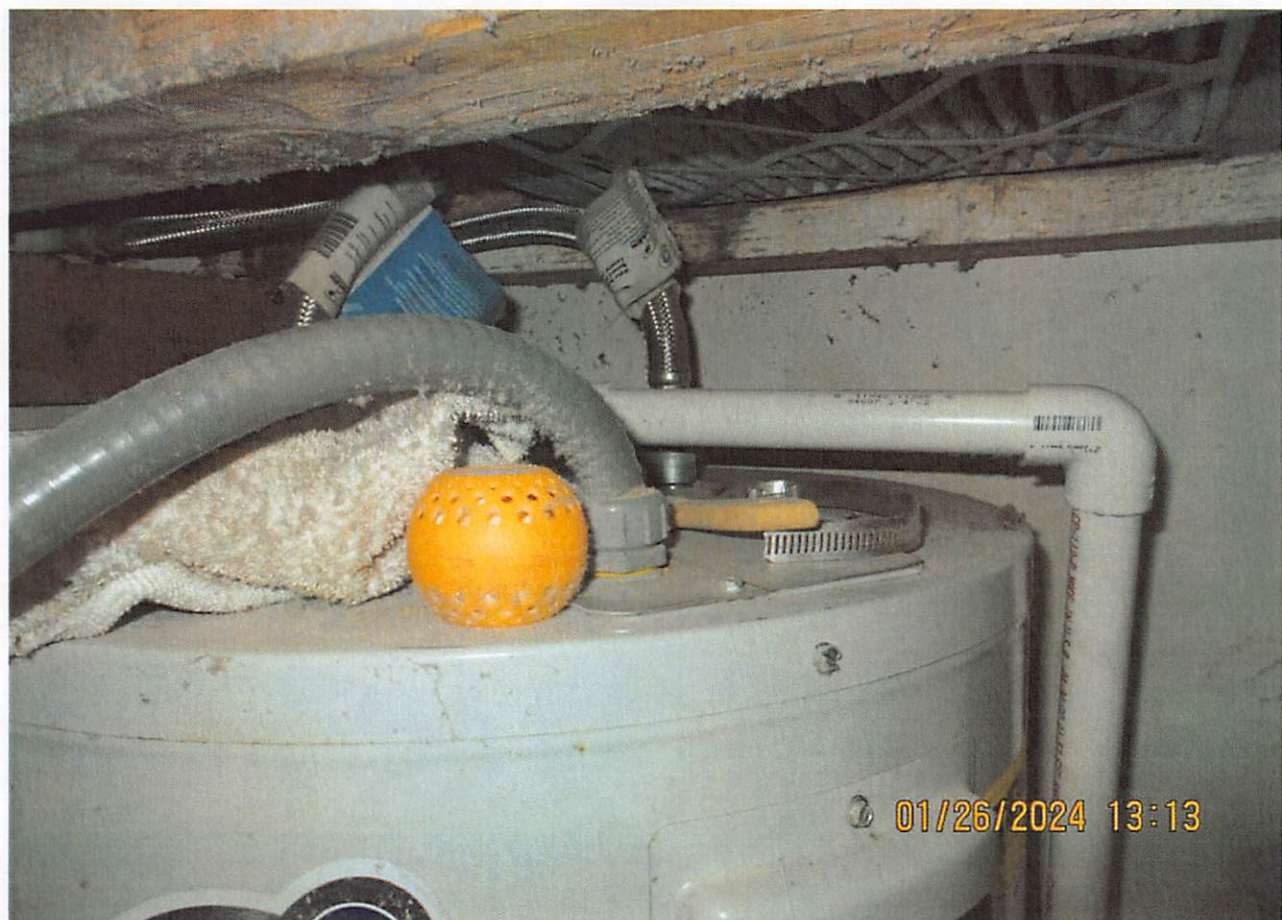
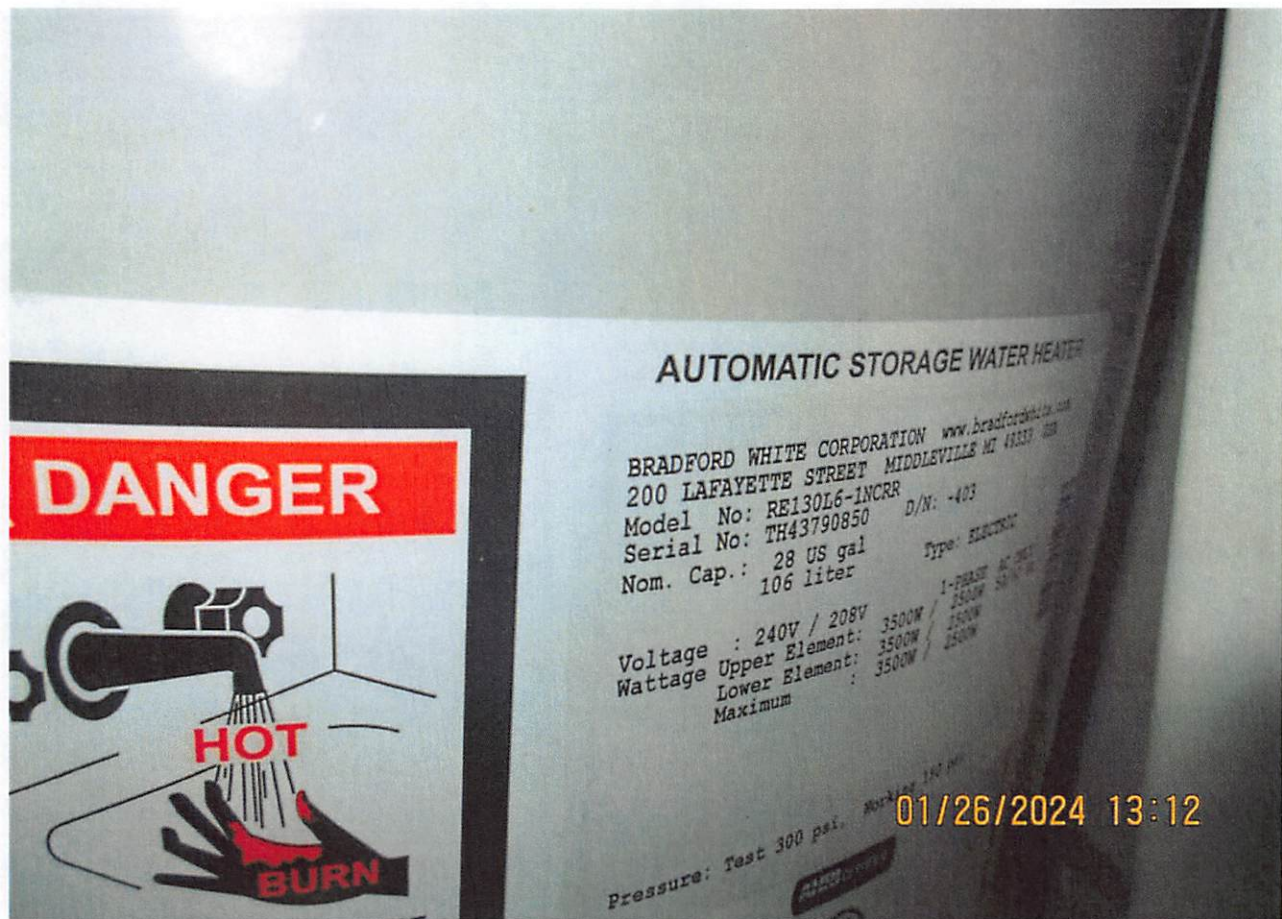








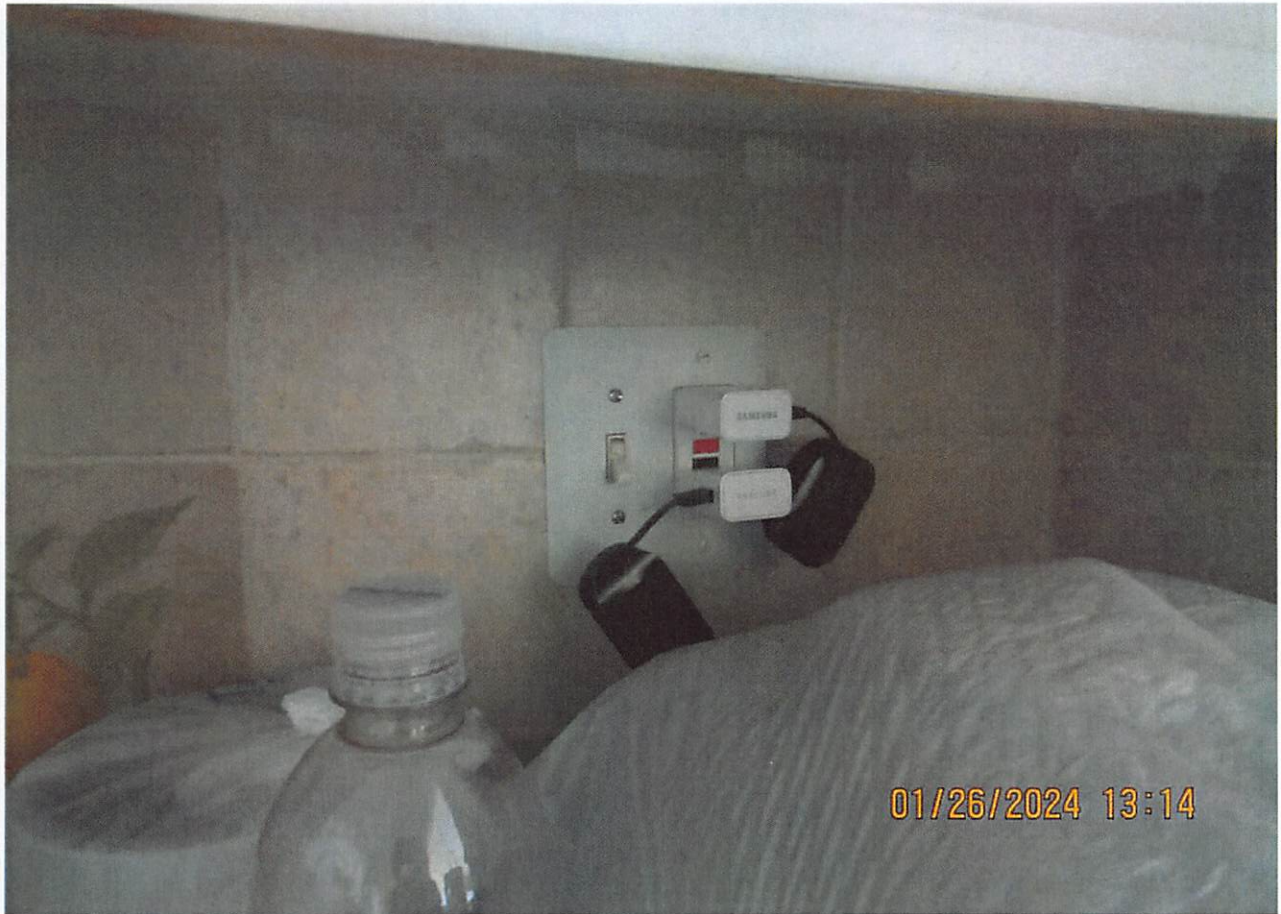




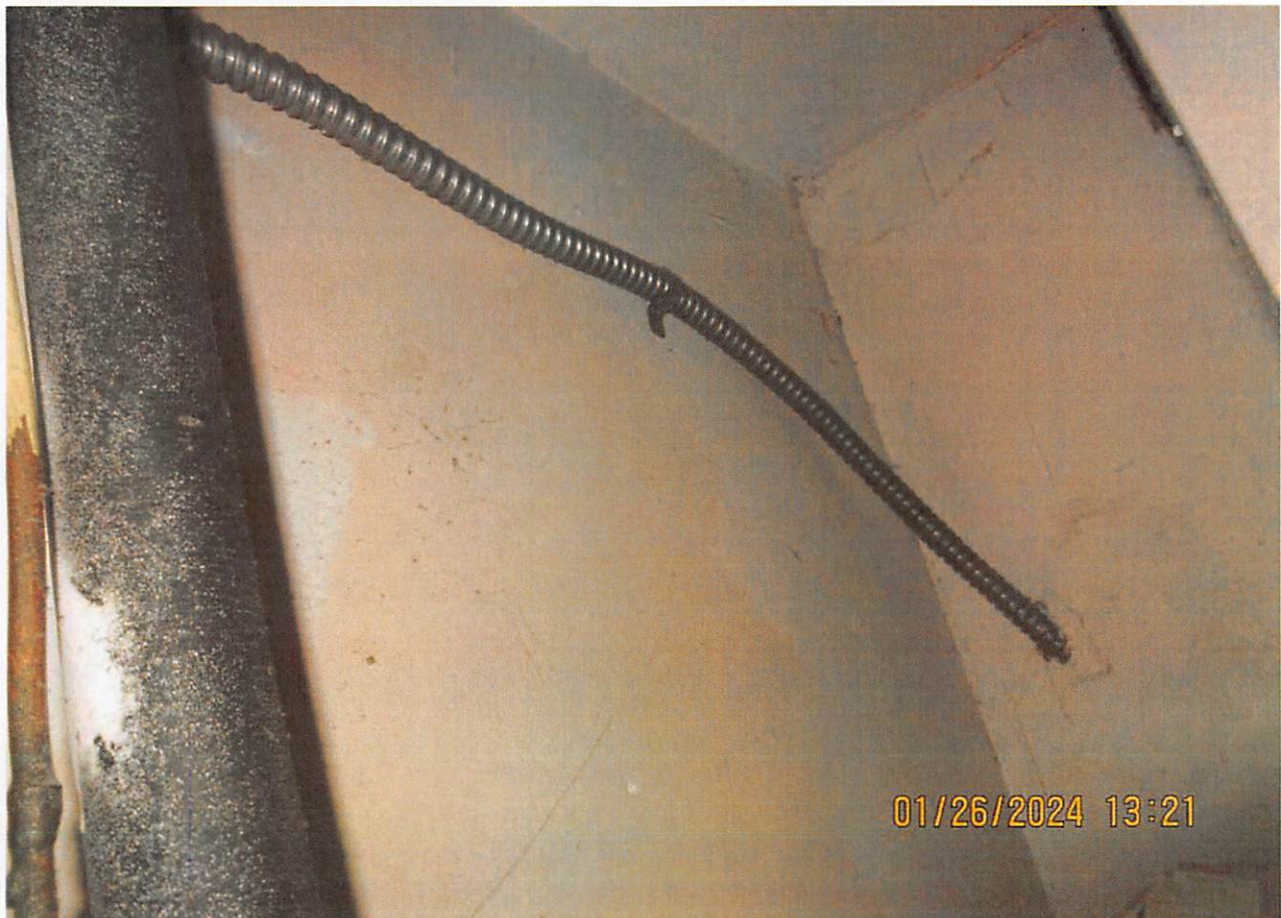






















TOWN OF PEMBR

3150 S.W. 52ND AVENUE • PEMBROKE

Finance Department

Handwritten: 4/22
6/24

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154



MIAMI FL 330

18 APR 2024 PM 4:11

9589 0710 5270 0673 4021 91



quadrant

CORRECTION

IMI

\$008.69⁰

04/18/2024 ZIP 33023
043M30245597

US POSTAGE

NIXIE

331 CE 1

2207/23/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ

*1687-00196-06-13

955904000000000000

UNC
33154-2657
5599879999

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:

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 7581 2098 7710 74

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4021 91

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

(00)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Case Status Closed **Case #** 9150

Notes

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	Certified Mail
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/19/2024	1/17/2024	Final Order	Certified Mail Hand
2/28/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Hand
3/20/2024	3/20/2024	Amended Final Order	Certified Mail
6/20/2024		Affidavit of Non-Compliance	Hand
7/19/2024		Affidavit of Non-Compliance	Hand
7/19/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail
8/21/2024	8/21/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
9/26/2025		Affidavit of Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	9/26/2025
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.	9/26/2025
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)	9/26/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	9/26/2025	\$116,250.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$116,450.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$116,450.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO ABATE FINE

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Date:

04/24/2026

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description:

514229070010

Certified Mail #:

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of May, 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.)

3192-4 W HALLANDALE LLC

CASE NO. 9150

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192-4 W HALLANDALE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, J, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: 3192-4 W HALLANDALE LLC AT 5:14 PM ON
THE 7th DAY OF May 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

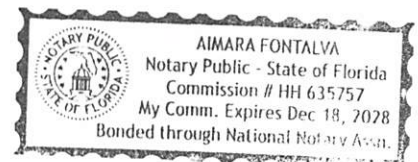
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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.

Jeffrey Louis
AFFIANT

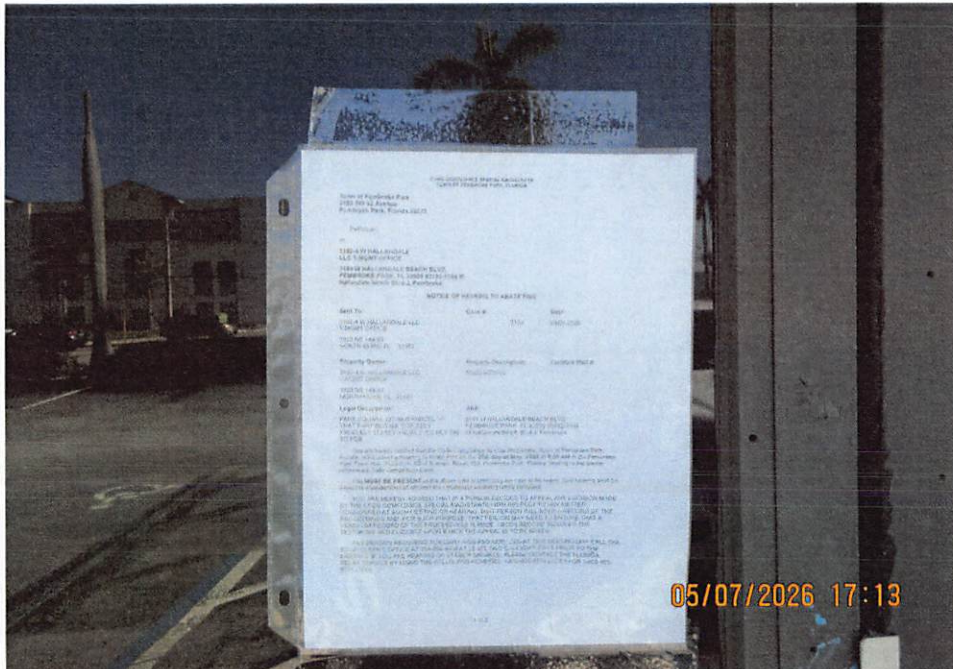
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature



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



9589 0710 5270 3205 4407 91

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CERTIFIED MAIL® RECEIPT
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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

\$

Total Postage and Fees

\$

10.44

Sent To

3192-4 W Hallandale LLC

Street and Apt. No., or PO Box No.

1922 NE 149 ST

City, State, ZIP+4®

North Miami, FL 33181

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

See Reverse for Instructions

Postmark
Here

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

Postage

\$

Total Postage and Fees

\$

10.44

Sent To

Israel Kenneth RE: 3192-4 W Hallandale LLC

Street and Apt. No., or PO Box No.

1922 NE 149 ST Management Office

City, State, ZIP+4®

North Miami FL 33181

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

See Reverse for Instructions

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Here

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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

\$

10.44

Sent To

3192-4 W Hallandale LLC

Street and Apt. No., or PO Box No.

3192 W Hallandale Beach Blvd 9150

City, State, ZIP+4®

Pembroke Park, FL 33009

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

See Reverse for Instructions

Postmark
Here

9589 0710 5270 3205 4408 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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

\$

16.44

Sent To

3192-4 W Hallandale LLC

Street and Apt. No., or PO Box No.

3192 W Hallandale Beach Blvd Bldg J

City, State, ZIP+4®

Pembroke Park FL 33009

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

See Reverse for Instructions

Postmark
Here

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 No.: 435
FOR:

Case No.: 9150
3192-4 W HALLANDALE LLC
3192-3194 W HALLANDALE
BEACH BLVD, J,
PEMBROKE PARK, FL 33009

Bill To:

3192-4 W HALLANDALE LLC
3192-3194 W HALLANDALE
BEACH BLVD, J,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, and 3-6.		
1	Final Order 01/17/2024 Admin Fee	\$ 100.00	\$ 100.00
1	Amended Final Order 03/20/2024 Admin Fee	\$ 100.00	\$ 100.00
465	Day(s) of Per Diem from (06/18/2024 - 09/26/2025)	\$ 250.00	\$ 116,250.00
1	Recorded Lien	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 10.00	\$ 10.00
	Recommend to Abate Per Diem Fine by 90%		\$ 11,625.00
	\$11,625.00 + \$100.00 + \$100.00 + 48.50 + 10.00		\$ 11,883.50
	Balance		\$ 116,508.50

If you have any questions concerning this invoice, Department of Code Enforcement, 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 #:
9150

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

Respondent(s)

On 9/26/2025 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: 3192-4 W HALLANDALE LLC %MGMT OFFICE

Address: 1922 NE 149 ST NORTH MIAMI, FL 33181

Folio: 514229070010

Site Address: 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #3192-3194 W Hallandale beach Blvd J, Pembroke

Legal Description: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW
COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Ordinance/Regulation	Section	Description	Date Completed
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	9/26/2025
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.	9/26/2025
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)	9/26/2025

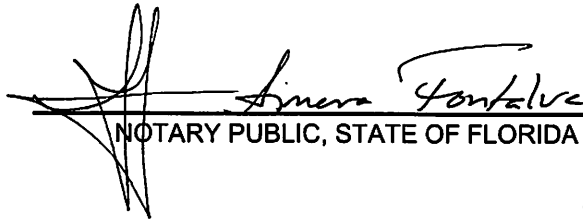
Further, Affiant sayeth naught

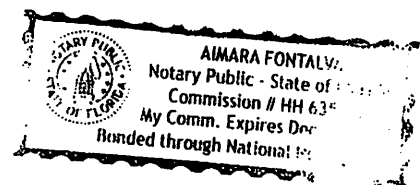
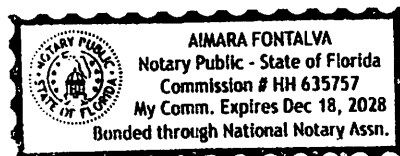
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

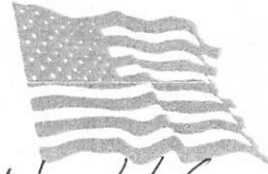
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/26/2025


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLAS

IMI

\$000.7.

12/22/2025 ZI

043M3024559

3192-4 W Hallandale LLC

AOC
9150

1922 NE 149 ST

North Miami, FL 33181

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLAS

IMI

\$000.7.

12/22/2025 ZI

043M3024559

3192-4 W Hallandale LLC

AOC
9150

3192 W Hallandale Beach Blvd
Unit J

Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.7
12/22/2025
043M302455

AOC
9150

3192-4 W Hallandale LLC

Israel. Kenneth

1922 NE 149th ST MANAGEMENT OFFICE
North Miami, FL 33181

Joseline Ramirez

From: Jean-Marie Marquis <Jm.Marquis@beaubois.com>
Sent: Monday, April 7, 2025 11:29 AM
To: Joseline Ramirez
Cc: Bertrand Saysset
Subject: RE: Memo

Hello Joseline , where are we at with this case ? I was in Court 1 month ago to assist the plea with owner against them and last Saturday the noise ended up 6am in the morning That is terrible and that case need to be solve ASAP . thanks jm



JEAN-MARIE MARQUIS
SUPERINTENDENT | SURINTENDANT

T 418.228.5104 C 418.230.8053
beaubois.com

De : Joseline Ramirez <jramirez@tppfl.gov>

Envoyé : 5 décembre 2024 11:50

À : w.castellano@trilogy4mgt.com; BertrandS@ParkLakeInc.com; claudia-fortin@hotmail.com;
relationnistepembrokepark@gmail.com; Jean-Marie Marquis <Jm.Marquis@beaubois.com>;
madlandry_2000@yahoo.com; mremillard350@gmail.com

Cc : jeffrey louis <jlouis@tppfl.gov>

Objet : Memo

CAUTION: External Sender | ATTENTION: Expéditeur externe

Good morning,

Please see attached.

Regards,



Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov
Town of Pembroke Park / **Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

Case 9150

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Joseline Ramirez

From: claudia fortin <claudia-fortin@hotmail.com>
Sent: Thursday, March 6, 2025 4:27 PM
To: Joseline Ramirez
Cc: Mario Parent
Subject: Pembroke Park Lakes- Noise

Good afternoon Mrs Ramirez,

I would like to thank you for your presence in court on Monday and for your hard work on our noise case. During our brief chatt last Monday, I understood that the noise issue was not easy to deal with for you. As you know, our community is overwhelmed by all of this. The sleepless nights caused bed the noise (base), the beds and ceiling lights vibrations are make our lifes awfull. It's the reason why our community start to be impatient and tough to deal with.

Just so you know, my husband met the town manager on Monday afternoon. We send him all case related information and he told him that he was going to ask the town lawyer to follow up.

Please keep us informed on all developement. CC me and our HOA president, Mario Parent, on all communications to Pembroke Park Lakes.

We just want to tell you how much we appreciate your help on this case.

Best Regards

Claudia Fortin
Pembroke Park Lakes HOA Secretary

Case 9150

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Joseline Ramirez

From: madeleine landry <madlandry_2000@yahoo.com>
Sent: Monday, March 17, 2025 4:08 PM
To: Joseline Ramirez
Subject: Noise!! Kelsey's

Hello,

I was not able to attend the hearing on Monday March 3rd. Therefore not sure what happened but I can tell you that Wednesday, Friday and Saturday were quite something. Music was ongoing till 4h30am.

Could they not be asked to lower the volume.

Thank you for responding,

Madeleine Landry

[Envoyé de Yahoo Courriel pour iPhone](#)

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Joseline Ramirez

From: maurice minier <moriss1@hotmail.fr>
Sent: Thursday, February 13, 2025 11:00 AM
To: Joseline Ramirez
Subject: complaint

Envoyé de mon iPad hello, i have mode a complaint the february 12 /2025 at 23,50 hou for music noise to coming from Kelsey's lounge 3194 w hallandale bvl

The case number is 22-01868 confirm please that you receive this

Maurice Minier 14w lake dr pembroke park hallandale.

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.

Joseline Ramirez

From: maurice minier <moriss1@hotmail.fr>
Sent: Monday, April 8, 2024 4:11 PM
To: Joseline Ramirez
Subject: complaint

Envoyé de mon iPad Hello i made 3 complaint to noise by Kelsey's lounge to 3192/3194 Hallandale bvl , to the police office in mars but you didn't receive it . my name is Maurice Minier 14 W lake drive Pembroke park 33009. can you enforce the rules please.

Joseline Ramirez

From: madeleine landry <madlandry_2000@yahoo.com>
Sent: Monday, April 8, 2024 3:30 PM
To: Joseline Ramirez; Bertrand Saysset
Subject: Rép. : RE: Case 9150

Hello,

I would like to report that this weekend was quite loud at Kelsey's. As you told me in the previous email there was an extension given for the case 9150. With the music being heard almost every day (Now open 7 days a week) what has been done by the Keksey's owner?

You maybe aware that the snowbirds are starting to head back home in Canada, therefore we will not be able to verify that the situation is being resolved until are return in the fall.

Several of my neighbours and myself have called to make complaints but nothing changes.

Hope we will not have to go to another public hearing next fall.

Thanks for your ongoing support.

[Envoyé de Yahoo Courriel pour iPhone](#)

Le vendredi, mars 8, 2024, 2:29 p.m., Joseline Ramirez <jramirez@tppfl.gov> a écrit :

I am in receipt of your email. Please be advised that an extension has been requested for case 9150.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>

Sent: Friday, March 8, 2024 1:11 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Cc: madeleine landry <madlandry_2000@yahoo.com>

Subject: FW: Case 9150

Good afternoon Joseline,

I am forwarding you an Email from one of our residents regarding case #9150.

She did not have your correct Email address and that's why you did not receive it.

Thank you,

Bertrand Saysset

General Manager



Park Lake, Inc.

Tel: 954 981 3500

Fax: 954 981 3753

bertrands@parklakeinc.com

From: madeleine landry <madlandry_2000@yahoo.com>

Sent: Friday, March 8, 2024 12:56 PM

To: jramirez@tpopf.gov; Bertrand Saysset <BertrandS@ParkLakeInc.com>

Subject: Case 9150

Hello Mrs Ramirez,

On January 17th I attended the public hearing regarding the noise complaints toward the Kelsey's Lounge.

The magistrate gave specific recommendations in order to rectify the situation. It has been almost two months since the hearing and I still hear the music quite loudly. The owner was suppose to sound proof the room but with what I hear it does not sound like it has been done. I have call the special number (Feb.17th at 2h14am and Feb.25th at 3h13)that was given to us in order to make a complaint. I understand we can hear the music until 11pm but if the work to soundproof the room was done we would no longer hear the music.

Can you tell me what has been done so far. Waiting for a response.

Thanks for looking in to this case 9150. Madeleine Landry

[Envoyé de Yahoo Courriel pour iPad](#)

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Joseline Ramirez

From: Martin Rémillard <mremillard350@gmail.com>
Sent: Saturday, March 30, 2024 1:51 PM
To: Joseline Ramirez
Subject: Fwd: complaint

Please see attached others complaints, the Bar still continu to play loud music!!!!

The people from the Bar, star to intimidate our people who does complaint.

We want to meet you at your office Monday morning (5 minutes of your time)

Regards,

Martin.

----- Message transféré -----

De : **maurice minier** <moriss1@hotmail.fr>

Date : sam. 30 mars 2024 à 13:40

Objet : plainte

À : Martin Rémillard <mremillard350@gmail.com>

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION
CASE NO.: CACE-25-002038

3192-4 W Hallandale, LLC, a
Florida Limited Liability Company

Plaintiff,

vs.

WITNESS SUBPOENA

FREITUS HOSPITALITY GROUP LLC, a
Florida Limited Liability Company

Defendant.

THE STATE OF FLORIDA:

TO: Joseline Ramirez
Chief Code Compliance Officer
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

YOU ARE COMMANDED to appear before the Honorable Judge **David A. Haimes** at the Broward County Courthouse, 201 SE 6th Street, Courtroom 16170, Fort Lauderdale, FL 33001 on **Monday, March 3, 2025, at 1:45 P.M.**, to testify in this action. If you fail to appear, you may be in contempt of court.

You are subpoenaed to appear by Ravi Batta, Esq., for the court, of ROSENFELD STEIN BATTA, P.A., 21490 West Dixie Highway, Aventura, Florida 33180, and unless excused from this subpoena by that attorney or the court, you shall respond to this subpoena as directed.

DATED: February 26, 2025.

ROSENFELD STEIN BATTA, P.A.
Attorney's for Plaintiff(s)
21490 West Dixie Highway
Aventura, Florida 33180
primary e-mail ravi@rslawpa.com
secondary e-mails: allan@rslawpa.com
Phone: (305) 895-6680

By: 

Ravi Batta, Esq.
Fla Bar No. 0075167

Any minor subpoenaed for testimony has the right to be accompanied by a parent or guardian at all times during the taking of testimony notwithstanding the invocation of the rule of sequestration of section 90.616, Florida statutes, except on a showing that the presence of a parent or guardian is likely to have a material, negative impact on the credibility or accuracy of the minor testimony, or that the interest of the parent or guardian are an actual or potential conflict with the interest of the minor.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Rosenfeld Stein Batta, P.A. 21490 West Dixie Highway, Miami, FL 33180; 305-895-6680 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice, impaired, call 711.

Rosenfeld Stein Batta, P.A.
Attorneys and Counselors at Law

Allan M. Stein
Ravi Batta

21490 West Dixie Highway
Aventura, Florida 33180
Phone: 305-895-6680
Facsimile: 305-895-6682
E-Mail: ravi@rslawpa.com

January 31, 2025

Ms. Lynette Freitus
Freitus Hospitality Group, LLC
20189 NW 10th Street
Pembroke Pines, FL 33029

Ms. Lynette Freitus
Freitus Hospitality Group, LLC
3194 W Hallandale Beach Blvd., Suite J
Hallandale Beach, Florida 33009

Via Federal Express Only

Via Federal Express Only

Re: Property Address: 3194 W Hallandale Beach Boulevard, Pembroke Park, Florida 33009

Notice of Non-monetary Default

Dear Lynette Freitus:

Undersigned represents 3192-4 Hallandale, LLC ("Landlord") on the above referenced matter.

You were notified on January 29, 2025 that you are in default of your monetary obligations under the terms of your Lease. Attached is a copy of this notice for your convenience. Time frame to cure the monetary violations are outlined in that letter.

Purpose of this letter is to provide you written notice of all non-monetary violations under your lease. These non monetary violations under your Lease are separate and apart from your monetary violations that are the subject of the earlier letter. You must comply with the attached

letter in a timely manner or an eviction action shall commence against Freitas Hospitality Group, LLC.

The non-monetary violations are set forth in detail below:

Violation Number 1:

You are in violation of the lease by the failure of you and your invitees to limit the use of the parking lot to just 8 parking spaces which is calculated on your rented square footage area. You and your invitees continue to violate that parking policy in the lease by utilizing far more than 8 parking spots.

Violation Number 2:

First Addendum to Lease Agreement provides that valet parking is required on any night that you are open for operation from 8:00 P.M. to 3:00 A.M. You continue to use the property during these hours for events and have failed to utilize the services of a valet.

Landlord has notified you in writing of these violations (over-use of the parking space allocated to you and failure to use valet service) for some time.

In accordance with Paragraph 28(i)(e) you have thirty (30) days to cure violation numbers 1 and 2.

Violation Number 3:

The condition of the parking lot after your events has become unacceptable. The parking lot is frequently left dirty and littered with trash, which negatively impacts the experience of other tenants and their clients.

The landlord received notice that you have an agreement allowing patrons from neighboring properties to use our parking lot. Please be advised that you are not permitted to

allow any patrons of neighboring businesses to park in the parking lot. This creates further strain on the available spaces and continues to disrupt the operations of the other tenants. Any parking arrangements for neighboring businesses or their customers must terminate immediately.

Violation Number 4:

Landlord has been notified by Code Compliance from Town of Pembroke Park that the Town continues to receive complaints from adjacent property owners of excessive noise from your events held at the leased premises. Landlord has notified you of these violations in the past. Due to your failure to abide by these rules and regulations of the Town of Pembroke Park, the Town has filed a monetary lien for \$54,000 against the Landlord's real property. For your convenience, attached is a copy of the code violation and lien that has been filed against the subject property.

I've highlighted portion of the code violation which provides that:

"No person shall allow or permit between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be concluded during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours."

Paragraph 28(a) of the Lease provides that:

"28. Termination Rights

- (i) We will not terminate this Lease, except for cause (and except for express provisions of this Lease that give us the right to terminate, such as Sections 8, 27, and 28) Cause will exist if:

- (a) You create a disturbance or nuisance that is detrimental to the health, safety and comfort or peaceful lodging of the neighbors of the Premises;”

In accordance with Paragraph 28(ii) of the lease, you have **24 hrs to correct the Cause identified in Violation Number 3**. The Town has informed us that the events held by you at the subject property, despite any soundproofing that you may have installed, continue to disrupt the peace and quiet of the neighborhood.

Failure to comply with the Lease, Lease Addendum and all local laws and ordinances which includes the notice of code violation issued to the Landlord shall result in the Landlord filing an action to terminate your lease forthwith. Please note that the Landlord reserves its rights to pursue any and all other remedies in accordance with the Lease Agreement and in order to recover all damages for the full term of the lease.

Please govern yourself accordingly.

ROSENFELD STEIN BATT A, P.A.

Ravi Batta

By: Ravi Batta, Esq.

cc: Ms. Lynette Freitas
1164 NW 46th Avenue
Lauderhill, FL 33313

Via Federal Express Only

Via e-mail only to:
adawsonlaw@yahoo.com

giory.sourdin@gmail.com

idkmadkelz@gmail.com

EXHIBIT 1

**NOTICE FROM LANDLORD TO TENANT
TERMINATION FOR FAILURE TO PAY RENT
THREE DAY NOTICE**

Date January 29, 2025
To Trenz Hospitality Group LLC
and All Others in Possession
3194 W Hallandale Beach Blvd Ste J
Pembroke Park, FL 33009

You are hereby notified that pursuant to Florida Statutes you are indebted to 1922 NE 149th Street in the sum of \$115,606.30 for the rent and use of the premises now occupied by you 3194 W Hallandale Beach Blvd Ste J, Pembroke Park, FL 33009 in Broward County, FL. I NOW DEMAND PAYMENT OF THE RENT DUE OR POSSESSION OF THE PREMISES WITHIN THREE (3) WORKING DAYS (excluding Saturday, Sunday, and legal holidays plus an additional 5 days for mailing) FROM THE DATE OF DELIVERY OF THIS NOTICE, TO WIT: on or before the day of February 10, 2025.

NO PARTIAL PAYMENTS WILL BE ACCEPTED

1/29/25
4:26



Signature
Rebecca O'Meara
Authorized Agent for Landlord
1922 NE 149th Street
North Miami, FL 33181
(954) 455-1111

This notice was hand-delivered to the above tenant or placed in a conspicuous place at the leased premises on January 29, 2025.

Signature:

Printed Name:

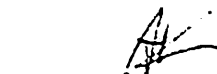

Andrew Karp

EXHIBIT 2



342

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 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
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
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. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

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 January, 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.

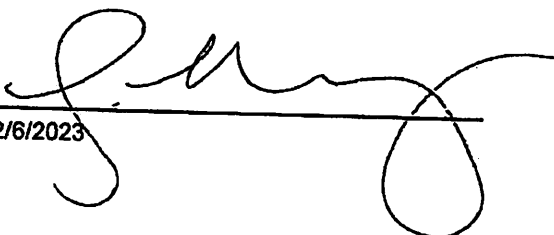
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based, Section 226.0105 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


12/6/2023

**IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT IN AND
FOR BROWARD COUNTY, FLORIDA**

**CIVIL DIVISION
CASE NO.**

3192-4 W. HALLANDALE LLC, a
Florida Limited Liability Company,

Plaintiff,

vs.

FREITUS HOSPITALITY GROUP LLC, a
Florida Limited Liability Company,

Defendants.

COMPLAINT

COMES NOW Plaintiff, 3192-4 W. HALLANDALE LLC, a Florida Limited Liability Company and sues the Defendant, FREITUS HOSPITALITY GROUP LLC, a Florida Limited Liability Company as guarantor and states that:

PARTIES, JURISDICTION AND VENUE

1. This is an action for damages in excess of \$50,000.00 exclusive of interest, costs and attorney's fees, as well as possession of property valued in excess of \$50,000.00
2. Plaintiff, 3192-4 W. HALLANDALE LLC, a Florida Limited Liability Company ("Landlord") owns real property in Broward County, Florida that is the subject of this lawsuit.

3. Defendant, FREITUS HOSPITALITY GROUP LLC ("Tenant") is a Florida Limited Liability Company with a principal place of business in Broward County, Florida.
4. Venue is proper in Broward County as the parties are located in Broward County. The real property is located in Broward County, and the failure to make payments under the terms of the lease occurred in Broward County, Florida.
5. All conditions precedent to bringing this action have been performed, have occurred or have been waived.

GENERAL ALLEGATIONS

6. Landlord owns the real property located at 3194 W. Hallandale Beach Boulevard, Pembroke Park, Florida 33009.
7. On or about December 27, 2021, Landlord and Tenant executed a lease for a term of one hundred and twenty (120) months for real property identified in Paragraph 6 herein. A true and correct copy of the Lease is attached hereto as **Exhibit A**. The lease term is from January 1, 2022 through December 31, 2031.
8. The Lease agreement calls for minimum monthly rental payments to be made in accordance with Paragraph 6 of the lease. In addition to these minimum monthly rental payments, Tenant is responsible for additional rent as specified in Paragraph 7 of the Lease.

9. Landlord and Tenant entered into a First Addendum to Lease in 2023. A true and correct copy of this "Addendum" is attached hereto as Exhibit B.
10. Tenant has breached the lease by failing to pay rent as it comes due each month. A copy of the Notice of Default dated January 29, 2025 has been provided to the Tenant in accordance with the Lease and is attached hereto as Exhibit C.
11. Tenant has breached non-monetary covenants of the parties Lease and Addendum: noise and parking violations for over twelve (12) months and cited by the Town of Pembroke Park, resulting in a lien against the real property.
12. On January 31, 2025, Landlord, through its counsel, notified Tenant of four separate violations which are outlined in a letter attached hereto as Exhibit D and which violators violate local laws and ordinances.
13. Landlord has the right to terminate the Lease for Cause in accordance with paragraph 28 of the Lease and seek damages against you as detailed in paragraph 29 of the Lease.
14. In accordance with paragraph 29 of the Lease, Landlord has the right to terminate the lease and accelerate the full balance that is due under the Lease. In addition, Tenant is responsible for all costs and expenses that Landlord incurs as a direct or indirect consequence of Tenant's breach. These damages include but are not limited to the cost of obtaining possession of the premises; repairing the premises or otherwise putting the premises into condition acceptable to a new tenant; cost of securing Tenant as a tenant and the payment of Brokerage Fees by Landlord including any

brokerage fees and expenses incurred in doing so as well as the payment of any allowances or abatements and all rental concessions and abatement given to Tenant and expense incurred by Landlord reletting the space.

15. Landlord has retained the undersigned firm to represent it in this action and has obligated itself to pay a reasonable attorney's fees for its services.

COUNT I
(POSSESSION OF PROPERTY)

16. This is an action to evict Defendant, FREITUS HOSPITALITY GROUP LLC from commercial property in Broward County, Florida owned by Landlord and located at 3194 W. Hallandale Beach Boulevard, Pembroke Park, Florida 33009.

17. Landlord incorporates paragraphs 1 through 12 and paragraphs 14 and 15 as if fully set forth herein.

18. Tenant has breached the lease by failing to make rental payments as set forth in Exhibit C and failing to comply with local ordinances.

19. Landlord has terminated Tenant's right to possession on January 29, 2025. Landlord served Tenant with a Notice to pay rent or Vacate the premises, demanding payments of rent totaling \$115,606.30.

20. After receiving Notice of Termination, Tenant failed to pay rent nor vacate nor surrender possession of the Property by the deadline set forth in the Three (3) day notice.

21. As a result of the actions and inaction of Tenant, Landlord retained counsel to represent it in this action and is obligated to pay the undersigned a reasonable attorney's fee and costs for its services.

WHEREFORE, Plaintiff, 3192-4 W. HALLANDALE LLC, demands judgment for possession of 3194 W. Hallandale Beach Boulevard, Pembroke Park, Florida 33009 and that Landlord be allowed to apply any security deposit to offset damages to the real property, to restore it to its original condition, for unpaid rent, fees, and/or costs pursuant to Chapter 83 of Florida Statutes, and for such other relief as this Court deems just and proper.

COUNT II
(BREACH OF CONTRACT)

22. Landlord incorporates paragraphs 1 through 10 and paragraphs 13 through 15 as if they are fully set forth herein.

23. Landlord and Tenant entered into a commercial lease agreement and attached hereto as Exhibit A.

24. Tenant breached the lease agreement by refusing to make rental payments to Landlord through the term of the lease. In addition to the unpaid rent, Tenant is also responsible

for all costs and expenses Landlord incurs as a direct or indirect consequence of Tenant's breach. These damages include the cost of the eviction, cost to secure this lease with Tenant including the payment of any brokerage fees and all rental concessions and abatement that were given to Tenant by Landlord; unpaid rent for the duration of the lease; expenses for reletting the space, and any concessions given to a prospective Tenant to re-let the space to a new Tenant and indemnify Landlord in accordance with paragraph 23 and for any and all fines that it must pay the Town of Pembroke Park as a result of the Tenant's violation of the specific covenants of the Lease.

25. Due to Tenant failing to abide by the rules and regulations of the Town of Pembroke Park, Landlord received multiple Code Compliance Notice of Violations and Formal Hearing notices. This monetary lien is in the amount of \$54,000.00.

26. As a direct and proximate cause of the breach of lease by Tenant, the Plaintiff has suffered damages in excess of \$50,000.00 which includes unpaid rent through the end of the lease terms, brokerage costs for re-letting the premises and payments of fines and brokerage charges plus interest, other costs and attorney's fees.

[Intentionally Left Blank.]

WHEREFORE, Plaintiff, 3192-4 W. HALLANDALE LLC seeks final judgment for damages against Defendant, FREITUS HOSPITALITY GROUP LLC, a Florida Limited Liability Company for the balance of the lease through the end of the lease term, plus cost of eviction, payment of any brokerage fees, re-letting expenses and indemnify Landlord for all fines and assessments it must pay the Town of Pembroke Park for the violations of local laws and ordinances plus interest, costs and attorney's fees.

ROSENFELD STEIN BATTA, P.A.
Attorneys for Plaintiff
21490 West Dixie Highway
Aventura, FL 33180
primary e-mail: ravi@rslawpa.com
secondary e-mails: allan@rslawpa.com
and erin@rslawpa.com
Phone: (305) 895-6680
Fax: (305) 895-6682

/s/ Ravi Batta

By: Ravi Batta, Esq.
Florida Bar No. 0075167

Exhibit “A”

LEASE

1. Definitions. The following are definitions of certain terms that are used in this Lease:

- i) Date of this Lease: December ^{27th} 2021
- ii) Property Address: 3194 W Hallandale Beach Blvd.
Pembroke Park, Florida 33009
- iii) Premises: Suite J&K comprised of 7,326 square feet, located in the Building
3194 W Hallandale Beach Blvd, Pembroke Park, FL 33009 (the
"Building")
- iv) Landlord: 3192-4 W Hallandale LLC, a Florida limited liability company
c/o KEI Properties
1922 NE 149th Street North Miami, Florida 33181
- For Rent and Notices: 3192-4 W Hallandale LLC
c/o KEI Properties
1922 NE 149th Street,
North Miami, Florida 33181
Attn: Rebecca O'Meara / Property Manager
- v) Tenant: Freitas Hospitality Group LLC, a Florida Limited Liability
Company
- Guarantor: None.
- vi) Security Deposit: \$ 20,300.00 which shall be retained during the duration of
this Lease.
- vii) Permitted Use: Bar & Lounge
- viii) Term: Commencement Date: January 1, 2022
Expiration Date: December 31, 2031
For a term of one hundred and (120) months
- ix) Basic Monthly Rent: \$ 0.00 from 01/01/2022-05/31/2022 (Abated)
\$ 15,262.50 from 06/01/2022-12/31/2022
\$ 0.00 from 01/01/2023-01/31/2023
\$ 15,720.38 from 02/01/2023-12/31/2023
\$ 16,191.99 from 01/01/2024-12/31/2024
\$ 16,677.75 from 01/01/2025-12/31/2025
\$ 17,178.08 from 01/01/2026-12/31/2026
\$ 17,693.42 from 01/01/2027-12/31/2027
\$ 18,224.22 from 01/01/2028-12/31/2028
\$ 18,770.95 from 01/01/2029-12/31/2029
\$ 19,334.08 from 01/01/2030-12/31/2030
\$ 19,914.10 from 01/01/2031-12/31/2031

Landlord NO / Tenant 4

* Rent Increase (second year and continuing thereafter). On each anniversary of the Commencement Date during Lease Term, the Rent shall be adjusted in accordance with the current market rate vs 3% annual increases, whichever is greater.

x) Additional Monthly Rent \$ 0.00 from 01/01/2022 - 05/31/2022 (Abated)
\$ 1,831.50 (Subject to adjustment from time to time)
\$ 0.00 from 01/01/2023-01/31/2023
\$ 1,831.50 (Subject to adjustment from time to time)

xi) Misc Monthly Income None

xii) Sales Tax \$ 0.00 from 01/01/2022- 05/31/2022 (Abated)
\$ 1,111.11 from 06/01/2022-12/31/2022
\$ 0.00 from 01/01/2023-01/31/2023
\$ 1,140.87 from 02/01/2023-12/31/2023
\$ 1,171.53 from 01/01/2024-12/31/2024
\$ 1,203.11 from 01/01/2025-12/31/2025
\$ 1,235.62 from 01/01/2026-12/31/2026
\$ 1,269.12 from 01/01/2027-12/31/2027
\$ 1,303.62 from 01/01/2028-12/31/2028
\$ 1,339.16 from 01/01/2029-12/31/2029
\$ 1,375.77 from 01/01/2030-12/31/2030
\$ 1,413.46 from 01/01/2031-12/31/2031

xiii) Total Monthly Rent \$ 0.00 from 01/01/2022 - 05/31/2022 (Abated)
\$ 18,205.11 from 06/01/2022-12/31/2022
\$ 0.0 from 01/01/2023-01/31/2023
\$ 18,692.75 from 02/01/2023-12/31/2023
\$ 19,195.02 from 01/01/2024-12/31/2024
\$ 19,712.36 from 01/01/2025-12/31/2025
\$ 20,245.20 from 01/01/2026-12/31/2026
\$ 20,794.04 from 01/01/2027-12/31/2027
\$ 21,359.35 from 01/01/2028-12/31/2028
\$ 21,941.61 from 01/01/2029-12/31/2029
\$ 22,541.35 from 01/01/2030-12/31/2030
\$ 23,159.06 from 01/01/2031-12/31/2031

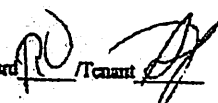
TOTAL DUE UPON EXECUTION: \$61,664.17 (First, Last, & Security)

xiv) Brokers None.

Wherever used in this Lease, the terms "we", "us" or "our" refer to the Landlord and the terms "you" or "your" refer to the Tenant. The term "Lease" means this Lease. If this Lease is signed by more than one person as Tenant, all such persons shall be jointly and severally liable for the obligations of the Tenant under this Lease.

2. Lease. We hereby lease to you, and you hereby lease from us, the Premises for the Term and Rent described above. We reserve the right to relocate the Premises to another location in the Building or the Project, provided that the floor area of such substitute Premises is reasonably comparable to the Premises.

3. Possession. You may take possession of the Premises on the Commencement Date. Possession will be delivered to you in "as is" condition, and by accepting it, you will be deemed to have acknowledged that the Premises was

Landlord  Tenant 

in good condition, order and repair at the time of such acceptance including, without limitation, all mechanical and electrical systems. Under no circumstances will we be liable to you for failing to deliver possession for any reason.

4. **Common Facilities.** You will have the non-exclusive right and license to use, in common with others entitled to such use, the Common Facilities, as it from time to time exists, subject to the rights that we have reserved. You must not interfere, at any time, with our rights and the rights of others entitled to use any part of the Common Facilities, and you may not store, either permanently or temporarily, any materials, supplies or equipment in or on the Common Facilities. "Common Facilities" means all of the Project, except (a) the Premises, (b) any other premises in the Project leased or held for lease to other tenants, and (c) any areas reserved by us for special purposes (including, without limitation, satellite dishes and generators), as determined by us from time to time. Common Facilities shall include the Parking Area, any walks and driveways, any other interior and exterior areas designated by us from time to time for common use. "Parking Area" means that portion of the Common Facilities which is or is to be paved and otherwise improved for the parking of motor vehicles, as designated by us from time to time. We reserve the right to use the roof, the demising floors, walls and ceilings, and the exterior walls of the Premises and the Building, and all telecommunications and utilities chases, ducts or other passageways located within the Premises, the Building or the Project. We shall have the exclusive control and management of the Common Facilities. We shall have the right, in our sole discretion, from time to time to: (i) make changes to the Common Facilities, including, without limitation, changes in the locations, sizes, shapes and number of driveways, entrances, parking spaces, parking areas, loading and unloading areas, ingress, egress, direction of traffic, landscaped areas, walkways and utility raceways; (ii) close temporarily any of the Common Facilities for maintenance purposes so long as there is reasonable access to the Premises; (iii) designate land outside the boundaries of the Project to be a part of the Common Facilities; (iv) add or delete buildings and/or improvements to/from the Common Facilities or to/from the Project; (v) use the Common Facilities while engaged in making additional improvements, repairs or alterations to the Project, or any portion thereof; and (vi) do and perform such other acts and make such other changes in, to or with respect to the Common Facilities and Project as we may, in the exercise of sound business judgment, deem to be appropriate.

5. **Term.** The term of this Lease will commence on the Commencement Date and will expire on the Expiration Date, unless sooner terminated or extended as provided elsewhere in this Lease.

6. **Rent.** The term "Rent" means all money owed by you under this Lease. You will pay the Basic Monthly Rent and Additional Monthly Rent to us, in advance, on the first day of each and every consecutive month during the Term, without any set-off, abatement or reduction whatsoever. You shall pay the first month's Rent, last month's rent and security deposit simultaneously with execution of this Lease. All Rent is to be paid at our address indicated above or at whatever other place or to any of our representatives we designate from time to time in a notice to you (which may be electronically via automatic debit, ACH credit or wire transfer to such account as Landlord designates). All Rent payments are to be made by check drawn on a local bank, a bank cashier's check, or US Postal Service money order. All sums that are to be paid by you under this Lease, regardless of how described, denominated or characterized, and regardless of the party to whom or the purpose for which, those payments are to be made by you, will also be deemed "Rent." In addition to the Rent stated in this Section 6, you shall also pay all Florida sales tax due as required by this Lease from time to time.

7. **Additional Monthly Rent.** You shall pay to us on the first day of each month during the Term, in addition to the Basic Monthly Rent, the "Additional Monthly Rent" in order to defray our Operating Expenses, which will be payable to us monthly. The term "Operating Expenses" means the ad valorem and non ad valorem real estate taxes and assessments on the Project, the cost of insuring the Project including without limitation against all insurable risks arising from vandalism, casualty, and flood, and our liability insurance covering the Project and all costs and expenses of operating, repairing, maintaining, upkeep and replacing any and all portions of the Project, as determined by us in our sole and absolute discretion, and including, without limitation, charges for professional management and administration of the Building and the Project. We may adjust the amount of the Additional Monthly Rent from time to time upon written notice.

8. **Automatic Renewal.** Unless otherwise amended, this Lease will automatically renew for continuous one (1) year terms on the Tenth (10th) anniversary of the Commencement Date (01/01/2031) unless you give written notice to us not less than one hundred eighty days (180) days prior to any such Expiration Date of your intention to vacate the Premises at the end of the existing Term or we give written notice to you not less than Forty five (45) days prior to any such Expiration Date of our intention not to extend the Lease. The Basic Monthly Rent for each renewal period shall be equal to the current market rate or a minimum annual increase of 3%, whichever is greater. Landlord shall provide Tenant with the new market rate, in writing, at least 45 days prior to the end of the current term. Tenant must either accept or refuse the new rate in writing within five (5) days of receiving notice from Landlord. If Tenant does not accept the new rate, Tenant's option to renew the lease shall be null and void.

Landlord NO Tenant [Signature]

9. Late Rent Payments. Without limiting any of our other rights and remedies under this Lease or available to us at law or in equity, if you fail to pay by the due date any Basic Monthly Rent, the Additional Monthly Rent or any other charges owing under this Lease more than five (5) times within any twenty four (24) month period, then we can elect to take any or all of the following steps:

(a) We can exercise our remedies pursuant to Section 30 of this Lease including, but not limited to, terminating this Lease and evicting you from the Premises;

(b) We can require that, beginning with the first monthly installments of Basic Monthly Rent and Additional Monthly Rent next due, the Basic Monthly Rent and Additional Monthly Rent will no longer be paid in monthly installments, but will instead be payable in advance on a quarterly basis, on the first day of the first month of the quarter; and

(c) We can require you to increase the Security Deposit by an amount that we determine necessary to protect our interests; provided that such amount shall not exceed three (3) months of the then-applicable Basic Monthly Rent.

You acknowledge that a late payment of Rent will cause us to incur costs not contemplated by this Lease, the exact amount of which is difficult to compute. Accordingly, if any installment of Rent or other sum due from you is not received by us within five (5) days after such amount is due, then, without any requirement of notice by us, you will pay us a late charge in an amount equal to the greater of: (a) Two Hundred Fifty Dollars (\$250.00), of the unpaid rent or other sum due from you. The amount of the late charge to be paid by you shall be reassessed and added to your Rent obligation for each successive month until paid. That late charge represents a fair and reasonable estimate of the costs we will incur by reason of late payment by you. Acceptance of any late charge by us will not constitute a waiver of any default by you with respect to the overdue amount, nor will it prevent us from exercising any of our other rights and remedies provided in this Lease or at law or in equity. In addition, in the event we are unable to negotiate any payment made by you on our first attempt to deposit the Rent check delivered to us by you, then you will pay us a fee of \$50.00 per item, which represents a fair and reasonable estimate of the costs we will incur by reason of our inability to negotiate such Rent payments.

Security Deposit. We acknowledge receipt from you of the Security Deposit indicated above, from which unpaid Rent and damage to the Premises (other than reasonable wear and tear) and other expenses due to us will be deducted before the balance, if any, is refunded to you without interest. The Security Deposit is not intended to be used to pay Rent. The Security Deposit will be held in accordance with Florida law, including that it may be commingled with our other funds. Irrespective of any other remedies Landlord may have, if Tenant fails to notify Landlord that they intend to vacate their premises at least 90 days prior to the expiration of their lease, Tenant forfeits its Security deposit.

10. Utilities. We will arrange, and you agree to contract in your own name and to pay all charges for water and sewer, gas, electricity, light, heat, power, telephone, telecommunication, internet, or other data transmission or utility services supplied to the Premises. If any such utility charges are not separately metered or billed to the Premises, then you will pay your share of those charges as we reasonably determine to us as Rent, within ten (10) days after we bill you for them. We will not be liable to you if any of these services is interrupted, reduced or terminated because of necessary repairs, installations, construction or any other cause beyond our reasonable control, and no such interruption or termination will be construed as an eviction, a disturbance of possession or relieve you from your obligations under this Lease.

11. Parking. You shall be entitled to the non-exclusive use of the Parking Area on a first come first serve basis, provided that you and your Agents (hereinafter defined) shall not use more than one space per thousand square feet of the Premises. We may modify, relocate, reduce, or restrict any of the parking spaces in the Parking Area. We may also designate a specific area for your parking spaces within the Parking Area. We shall not be liable for and you hereby releases and covenants not to bring any action against us for any loss, damage or theft to or from any motor vehicle or other property of you or your Agents which occurs in or about the Parking Area. Notwithstanding the foregoing, your right to use such parking spaces shall be a license only and our inability to make such spaces available at any time for reasons beyond our control shall not constitute a default by us under this Lease.

12. Use of Premises. You agree to occupy the Premises only for the Permitted Use described above. You also agree not to permit the Premises to be used for any unlawful purpose. Further, you agree to comply with all Rules and

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Regulations established by us from time to time and with all applicable federal, state and local laws and ordinances that apply from time to time to the use and occupancy of the Premises. The Rules and Regulations in effect as of the date of this Lease are attached to and made a part of this Lease as Exhibit A.

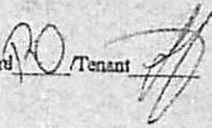
13. Alterations. You may not make any physical changes to the Premises, whether structural, ~~non-structural or cosmetic, including paint or wallpaper~~, without our prior written approval in each instance, nor may you install any fixtures, locks, bolts, chains or similar devices. Any such changes, once approved, shall be made at your expense, and the ownership thereof shall become immediately vested in us, with the right to remove them, at our option and at your expense, at any time following the Expiration Date of this Lease. We reserve the right to increase the Security Deposit in conjunction with the approval of any physical changes to the Premises. We reserve the right at any time and from time to time, to post and maintain on the Premises and Building such notices as we deem necessary to protect the Premises against liens. You agree not to permit or suffer, and to cause to be removed and released, any mechanic's, materialman's or other lien on account of supplies, machinery, tools, equipment, labor or material furnished or used in connection with the construction, alteration, improvements, addition to or repair of the Premises by or through you.

14. No Liens Against Our Interest in the Project. Our right, title and interest in the Project will not be subject to liens for improvements made by you and the fee title to the Project may not be encumbered by any liens arising out of work performed on the Project, by, at the request of, under contracts entered into with, or by persons or parties claiming under or through you, regardless of whether such work is performed pursuant to this Lease or otherwise. In the event that you allow the imposition of any such lien, you will have ten (10) days to cause the lien to be released of record by payment or bonding, failing which, we will have the right to cause the same to be released by such means as we deem proper, including payment or bonding of the claim giving rise to such lien. All such expenses incurred by us in connection therewith will be deemed additional Rent and will be payable to us by you on demand.

In no event will our interest in the Project or any part thereof be subject to liens for improvements made by you and the fee title to the Building or other Improvements or the Project be encumbered by any liens arising out of work performed by, at the request of, under contracts entered into with, or by persons or parties claiming under or through you, regardless of whether such work is performed pursuant to this Lease or that we have consented to it. Further, pursuant to Chapter 713.10, Florida Statutes, you will (a) notify each and every contractor who performs such work in connection with such improvements of this provision, (b) provide a copy of this provision to each of such contractors, (c) require and cause each of such contractors to notify and provide a copy of this provision to each person or party with whom they may deal in connection with the construction of such improvements and require each such person or party to do likewise with persons or parties with whom they may deal, to the end that all contractors, persons, or parties, who provide supplies, furnish labor, or otherwise act to bring about improvements and betterments will be placed on actual notice of this provision.

15. Tenant's Maintenance. You agree that at your expense you will maintain, repair, replace and keep the Premises and all improvements, fixtures and personal property thereon in good, safe and sanitary condition, order and repair and in accordance with all applicable laws, ordinances, orders, rules and regulations of governmental authorities having jurisdiction. You will perform or contract for and promptly pay for janitorial and cleaning services, security systems and services, interior window washing services, interior painting, repair and replacement of all interior and exterior doors (including, without limitation, all loading dock doors, dock levelers and related dock systems and areas), repair, maintenance and replacement of damaged or broken interior and exterior glass, windows, plate glass and other breakable materials, and replacement of interior light bulbs, light fixtures and ballasts in or serving the Premises. At your expense, you agree to enter into a service contract with a contractor approved by us providing for regularly scheduled maintenance and servicing of the HVAC system serving the Premises for the duration of the Term, in accordance with Exhibit B, attached to and made a part of this Lease. You will be responsible for the operation, maintenance, repair and replacement of the pipes, lines and other equipment and facilities for water, sewage and other utility services serving the Premises from the point exclusively serving the Premises, even if located outside of the Premises.

16. Landlord's Maintenance. We will maintain and replace the exterior walls and structural elements of the Building and the Improvements. We will also maintain and replace all other facilities, fixtures, signage and equipment in the Project, contract for trash and garbage disposal, and include the cost of doing so in the Operating Expenses for which Additional Monthly Rent will be payable. For the purposes of this Section, all work and costs for the roofs of the Building shall be considered to be maintenance and repairs included in the Operating Expenses, except for the replacement of the entire roofing system of the Building by us hereunder. Our obligations under this Section will be determined by us in our sole discretion. In no event will we be obligated to repair or replace any damage caused by your acts or omissions or those of your Agents, the repair and replacement of which will be your sole responsibility. For capital expenditures and

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repairs whose benefit may extend beyond the Term, we shall complete such capital repairs and such capital expenditures shall be fully amortized in accordance with the Formula (defined hereafter) and reimbursed to us over the remainder of the Term, without regard to any extension or renewal option not then exercised. The "Formula" shall mean that number, the numerator of which shall be the number of months of the Lease Term remaining after such capital expenditures, and the denominator of which shall be the amortization period (in months) equal to the useful life of such repair or replacement multiplied by the cost of such capital expenditure or repair. We shall pay for such capital expenditures and repairs and you shall reimburse us for its amortized share of same (determined as hereinabove set forth) in equal monthly installments. In the event you extend the Term either by way of an option or negotiated extension, such reimbursement by you shall continue as provided above until such amortization period has expired.

17. Hazardous Substances. You will promptly respond to and clean up at your expense any release or threatened release of any Hazardous Substance into the drainage systems, soil, surface water, groundwater, or atmosphere, in a safe manner, in strict accordance with applicable laws, ordinances, orders, rules and regulations of governmental authorities having jurisdiction, and as authorized or approved by all federal, state, and/or local agencies having authority to regulate the permitting, handling, and cleanup of Hazardous Substances; provided, however, your obligations under this sentence shall not include any Hazardous Substances which you prove existed on the Property on the Commencement Date of the Term unless caused by or exacerbated by any act or omission of yours or of your Agents. You will not use, store, generate, treat, transport, or dispose of any Hazardous Substance at the Premises. You agree to indemnify, defend and hold us harmless from and against any suits, actions, legal or administrative proceedings, demands, claims, liabilities, fines, penalties, losses, injuries, damages, expenses or costs, including interest and attorneys' fees, incurred by, claimed or assessed against us in any way connected with any injury to any person or damage to any property, or any loss to us occasioned in any way by Hazardous Substances on the Property; provided, however, your obligations under this sentence shall not include any Hazardous Substances which you prove existed on the Property on the Commencement Date of this Lease, unless caused by or exacerbated by any act or omission of yours or your Agents. You agree to waive, release and discharge us forever from all present and future claims, demands, suits, legal and administrative proceedings and from all liability for damages, losses, costs, liabilities, fees and expenses, present and future, arising out of or in any way connected with any condition of environmental contamination of the Property, or the existence of Hazardous Substances in any state on the Property, however they came to be placed there. "Hazardous Substances" shall mean any product, substance, chemical, contaminant, material, waste, pollutant, flammable, explosive, radioactive material, hazardous or toxic material, hazardous or toxic waste, hazardous or toxic substance whose presence, nature, quantity and/or intensity of presence, use, possession, generation, treatment, handling, discharge, storage, manufacture, disposal, transportation, spill, release or effect, either by itself or in combination with other materials expected to be on the Premises, is either: (i) potentially injurious to the public health, safety or welfare, the environment or the Premises; (ii) regulated or monitored by any governmental authority; or (iii) a basis for potential liability of us to any governmental agency or third party under any applicable statute or common law theory (including, but not limited to, CERCLA and RCRA; now in effect or which may hereafter come into effect or be amended. Hazardous Substances shall include, without limitation, asbestos, asbestos-containing material, hydrocarbons, polychlorinated biphenyl ("PCB"), PCB-containing material, petroleum, petroleum products, gasoline, crude oil or any fraction, product or byproduct thereof.

18. Assignment or Subletting. You may not assign this Lease or sublease the Premises, either in whole or in part, without our prior written consent, which we may grant or withhold in our sole discretion. The term "assignment" also means a leasehold mortgage or other encumbrance of the leasehold, or if you under this Lease at any time is an entity, the transfer of a controlling interest in the equity ownership in that entity. Any assignment or sublease made without our prior written consent will be void as against us and will be an Event of Default by you under this Lease. Any assignment or sublease made with our prior written consent will not release or excuse you from primary liability under the Lease as the tenant who signed it. The acceptance of Rent by us from anyone other than you will not be deemed to be a waiver by us of our rights under this Section, nor will it be deemed a consent by us to the assignment or sublease at issue.

You agree to reimburse us for all of our costs incurred in connection with any request for consent to an assignment or sublease, including, without limitation, a reasonable sum for attorneys' fees. Alternatively with the above, we will also have the right to terminate this Lease and to enter into a new lease with the proposed assignee or subtenant and receive directly from the proposed transferee the consideration agreed to be given by such transferee to you for the assignment or sublease by you. Alternatively, we can require you to pay over to us all sums that you receive from the assignee or subtenant in excess of the Rent payable by you under this Lease that is attributable on an equally allocable floor area basis, to any subletting of all or any portion of the Premises so subleased, and all consideration received on account of or attributable to any assignment of this Lease.

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You agree not to make an assignment or sublease with an existing tenant of the Project, or any subtenant or assignee thereof, or any person or entity with whom we or our related parties negotiated within the six (6) month period preceding your request for such an assignment or sublease. You agree not to publicly advertise the rate of other terms upon which you are willing to assign or sublease the Premises. If at the time of the proposed assignment or sublease there is any vacant or unoccupied space in the Building or the Project, you will not be entitled to assign or sublease or offer to assign or sublease at a rental rate less than the prevailing fair market rental rate then offered by us for the other space.

19. Financial Statements. You agree to furnish to us, within ten (10) days after we request it, a copy of your most recent financial statement, certified by you to be true and correct. In turn, you may deliver any such financial statements to any existing or prospective mortgagee or purchaser of the Building or the Project. The financial statements shall include a balance sheet as of the end of, and a statement of profit and loss for, your preceding fiscal or calendar year.

20. Estoppel Certificates. You agree to sign and deliver to us, within seven (7) days after we request it, a written statement certifying (a) that this Lease is unmodified (or, if modified, stating the modifications) and in full force and effect; (b) the dates to which Basic Monthly Rent and Additional Monthly Rent have been paid; (c) the amount of the Security Deposit held by us; (d) that there have been no defaults by us or you and no event which with the giving of notice or the passage of time, or both, would constitute such a default (or, if there have been defaults, setting forth the nature thereof); and (e) such other matters concerning this Lease as we may reasonably request. You agree that such statement may be delivered to and relied upon by any existing or prospective mortgagee or purchaser of the Building or the Project. If you fail to deliver the signed Estoppel Certificate to us within seven (7) days after we request it, an estoppel late fee of \$200 will be charged to you as additional Rent, and at our option will be an Event of Default.

21. Landlord Access. You agree that we or our authorized representatives will have the right to enter the Premises at any reasonable time during ordinary business hours (or at any time in the event of an emergency) for the purposes of inspecting, repairing or maintaining the Premises or the Building, performing any alterations or improvements to the Premises or the Building as we may determine from time to time, performing any obligations of yours that you have failed to perform under this Lease, or for the purposes of showing the Premises to any existing or prospective mortgagee, purchaser or tenant of the Premises, the Building or the Project. You also agree that we may at any time and from time to time place on the Building or the Premises one or more signs advertising the Building or the Premises as being available for sale or for lease.

22. Insurance.

A. You shall procure and maintain, at your expense and throughout the Term, the following insurance:

1. Commercial general liability insurance which (1) insures against claims for bodily injury, personal injury, advertising injury and property damage arising from the use, occupancy or maintenance of the Premises or any other portion of the Project by you or any of your Agents, (2) insures without exclusion damage or injury arising from heat, smoke or fumes from a hostile fire, (3) has limits of not less than (i) \$1,000,000 per occurrence, (ii) \$2,000,000 general aggregate per location, (iii) \$1,000,000 products and completed operations aggregate;

2. ~~Business auto liability insurance which insures against bodily injury and property damage claims arising out of ownership, use or maintenance of any auto with a combined single limit per accident of not less than \$1,000,000;~~

3. Worker's compensation in statutory limits and employer's liability insurance with limits of not less than \$500,000 for each accident, \$500,000 for each employee for bodily injury by disease, and \$500,000 policy limit for bodily injury by disease;

4. All-risk (special form or equivalent) property insurance covering all of your personal property, inventory, equipment, fixtures, alterations and improvements at the Premises up to the replacement value of such property, and

5. ~~Business income and extra expense insurance with limits of at least 100% of your gross revenue for a twelve (12) month period.~~

B. Each liability insurance policy described above (except employer's liability policies) shall name us, our agent and advisor, our property manager, and the holders of any mortgage, deed of trust, ground lease and/or other similar

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instrument covering any or all of the Premises or the Building, and expressly including any trustees, directors, officers, employees, agents, managers, members and authorized representatives of any of our and such entities (collectively, "Landlord Entities"), all as additional insureds. Each property insurance policy described above shall name us as loss payee with respect to any permanently affixed improvements to the Premises. All such policies shall (i) be issued by insurers licensed to do business in the State of Florida, (ii) be issued by insurers with a current rating of "A-" "XIII" or better in Best's Insurance Reports, (iii) be primary without right of contribution from any of our insurance, (iv) be written on an occurrence (and not claims-made) basis, and (v) be unconcealable without at least 30 days' prior written notice to us and any of our mortgagees. Before the Commencement Date (or, if earlier, the date you first enter into the Premises for any reason), you shall deliver to us certificates of insurance satisfactory to us for each such policy required above. Within 10 days before any such policy expires, you shall deliver to us a certificate of renewal evidencing replacement of the policy. The limits of insurance required by this Lease or as otherwise carried by you shall not limit the liability of you or relieve you of any obligations under this Lease, except to the extent provided in any waiver of subrogation contained in this Lease. You shall have sole responsibility for payment of all deductibles.

C. Notwithstanding anything to the contrary in this Lease, we and you waives all rights to recovery, claims or causes of action against the other and the other's Agents (as to Landlord's waiver) and Landlord Entities (as to your waiver) on account of any loss or damage which may occur to the Premises, the Building, the Project or any improvements thereto or to any personal property of such party to the extent such loss or damage is caused by a peril which is required to be insured against under this Lease, regardless of the cause or origin (including negligence of the other party). We and you each covenant to the other that, to the fullest extent permitted by law, no insurer shall hold any right of subrogation against the other party. You covenant to us that all policies of insurance maintained by you respecting property damage shall permit such waiver of subrogation, and you agree to advise all of your insurers in writing of the waiver.

23. Tenant Indemnification. Except to the extent caused by the gross negligence or willful misconduct of us, you agree to protect, indemnify, defend and save us and our Landlord Entities, successors, assigns and other affiliated or related parties ("Related Parties") harmless from and against all liability, obligations, claims, damages, penalties, causes of action, costs and expenses, including attorneys' fees, imposed upon, incurred by or asserted against us or its Related Parties by reason of (a) any accident, injury to or death of any person or loss of or damage to any property occurring on or about the Premises or (b) any failure on your part to perform or comply with any of your agreements contained in this Lease. You also agree that, in case any action, suit or proceeding is brought against us or any of our Related Parties by reason of any of the above, you will pay for our defense and the defense of our Related Parties in any such action, suit or proceeding.

24. Conditions Beyond Our Control. None of the following events, causes and/or occurrences shall entitle you to terminate this Lease or to assert any claim against us or to any reduction in Rent, nor shall the same constitute constructive or partial eviction, nor be a default by us under this Lease: (i) any noise, debris disruptions in access or disturbances caused by traffic or the blockage of traffic, or by construction activities occurring in the vicinity of the Property, (ii) any interruption or curtailment of any utility or other service to or in the Property or (iii) any evacuation order that compel residents of the area to leave in anticipation of a storm or other major natural occurrence.

25. No Liability of Landlord.

(i) All property belonging to you, or to any other person, located in or about the Property or the Building will be at your sole risk or at the risk of such other person, and neither we nor our Landlord Entities will be liable for the theft or misappropriation thereof or for any damages or injury thereto.

(ii) Neither we nor our Landlord Entities will be liable for, and you have agreed to waive, all claims for any personal injury or property damage sustained by you, your guests or invitees resulting from causes such as, but not limited to, damage caused by water, wind, steam, heat or cold, dampness, gas, odors, noise, the backup, bursting or leaking of pipes, and plumbing, mechanical, electrical or ventilating systems, equipment and fixtures of all kinds, or for any act, neglect or omission of other tenants or their guests or invitees of the Building or of any other person, except for failure to make repairs within a reasonable time after we have received notice provided that such repairs are our obligation under this Lease.

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(iii) You agree to protect, indemnify and hold us harmless from all losses, costs or damages sustained by reason of any act or other occurrence causing injury to any persons or property due directly or indirectly to the use of the Property or any part thereof by you or your invitees and guests.

(iv) We will not be required to repair or replace any flooring or floor or wall coverings in the Premises during the Term and we will have no liability for damages to you for the condition thereof. In addition, we will not be liable for any damage thereto due to any Act of God, rain, wind, fire, water or flood.

(v) We will not be responsible or liable to you for any loss or damage that may be occasioned by or through the acts or omissions of persons occupying adjoining premises or any part of the premises adjacent to or connected with the Premises or any part of the Building of which the Premises are a part, or any other area in the Project, or for any loss or damage sustained by you or your property from bursting, stoppage or leaking of water, gas, sewer or steam pipes, or (without limiting the foregoing) for any damages or loss of property within the Premises from any cause whatsoever.

(vi) If we shall fail to perform any covenant, term or condition of this Lease upon our part to be performed, you shall be required to deliver to us notice of the same. If, as a consequence of such default, you shall recover a money judgment against us, such judgment shall be satisfied only out of the right, title and interest of us in the Building, and out of rent from the Building receivable by us or out of consideration received by us from the sale or other disposition of all or any part of our right, title or interest in the Building, and no action for any deficiency may be sought or obtained by you.

26. Destruction. In the event of damage or destruction of the Premises by fire or any other casualty, we will have the right to decide whether to repair the damage and/or rebuild the Premises or whether to cancel this Lease. If we elect to cancel this Lease, we will give you thirty (30) days' advance written notice. If we elect to repair and/or rebuild, we will do so with all reasonable dispatch and a proportionate reduction of the Rent will be allowed for the period in which we do so, except (i) if you can use and occupy the Premises without substantial inconvenience or (ii) if the repairs are delayed because of your failure to adjust your own insurance, no reduction will be made beyond a reasonable time allowed for such adjustment. No penalty will accrue for any delay in rebuilding that may be caused by reason of adjustment of any insurance, the unavailability of qualified labor, or any other cause beyond our control.

27. Condemnation. If all or any part of the Premises is taken or condemned by, or conveyed in lieu thereof to, any public authority, we will have the right to terminate this Lease upon written notice to you. In the event we do so, you have agreed to waive any right to claim an award or compensation against us entirely and against the condemning authority for anything other than for your relocation expenses, if available.

28. Termination Rights.

(i) We will not terminate this Lease, except for cause (and except for express provisions of this Lease that give us the right to terminate, such as Sections 8, 27, and 28). Cause will exist if:

(a) You create a disturbance or nuisance that is detrimental to the health, safety and comfort or peaceful lodging of the neighbors of the Premises;

(b) You are arrested for the commission of a felony or violent crime;

(c) You fail to observe the Rules and Regulations that we establish for the Building or the Project, as amended from time to time;

(d) You fail to pay any Rent within five (5) days after it becomes due;

(e) You fail to perform any other of your obligations under this Lease within thirty (30) days after notice from us;

(f) You desert, vacate or abandon the Premises for a period of fifteen (15) days or more, unless your Rent is fully paid for that period;

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(g) Your leasehold interest or any of your property in the Premises is executed upon, attached, or otherwise seized pursuant to due process of law; or

(h) This Lease is passed or permitted to pass by operation of law to any person or persons other than you.

Each of these events will be deemed an "Event of Default" by you under this Lease.

(ii) Prior to any termination of this Lease by us for any of the causes described in subparagraphs (a) or (c) above, we will give you notice and you will have 24 hours to correct the cause. Prior to any termination of this Lease by us for the cause described in subparagraph (b) above, we will give you notice and you will have 10 days to correct the cause. If the cause is corrected within the time frame applicable to such cause, then this Lease will not be terminated. If the cause is not corrected within such applicable time frame, this Lease will terminate at the expiration of that time frame without any further notice from us.

(iii) In the event that you die, this Lease will terminate thirty (30) days thereafter. However, if the Premises is leased above to more than one person, this Lease will not terminate if the survivor elects to continue the Lease by written notice to us within that thirty (30) day period and continues paying the Rent.

(iv) Upon the expiration or termination of this Lease for any reason, you will promptly vacate and surrender the Premises in accordance with Section 33 and return all of your keys to us. Any of your personal property that is not removed at that time may be removed, stored or otherwise disposed of by us at your expense.

29. Remedies.

(i) If an Event of Default occurs, we will have the following rights:

(a) To perform any act or to do anything required under this Lease to be performed by you as the Tenant

(b) To (i) terminate this Lease; (ii) enter upon and take possession of the Premises, with or without terminating the Lease, and expel or remove you and any other person who may be occupying the Premises, without being liable for prosecution or any claim for damages therefor; (iii) re-lease the Premises at such rental and upon such terms and concessions as we deem reasonable, to any tenant or tenants that we deem suitable and satisfactory, and you will be required to pay us, on demand, any deficiency and costs that may arise by reason of such re-leasing for the then remaining Term of this Lease; provided, that in no event will we be liable in any respect for failure to re-lease the Premises, or in the event of such re-leasing, for failure to collect the Rent thereunder, and any sums received by us on a re-leasing in excess of the Rent reserved in this Lease shall belong to us; (iv) declare all the Rent due or to become due for the entire term remaining, immediately due and payable and accelerate same, so that the full amount of all such Rent will become immediately due and payable by you to us, and we may collect such sums due under this Lease by distress or otherwise; (v) elect to terminate your right to possession only, without terminating this Lease or any of your obligations hereunder; or (vi) take any and all other action and pursue all other rights and remedies provided at law or equity or under this Lease

(c) To retain all advance Rent and the Security Deposit as liquidated damages, or, at our option, to apply the same to such actual damages that we sustain.

(ii) In addition, we will have a statutory and contractual lien for rent upon all property brought by you to the Premises, and you will be obligated and liable to reimburse us for all court costs and reasonable attorney's fees and appellate attorney's fee, incurred by us in the enforcement of this Lease, whether suit is brought or not.

(iii) If this Lease is terminated as provided in this Section 30, or by summary proceedings or otherwise, and whether or not the Premises is re-leased by us, you will be obligated to pay the Rent and to reimburse us for all expenses, costs and charges for repairs that in our opinion are needed in order to re-lease the Premises.

(iv) All of our rights will be cumulative, and the exercise of any right will not operate as a waiver or an exclusion of any other rights afforded to us under this Lease or under the laws of the State of Florida.

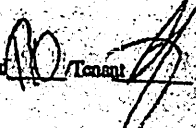
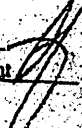
Landlord  / Tenant 

30. Waiver of Counterclaims and Trial by Jury. Each of us (Landlord and Tenant) agree to waive all right to trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other (except for personal injury or property damage) on any matters whatsoever arising out of or in any way connected with this Lease, your use of or occupancy of the Premises, and any emergency statutory or any other statutory remedy. You agree not to interpose any counterclaim or counterclaims or claims for set-off, recoupment or deduction of rent in a summary proceeding for nonpayment of rent or other action or summary proceeding based on termination, holdover or other default in which we may seek repossession of the Premises from you, unless the failure to raise the same would constitute a waiver thereof.
31. Attorney's Fees. In case suit shall be brought for recovery of possession of the Premises, for the recovery of Rent or any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on your part to be kept and performed, and a breach of the Lease by you is established, you agree to pay or reimburse us for all expenses incurred therefor, including reasonable attorneys' fees and disbursements, including those incurred in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings. Furthermore, in the event of any other action or proceeding is brought by either party against the other under this Lease, the prevailing party shall be entitled to recover all costs and expenses including its attorneys' fees in such action or proceeding in such amount as the court may deem reasonable. The prevailing party shall be determined by the court based upon an assessment of which party's major arguments made or positions taken in the proceedings could fairly be said to have prevailed over the other party's major arguments or positions on major disputed issues in the court's decision. If the party which shall have commenced or instituted the action, suit or proceeding shall dismiss or discontinue it without the concurrence of the other party, such other party shall be deemed the prevailing party.
32. Surrender. Upon the expiration or earlier termination of this Lease, or on the date specified in any demand for possession by us after an Event of Default by you, you agree to surrender possession of the Premises to us, in broom clean appearance, ordinary wear and tear excepted, with all lighting, doors (including, without limitation, all loading dock doors, dock levelers, and related dock systems and areas) electrical and mechanical systems in good working order and condition, all walls in clean condition and holes or punctures in the walls repaired, and otherwise in the same condition as when you first occupied the Premises and all telecommunications, data, utility or other wires, cables or other equipment or facilities in the Premises installed by you or for use by you will be removed by you. You also agree to remove, at or prior to the expiration or earlier termination of the Lease, all of your equipment, apparatus, machinery, signs, furniture, furnishings, wires, cables or other telecommunications, data or utility equipment or facilities, and other personal property used in the operation of your business (as distinguished from the use and operation of the Premises) and repair any damage caused by such removal. We shall not be liable or responsible for storage or disposition of such personal property. You hereby waive any right to notice under Chapter 715 of the Florida Statutes, including but not limited to Sections 715.104 and 715.105, and any right to reclaim any of your personal property. Upon our request, you shall execute a Bill of Sale transferring such personal property to us, which Bill of Sale shall provide that (a) you are the lawful owner of the personal property; (b) you have paid any and all personal property taxes on the personal property; (c) the personal property is not subject to any liens or other encumbrances; and (d) the personal property is in good working order and condition.
33. Holdover. If you hold over after the expiration of the Lease, without the written agreement of us providing otherwise, you will be deemed a trespasser upon the Premises, without permission from us. In that event, the holdover will be at a rental, payable in advance, equal to two hundred percent (200%) of the Basic Monthly Rent and Additional Monthly Rent payable under this Lease immediately prior to the holdover, and you will also be bound by all of the other terms, covenants and agreements of this Lease. Nothing contained herein should be construed as giving you any right to hold over at any time, and in the event you holdover, we may exercise any and all remedies at law or in equity to recover possession of the Premises, as well as any damages that we may incur because of your failure to vacate the Premises and deliver possession to us when required under this Lease.
34. Repayment of Lease Inducements. If this Lease provides for the postponement of or an abatement of any portion of the Rent for any period, the amount of such Rent to be abated is referred to herein as the "Abated Rent." If this Lease provides for us to construct or pay for any improvements to the Premises in consideration of your execution of this Lease, and for the cost thereof to be amortized and repaid by you to us as additional Rent under this Lease, the cost of those improvements is referred to herein as the "Advanced Tenant Improvement Costs." Notwithstanding the above, you will have earned the right to the benefit of such Abated Rent and/or Advanced Tenant Improvement Costs only upon the fulfillment of the entire Term of this Lease, and then, only if you have fully, faithfully and punctually performed all of your obligations under this Lease, including the payment and performance of all of your obligations hereunder, and the timely surrender of the Premises in the condition required under this Lease. Accordingly, if an Event of Default occurs under this

Landlord  Tenant 

Lease, then the full amount of the Abated Rent and the portion of the Advanced Tenant Improvement Costs that is not yet amortized as of the date of such Event of Default shall become immediately due and payable in full by you to us, and this Lease may be enforced by us as if there had been no such Abated Rent and/or Advanced Tenant Improvement Costs in connection with this Lease.

35. Waiver Election of Remedies. One or more waivers of any covenant or condition by us shall not be construed as a waiver of a subsequent breach of the same covenant or condition, and the consent or approval by us to or of any act by you requiring our consent or approval shall not be deemed to render unnecessary our consent or approval to or of any subsequent similar act by you. Whenever you claim under any provision of this Lease requiring us not to unreasonably withhold our consent or approval that we have unreasonably withheld our consent or approval, you will have no claim for damages by reason of such alleged withholding, and your sole remedy therefor shall be declaratory or injunctive relief, but in any event without the recovery of damages. The failure to insist upon a strict performance of any term, condition or covenant contained in this Lease will not be deemed a waiver of any rights or remedies that we may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions or covenants herein contained, and any such failure shall not be construed as creating a custom of our accepting other than strict performance or as modifying in any way the terms, covenants or conditions of this Lease. No breach by you of a covenant or condition of this Lease will be deemed to have been waived by us, unless that waiver is in a writing signed by us. No act or thing done by us or our Landlord Entities shall be deemed an acceptance of surrender of the Premises and no agreement to accept such surrender shall be valid unless in writing signed by us. Our rights and remedies under this Lease will be cumulative and in addition to any and all other rights and remedies that we have elsewhere in this Lease or at law or equity.
36. Subordination. This Lease is hereby expressly made subject and subordinate to all mortgages which may now constitute or hereafter be placed upon the Building or the Project and to any renewals, modifications, consolidations, replacements and extensions thereof. You have agreed that this subordination is and shall remain self-operative throughout the term, without the execution of any instruments by you other than this Lease. However, you also agree that at our request, you will sign whatever documents may be necessary or appropriate to confirm and establish this Lease as subordinate to any mortgage (including, without limitation, such mortgagee's form of subordination, non-disturbance and attornment agreement). If any mortgagee or purchaser at foreclosure thereof, succeeds to our interest in the Building or the Project, such person shall not be (i) liable for any act or omission of ours under this Lease; (ii) liable for the performance of our covenants hereunder which arise prior to such person succeeding to our interest hereunder; (iii) bound by the payment of any Rent which you may have paid more than one month in advance; (iv) liable for any security deposit which was not delivered to that person; or (v) bound by any modifications to this Lease to which such mortgagee has not consented in writing.
37. Non-Waiver. Your liability to pay Rent, perform the terms, covenants, agreements, conditions and promises contained in this Lease, and discharge any duty imposed by law will not be waived, released or terminated by the service of any statutory notice or other notice or demand upon you by us or by the institution and/or prosecution of legal proceedings against you. The acceptance of Rent by us after an Event of Default by you will not constitute a waiver by us of any term, condition, covenant, promise or agreement contained in this Lease, nor will it constitute a waiver of insistence upon the performance of any duty imposed on you by law. No waiver of any default by you with respect to this Lease will be construed as a continuing waiver.
38. Right to Repair. If, in our reasonable judgement, we deem any repairs or replacements, which are a result of your neglect or damage, necessary to keep the Premises in good working order and condition, we may demand that you make the same and if you refuse or neglect to commence such repairs or replacements promptly and to complete them with reasonable dispatch, we may, at our option (but without obligation), make or cause to be made such repairs or replacements to be made, and we will not be responsible to you for any loss or damage arising as a result thereof. In the event we make or cause to be made such repairs or replacements, for your account, the entire cost thereof shall be payable by you to us, on demand, together with interest at the maximum rate provided by Florida law for the period commencing on the date we notify you of such expenditure by us and concluding on the date of such reimbursement.
39. Accord and Satisfaction. No payment by you or receipt by us of a lesser amount than the monthly Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated Rent, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction, and we will accept such check or payment without prejudice to our right to recover the balance of such Rent or to pursue any other remedy provided in this Lease and as though that endorsement or statement had never been made.

Landlord  Tenant 

40. Interest on Past Due Obligations. Any amount due from you to us hereunder that is not paid when due shall bear interest at the highest legal rate on the date due until paid, but the payment of such interest shall not excuse or cure any Event of Default by you under this Lease.
41. Transfer of the Project or the Building By Us. In the event that our interest or estate in the Project or the Building terminates by operation of law, or by sale, lease or by other transfer of the Project or the Building that contains the Premises or by execution of foreclosure sale or for any other reason, then and in any such event and upon notice to you, we will be released and relieved from all liability and responsibility as to obligations to be performed by us hereunder or otherwise; and in such event, our successor will become liable and responsible to you in respect to all such obligations of us under this Lease.
42. Notices. All notices, approvals and demands that either party hereto desires or is required to give the other shall be in writing and delivered by personal delivery or by certified mail, registered mail or by a nationally recognized overnight courier service (e.g. FedEx) at the addresses indicated in Section 1 above. Either party may change its address from time to time by giving notice to the other. Any notice to you during the Term of this Lease will also be effective if delivered to or affixed to the Premises, regardless of whether or not you are then in occupancy or are present at the Premises at that time.
43. Your Assumption of Liability and Indemnity. You assume full responsibility and liability for the acts or omissions of yours and your Agents while they are in the Building or at the Project. Further, you will hold us harmless from, and indemnify us against, any and all claims for injuries and damages sustained on or about the Building or Project as the result of any act or omission by you or your employees, agents, contractors, servants, visitors, suppliers, shippers, subtenants, licensees, representatives, customers, officers, members, directors, shareholders, partners and/or invitees (collectively "Agents").
44. Miscellaneous Provisions.
- (i) Entire Agreement/Severability. This Lease contains the entire agreement between the parties, and any agreement hereafter made to amend or modify this Lease shall be ineffective and invalid unless the same is in writing and executed by both parties. No agreement to accept a surrender of the Premises will be valid unless that acceptance is agreed to in writing by us. The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall not affect the validity of any other provision of this Lease.
- (ii) Recordation. This Lease or any memorandum hereof will not be recorded without the express prior written consent of us.
- (iii) Modifications. No alteration, amendment, change or addition to this Lease shall be binding upon either party hereto unless and until reduced to writing and signed by both parties, and no approvals consents or waivers by us under this Lease will be valid unless and until reduced to writing and signed by us.
- (iv) Time of the Essence. Time will be of the essence of this Lease.
- (v) Successors. This Lease will be binding upon and shall inure to the benefit of us and you and their respective heirs, successors and permitted assigns.
- (vi) Counterparts. It is understood and agreed that this Lease may be executed in several counterparts, each of which, for all purposes, shall be deemed to constitute an original, and all of which counterparts, when taken together, will be deemed to constitute one and the same agreement, even though both of the parties hereto shall not have executed the same counterpart.
- (vii) Choice of Law. This Lease shall be governed by the laws of the State in which the Premises are located. Any litigation between the parties to this Lease concerning this Lease shall be initiated in the county in which the Premises are located.
- (viii) OFAC Compliance/Patriot Act. You represent and warrants that (a) neither you nor any person or entity that directly or indirectly owns an interest in it nor any of its officers, directors, or managing members is a person or entity (each, a "Prohibited Person") with whom U.S. persons or entities are restricted from doing business

Landlord

Tenant

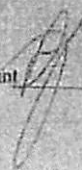
under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including those named on OFAC's Specially Designated and Blocked Persons List) or under any statute, executive order (including Executive Order 13224 (the "Executive Order") signed on September 24, 2001 and entitled "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism"), or other governmental action, (b) your activities do not violate the International Money Laundering Abatement and Financial Anti-Terrorism Act of 2001 or the regulations or orders promulgated thereunder (as amended from time to time, the "Money Laundering Act") (i.e., Title III of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001 (the "Patriot Act"), and (c) throughout the Term of this Lease you shall comply with the Executive Order, the Money Laundering Act, and the Patriot Act.

(ix) **Broker's Fees.** You represent and warrants that it has dealt with no broker, agent or other person in connection with this transaction, other than as named in Section 1, and that no broker, agent or other person brought about this transaction other than named Broker(s), and you shall indemnify and hold harmless Landlord arising out of or involving any broker, agent or other person claiming a commission or other form of compensation by virtue of having dealt with you with regard to this transaction.

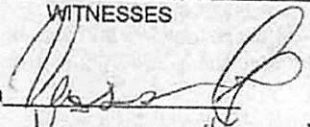
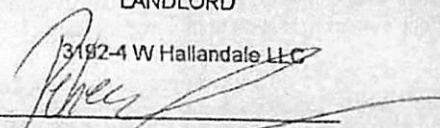
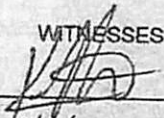
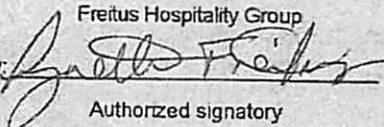
(x) **Quiet Possession.** Upon payment by you of the Rent for the Premises and the performance of all of the provisions of this Lease on your part to be observed and performed, you shall have quiet possession of the Premises for the entire Term, subject to all of the provisions of this Lease.

(xi) **Authority.** Each person signing on behalf of us or you warrants and represents that she or he is authorized to execute and deliver this Lease and to make it a binding obligation of us or you, respectively.

45. **Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

Landlord  Tenant 

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first above written.

WITNESSES		LANDLORD	
Sign			
Print	Vanessa Dionne	By:	
			Rebecca Omeara - Property Manager
Sign	_____		
Print	_____		
WITNESSES		TENANT	
Sign			
Print	Kelsey Freitas		Freitas Hospitality Group
		By:	
Sign			Authorized signatory
Print	Amanda Williams	Date:	12/27/2021

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Exhibit A

RULES AND REGULATIONS

A. General Rules and Regulations. The following rules and regulations govern the use of the Premises, Building and Common Facilities. Tenant will be bound by such rules and regulations and agrees to cause Tenant's Agents ("Tenant Entities") to observe the same.

1. Except as specifically provided in this Lease to which these Rules and Regulations are attached, no sign, placard, picture, advertisement, name or notice may be installed or displayed on any part of the outside or inside of the Building without the prior consent of Landlord. Landlord will have the right to remove, at Tenant's expense and without notice, any sign installed or displayed in violation of this rule. Absolutely no paper or cardboard signs shall be permitted, even if such signs are posted only on a temporary basis. All permitted signs are to be in conformance with the Sign Criteria for the Project.

2. If Landlord objects in writing to any curtains, blinds, shades, screens or hanging plants or other similar objects attached to or used in connection with any window or door of the Premises, or placed on any windowsill, which is visible from the exterior of the Premises, Tenant will immediately discontinue such use. Tenant shall not place anything against or near glass partitions or doors or windows which may appear unsightly from outside the Premises.

3. Tenant will not obstruct any sidewalks, passages, exits or entrances of the Building or Project. Landlord will in all cases retain the right to control and prevent access to the Common Facilities of all persons whose presence in the judgment of Landlord would be prejudicial to the safety, character, reputation and interest of the Project or its tenants, provided that nothing contained in this Lease will be construed to unreasonably prevent such access to persons with whom any tenant normally deals in the ordinary course of its business, unless such persons are engaged in illegal or unlawful activities.

4. Landlord expressly reserves the right to absolutely prohibit sales and displays of products, goods and wares in all portions of the Project. Landlord reserves the right to restrict and regulate the use of the Common Facilities of the Project by invitees of tenants providing services to tenants on a periodic or daily basis including food and beverage vendors. Such restrictions may include limitations on time, place, manner and duration of access to a tenant's premises for such purposes.

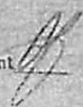
5. Landlord reserves the right to prevent access to the Building or Project in case of invasion, mob, riot, public excitement or other commotion.

6. If Tenant requires telegraphic, telephonic, burglar alarm, satellite dishes, antennae or similar services, it will first obtain Landlord's approval, and comply with Landlord's reasonable rules and requirements applicable to such services, which may include separate licensing by, and fees paid to, Landlord.

7. No deliveries will be made which impede or interfere with other tenants or the operation of the Building or Project.

8. Except as expressly agreed in writing by Landlord, Tenant will not use or keep in the Premises any kerosene, gasoline or inflammable or combustible fluid or material other than those limited quantities necessary for the operation or maintenance of business equipment. Tenant will not use or permit to be used in the Premises any foul or noxious gas or substance, or permit or allow the Premises to be occupied or used in a manner offensive or objectionable to Landlord or other occupants of the Building by reason of noise, odors or vibrations, nor will Tenant bring into or keep in or about the Premises any birds or animals.

9. Landlord reserves the right, exercisable without notice and without liability to Tenant, to change the name and street address of the Building. Without the consent of Landlord, Tenant will not use the name of the Building or the Project in connection with or in promoting or advertising the business of Tenant except as Tenant's address.

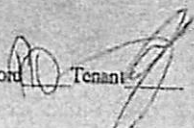
Landlord  Tenant 

10. Tenant will not make any building-to-building solicitation of business from other tenants in the Project. Tenant will not use the Premises for any business or activity other than that specifically provided for in this Lease. Canvassing, soliciting and distribution of handbills or any other written material, and peddling in the Project are prohibited, and Tenant will cooperate with Landlord to prevent such activities.
11. Except for the ordinary hanging of pictures and wall decorations and except for improvements approved by Landlord in writing, Tenant will not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Premises or any part of the Premises, except in accordance with the provisions of this Lease pertaining to alterations. Tenant will not affix any floor covering to the floor of the Premises in any manner except as approved by Landlord. Tenant shall repair any damage resulting from noncompliance with this rule.
12. Landlord reserves the right to exclude or expel from the Project any person who, in Landlord's judgment, is intoxicated or under the influence of liquor or drugs or who is in violation of any of these Rules and Regulations.
13. Tenant will store all of its trash and garbage within its Premises or in other facilities approved by Landlord. Tenant will not place in any trash box or receptacle any material which cannot be disposed of in the ordinary and customary manner of trash and garbage disposal. All garbage and refuse disposal is to be made in accordance with directions issued from time to time by Landlord.
14. The Premises will not be used for lodging nor shall the Premises be used for any improper, immoral or objectionable purpose.
15. Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency.
16. Tenant assumes any and all responsibility for protecting its Premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Premises closed.
17. Tenant shall use at Tenant's cost such pest extermination and control contractor(s) for the Premises as Landlord may direct and at such intervals as Landlord may reasonably require.
18. To the extent Landlord reasonably deems it necessary to exercise exclusive control over any portions of the Common Facilities for the mutual benefit of the tenants in the Project, Landlord may do so subject to reasonable, non-discriminatory additional rules and regulations.
19. Tenant's requirements will be attended to only upon appropriate application to Landlord's property manager for the Project.
20. Tenant shall not store foods, pallets, drums or any other materials outside the Premises or in the Common Facilities.
21. These Rules and Regulations are in addition to, and will not be construed to in any way modify or amend, in whole or in part, the provisions of this Lease. Landlord may waive any one or more of these Rules and Regulations for the benefit of Tenant or any other tenant, but no such waiver by Landlord will be construed as a waiver of such Rules and Regulations in favor of Tenant or any other tenant, nor prevent Landlord from thereafter enforcing any such Rules and Regulations against any or all of the tenants of the Project.
22. Tenant will not install any guard shack(s), portable restroom facilities, or similar structure(s) on the Premises.
23. Landlord reserves the right to make such other Rules and Regulations as in its judgment, may from time to time be needed for safety and security, for care and cleanliness of the Project and for the preservation of good order. Tenant shall abide by all the Rules and Regulations stated in this Exhibit and any additional rules and regulations which are adopted. Tenant is responsible for the observance of all of the foregoing Rules and Regulations by Tenant and Tenant Entities.

Landlord  Tenant 

B. Parking Rules and Regulations. The following rules and regulations govern the use of the parking areas which serve the Project. Tenant will be bound by such rules and regulations and agrees to cause Tenant Entities to observe the same.

1. Tenant will not permit or allow any vehicles that belong to or are controlled by Tenant or Tenant Entities to be loaded, unloaded or parked in areas other than those designated by Landlord for such activities. No vehicles are to be left in the parking areas overnight and no vehicles are to be parked in the parking areas other than normally sized passenger automobiles, motorcycles and pick-up trucks. No extended term storage of vehicles is permitted.
2. Vehicles must be parked entirely within painted stall lines of a single parking stall.
3. All directional signs and arrows must be observed.
4. The speed limit within all parking areas shall be five (5) miles per hour.
5. Parking is prohibited:
 - (a) in areas not striped for parking;
 - (b) in aisles or on ramps;
 - (c) where "no parking" signs are posted;
 - (d) in cross-hatched areas; and
 - (e) in such other areas as may be designated from time to time by Landlord.
6. Trucks and trailers shall be parked only on concrete aprons. The front legs of any trailers stored on asphalt shall be placed only upon appropriate support placed between the trailer legs and the asphalt, so as to protect the asphalt from damage.
7. Tenant shall not materially or adversely interfere with the other tenants' use of the dock loading areas, Common Facilities or driveways in the Project.
8. Landlord reserves the right, without cost or liability to Landlord, to tow any vehicle if such vehicle's audio theft alarm system remains engaged for an unreasonable amount of time.
9. Tenant shall not service, maintain or repair vehicles on the Premises, in the Building, or in the Common Facilities. Washing, waxing, or cleaning of any vehicle in any area is prohibited.
10. Landlord may refuse to permit any person to park in the parking areas who violates these Rules and Regulations with unreasonable frequency, and any violation of these Rules and Regulations shall subject the violator's car to removal, at such car owner's expense. Tenant shall use its best efforts to acquaint Tenant Entities with these Rules and Regulations.
11. Landlord reserves the right, without cost or liability to Landlord, to tow any vehicles which are used or parked in violation of these Rules and Regulations.
12. Landlord reserves the right from time to time to modify and/or adopt such other reasonable and non-discriminatory rules and regulations for the parking areas as it deems necessary for the operation of the parking areas.
13. Landlord shall not be liable for, and Tenant shall not assert and waives any claim for (a) any loss of personal property left in vehicles or left in the parking areas, and (b) loss or damage to vehicles. Landlord shall not be liable for the acts and omissions of Landlord's contractors, invitees or other tenants.

Landlord  Tenant 

14. Tenant shall not service, maintain, or repair vehicles on the Premises, in the Building, or in the Common Facilities.

Exhibit B

HVAC MAINTENANCE

Tenant agrees to enter into and maintain through the term of the Lease, a regularly scheduled preventative maintenance/service contract for servicing all hot water, heating and air conditioning systems and equipment within the Premises. Landlord requires a qualified HVAC contractor perform this work. A certificate must be provided to the Landlord upon occupancy of the Premises.

The service contract must become effective within thirty (30) days of occupancy, and service visits shall be performed on a quarterly basis. Landlord requires that Tenant send the following list to a qualified HVAC contractor to be assured that these items are included in the maintenance contract.

1. Adjust belt tension;
2. Lubricate all moving parts, as necessary;
3. Inspect and adjust all temperature and safety controls;
4. Check refrigeration system for leaks and operation;
5. Check refrigeration system for moisture;
6. Inspect compressor oil level and crank case heaters;
7. Check head pressure, suction pressure and oil pressure;
8. Inspect air filters and replace when necessary;
9. Check space conditions;
10. Check condensate drains and drain pans and clean, if necessary;
11. Inspect and adjust all valves;
12. Check and adjust dampers;
13. Run machine through complete cycle.

Landlord



Tenant

Exhibit “B”

FIRST ADDENDUM TO LEASE AGREEMENT

This Addendum dated ____ of March 2023, is attached to and made a part of that certain Lease (the "Lease"), dated December 12, 2021, by and between 3192-4 W Hallandale, LLC ("Landlord") and Freitas Hospitality Group, LLC (hereinafter referred to as "Tenant"), for certain premises located in Suite J at 3194 W Hallandale Beach Blvd, Pembroke Park, FL 33009.

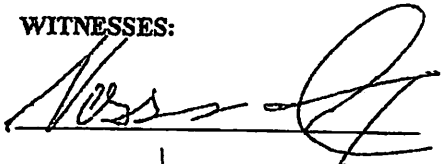
1. **Addendum Takes Precedence.** In the event of any contradiction or inconsistency between the terms and provisions of this Addendum and the terms and provisions of the Lease to which it is attached, the terms and provisions of this Addendum shall control and be interpreted in such a manner as to override any provision of the Lease which would prevent the spirit and letter of the terms and provisions of this Addendum from being given full force and effect.
2. **Defined Terms.** All defined terms not specifically defined in this Addendum shall be given the same meaning as the defined terms in the Lease.
3. **Valet Parking.** Tenant agrees to provide valet parking every night the Tenant is open for business from 8:00pm to 3:00am
4. **Parking Hours.** Tenants permitted parking hours shall be the following:
 - Monday through Thursday: 8:00pm to 6:00am
 - Friday: 6:00pm to 6:00am
 - Saturday through Sunday: 6:00pm to 6:00am
 - Saturday through Sunday: 12:00pm to 6:00pm – Valet Parking Only
5. **Parking Lot Maintenance.** Tenant shall be responsible to maintain the parking lot in good looking manor, which includes but is not limited to:
 - ~~Re-paving~~
 - Maintaining wheel stops
 - Daily removal of garbage
 - Seal and Strip as needed
6. **Parking Conflicts.** Tenant shall be responsible to resolve any parking conflicts that may arise between the Tenant and any other business at the property by any means necessary, including but not limited to, acquiring an excess parking lot that will be used for Tenants business. Any and all parking conflicts must be resolved by the Tenant within 48 hours of the conflict being reported to the Tenant. If Tenant does not resolve any parking conflict within 48 hours, Tenant shall pay \$1,000 per day to Landlord.
7. **Parking Default.** If Tenant does not comply with the parking requirements of the property, Tenant shall pay \$1,000 per day the parking conflict exists to Landlord. If Tenant does not comply with the parking requirements of the property, Tenant will be in default of the above mentioned Lease Agreement. If Tenant becomes in default of the Lease agreement for failure to uphold the parking requirements, Landlord shall have the option to terminate the Lease and evict the Tenant at Landlords sole discretion.
8. **Security.** Tenant must maintain a security guard for all hours of its operation seven days a week.

9. **Sound / Noise.** Tenant must take all measures to prevent any sound, music, and/or noise from emanating from its Premises and disturbing other tenants in the center.
10. **Liability Insurance.** Tenant agrees that, at all times during the Lease Term, Tenant must maintain and carry liability insurance. Tenant's liability insurance must include coverage for bodily injury and death, accidents, dismemberment, etc., in the amount of a minimum of four million dollars (~~\$4,000,000~~). Tenants liability insurance shall name Landlord as additional insured and loss payee. 2,000,000
11. **Flame / Fire.** No open flame or fire shall be allowed in the premises. RO
12. **Smoke Evacuation.** Tenant must install and maintain a smoke evacuation system in the Premises.
13. **Effectiveness of the Lease.** Except as expressly set forth herein, this Addendum shall not be deemed to have amended, modified or altered any of the terms, conditions or provisions of the Lease, and such terms, conditions and provisions shall, in all respects, continue in full force and effect.
14. **Captions.** The captions contained in this Addendum are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Addendum or the intent of any provision hereof.
15. **Counterparts.** This Addendum may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Agreement.
16. **Binding Effect.** This Addendum shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have duly executed this Addendum as of the day and year indicated above.

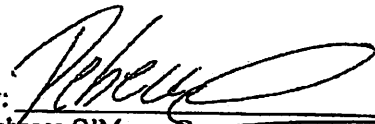
WITNESSES:


Print Name: Vanessa Mancini

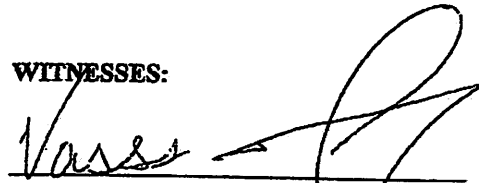
Print Name: _____

LANDLORD:

3192-4 W Hallandale LLC

By: 
Rebecca O'Meara, Property Manager

WITNESSES:


Print Name: Vanessa Mancini

Print Name: _____

TENANT:

Freitus Hospitality Group LLC

By: 
Date: 3/14/2023

Exhibit “C”

**NOTICE FROM LANDLORD TO TENANT
TERMINATION FOR FAILURE TO PAY RENT
THREE DAY NOTICE**

Date January 29, 2025
To Trellus Hospitality Group LLC
and All Others in Possession
3194 W Hallandale Beach Blvd Ste J
Pembroke Park, FL 33009

You are hereby notified that pursuant to Florida Statutes you are indebted to 31924 W Hallandale LLC
in the sum of \$115,606.30 for the rent and use of the premises now occupied by you 3194 W Hallandale
Beach Blvd Ste J, Pembroke Park, FL 33009 in Broward County, FL I NOW DEMAND PAYMENT OF
THE RENT DUE OR POSSESSION OF THE PREMISES WITHIN THREE (3) WORKING DAYS
(excluding Saturday, Sunday, and legal holidays plus an additional 5 days for mailing) FROM THE
DATE OF DELIVERY OF THIS NOTICE, TO WIT: on or before the day of February 10, 2025.
NO PARTIAL PAYMENTS WILL BE ACCEPTED

1/29/25
HOSP
A-20



Signature
Rebecca O'Meara
Authorized Agent for Landlord
1922 NE 149th Street
North Miami, FL 33181
(954) 455-1111

This notice was hand-delivered to the above tenant or placed in a conspicuous place at the leased premises on January 29, 2025.

Signature:

Printed Name:


Andrew Karp

Exhibit “D”

Rosenfeld Stein Batta, P.A.
Attorneys and Counselors at Law

Allan M. Stein
Ravi Batta

21490 West Dixie Highway
Aventura, Florida 33180
Phone: 305-895-6680
Facsimile: 305-895-6682
E-Mail: ravi@rslawpa.com

January 31, 2025

Ms. Lynette Freitas
Freitus Hospitality Group, LLC
20189 NW 10th Street
Pembroke Pines, FL 33029

Ms. Lynette Freitas
Freitus Hospitality Group, LLC
3194 W Hallandale Beach Blvd., Suite J
Hallandale Beach, Florida 33009

Via Federal Express Only

Via Federal Express Only

Re: Property Address: 3194 W Hallandale Beach Boulevard, Pembroke Park, Florida 33009

Notice of Non-monetary Default

Dear Lynette Freitas:

Undersigned represents 3192-4 Hallandale, LLC ("Landlord") on the above referenced matter.

You were notified on January 29, 2025 that you are in default of your monetary obligations under the terms of your Lease. Attached is a copy of this notice for your convenience. Time frame to cure the monetary violations are outlined in that letter.

Purpose of this letter is to provide you written notice of all non-monetary violations under your lease. These non monetary violations under your Lease are separate and apart from your monetary violations that are the subject of the earlier letter. You must comply with the attached

letter in a timely manner or an eviction action shall commence against Freitas Hospitality Group, LLC.

The non-monetary violations are set forth in detail below:

Violation Number 1:

You are in violation of the lease by the failure of you and your invitees to limit the use of the parking lot to just 8 parking spaces which is calculated on your rented square footage area. You and your invitees continue to violate that parking policy in the lease by utilizing far more than 8 parking spots.

Violation Number 2:

First Addendum to Lease Agreement provides that valet parking is required on any night that you are open for operation from 8:00 P.M. to 3:00 A.M. You continue to use the property during these hours for events and have failed to utilize the services of a valet.

Landlord has notified you in writing of these violations (over-use of the parking space allocated to you and failure to use valet service) for some time.

In accordance with Paragraph 28(i)(e) you have thirty (30) days to cure violation numbers 1 and 2.

Violation Number 3:

The condition of the parking lot after your events has become unacceptable. The parking lot is frequently left dirty and littered with trash, which negatively impacts the experience of other tenants and their clients.

The landlord received notice that you have an agreement allowing patrons from neighboring properties to use our parking lot. Please be advised that you are not permitted to

allow any patrons of neighboring businesses to park in the parking lot. This creates further strain on the available spaces and continues to disrupt the operations of the other tenants. Any parking arrangements for neighboring businesses or their customers must terminate immediately.

Violation Number 4:

Landlord has been notified by Code Compliance from Town of Pembroke Park that the Town continues to receive complaints from adjacent property owners of excessive noise from your events held at the leased premises. Landlord has notified you of these violations in the past. Due to your failure to abide by these rules and regulations of the Town of Pembroke Park, the Town has filed a monetary lien for \$54,000 against the Landlord's real property. For your convenience, attached is a copy of the code violation and lien that has been filed against the subject property.

I've highlighted portion of the code violation which provides that:

"No person shall allow or permit between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be concluded during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours."

Paragraph 28(a) of the Lease provides that:

"28. Termination Rights

- (i) We will not terminate this Lease, except for cause (and except for express provisions of this Lease that give us the right to terminate, such as Sections 8, 27, and 28) Cause will exist if:

- (a) You create a disturbance or nuisance that is detrimental to the health, safety and comfort or peaceful lodging of the neighbors of the Premises;"

In accordance with Paragraph 28(ii) of the lease, you have **24 hrs to correct the Cause identified in Violation Number 3**. The Town has informed us that the events held by you at the subject property, despite any soundproofing that you may have installed, continue to disrupt the peace and quiet of the neighborhood.

Failure to comply with the Lease, Lease Addendum and all local laws and ordinances which includes the notice of code violation issued to the Landlord shall result in the Landlord filing an action to terminate your lease forthwith. Please note that the Landlord reserves its rights to pursue any and all other remedies in accordance with the Lease Agreement and in order to recover all damages for the full term of the lease.

Please govern yourself accordingly.

ROSENFELD STEIN BATTI, P.A.

Ravi Batta

By: Ravi Batta, Esq.

cc: Ms. Lynette Freitas
1164 NW 46th Avenue
Lauderhill, FL 33313

Via Federal Express Only

Via e-mail only to:

adawsonlaw@yahoo.com

giorv.sourdin@gmail.com

idkmadkelz@gmail.com

EXHIBIT 1

**NOTICE FROM LANDLORD TO TENANT
TERMINATION FOR FAILURE TO PAY RENT
THREE DAY NOTICE**

Date: January 29, 2025
To: Trevis Hospitality Group LLC
and All Others in Possession
1194 W. Hallandale Beach Blvd Ste J
Pembroke Park, FL 33009

You are hereby notified that pursuant to Florida Statutes you are indebted to 1194 W. Hallandale LLC in the sum of \$115,606.30 for the rent and use of the premises now occupied by you 1194 W. Hallandale Beach Blvd Ste J, Pembroke Park, FL 33009 in Broward County, FL. I NOW DEMAND PAYMENT OF THE RENT DUE OR POSSESSION OF THE PREMISES WITHIN THREE (3) WORKING DAYS (excluding Saturday, Sunday, and legal holidays plus an additional 5 days for mailing) FROM THE DATE OF DELIVERY OF THIS NOTICE, TO WIT: on or before the day of February 10, 2025.
NO PARTIAL PAYMENTS WILL BE ACCEPTED

1/29/25
H-201



Signature
Rebecca O'Meara
Authorized Agent for Landlord
1922 NE 149th Street
North Miami, FL 33181
(954) 455-1111

This notice was hand-delivered to the above tenant or placed in a conspicuous place at the leased premises on January 29, 2025.

Signature: _____

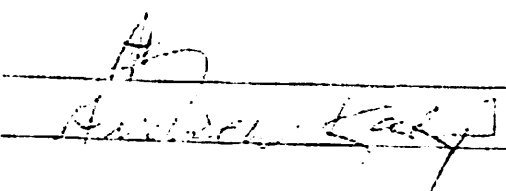
Printed Name: _____


EXHIBIT 2



342

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 12/5/2023 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
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
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, seated 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. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

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 January, 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 based, Section 28A 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

12/6/2023

Incident Details

Incident Number: L2224121200020977

Incident Status: Closed

Incident Date: 12/12/2024 22:05:57

Last Updated: 12/13/2024 02:02:59

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	JOHNSON, TAMIKA	Created by Agency/Userid:	COMM/BS20734
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:	KELSEY'S LOUNGE	Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	SYLVIE DOYER	Caller Phone Number:	(581) 668-8635
Caller Location:		Caller City:	
Contact Caller:	Yes	Call Source:	0-NON 911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:				Call Received to Phone Pickup:	N/A
Phone Pickup:				Phone Pickup to Created:	N/A
Incident Created:	12/12/2024 22:05:57	COMM/BS20734	C12	Phone Pickup to 1st Dispatch:	N/A
1st Unit Dispatched:	12/12/2024 22:07:24	COMM/BS13356	S29	Created to 1st Dispatched:	00:01:27
1st Unit Enroute:	12/12/2024 22:07:38	COMM/BS13356	S29	1st Dispatch to 1st Enroute:	00:00:14
1st Unit Arrived:	12/12/2024 22:10:58	COMM/BS13356	S29	1st Enroute to 1st Arrived:	00:03:20
Route Closed:	12/12/2024 22:14:44	COMM/BS13356	S29	Created to Closed:	00:08:47

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
*	22/22A12	12/12/2024 22:07:24	12/12/2024 22:07:38	12/12/2024 22:10:58			12/12/2024 22:14:44	00:07:20	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A12	PK0036	Esteva, Ernesto

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/12/2024 22:05:57	BS20734	C12	LOUD MUSIC
12/13/2024 02:02:59	PK0013	PK019	ALL 10-4 DC # 0013

PRE-SCHEDULED INFORMATION

ADDRESS CHANGES

PRIORITY CHANGES

INCIDENT TYPE CHANGES

Incident Details

Incident Number: L2224121200020978

Incident Status: Closed

Incident Date: 12/12/2024 22:16:52

Last Updated: 12/13/2024 02:03:37

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	BRYANT, DENEEN	Created by Agency/Userid:	COMM/BS09793
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:	KELSEY'S LOUNGE	Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	GUYLAYNE	Caller Phone Number:	(418) 222-1962
Caller Location:		Caller City:	
Contact Caller:	Yes	Call Source:	0-NON 911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:				Call Received to Phone Pickup:	N/A
Phone Pickup:				Phone Pickup to Created:	N/A
Incident Created:	12/12/2024 22:16:52	COMM/BS09793	S06	Phone Pickup to 1st Dispatch:	N/A
1st Unit Dispatched:	12/12/2024 22:17:18	COMM/BS13356	S29	Created to 1st Dispatched:	00:00:26
1st Unit Enroute:				1st Dispatch to 1st Enroute:	N/A
1st Unit Arrived:	12/12/2024 22:17:54	COMM/BS13356	S29	1st Enroute to 1st Arrived:	N/A
Route Closed:	12/12/2024 23:17:42	22/PK0036	S29	Created to Closed:	01:00:50

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
*	22/22A12	12/12/2024 22:17:18		12/12/2024 22:17:54			12/12/2024 23:17:42	01:00:24	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A12	PK0036	Esteva, Ernesto

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/12/2024 22:16:52	BS09793	S06	LOUD MUSIC
12/12/2024 23:17:42	PK0036	PK036	DISPO B:I contacted the caller and informed him that the business would lower the music.
12/13/2024 02:03:37	PK0013	PK019	DC # 0013

PRE-SCHEDULED INFORMATION

ADDRESS CHANGES

PRIORITY CHANGES

INCIDENT TYPE CHANGES

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

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

Petitioner,

Case no. 9150

vs.

3192-4 W. Hallandale LLC %
MGMT Office
3194 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009 #3192-3194 W
Hallandale Beach Blvd J, Pembroke

Respondent.

_____/

NOTICE OF APPEARANCE

COMES NOW, the Tenant FREITUS HOSPITALITY GROUP LLC A/K/A KELSEY'S
LOUNGE by and through the undersigned counsel, and informs the Court and Petitioner that
ANGELA L DAWSON, P.A. is entering her Notice of Appearance in the above styled cause.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was sent via email and fax to
Code Compliance Supervisor, Joseline Ramirez, 3150 SW 52nd Avenue Pembroke Park, FL
33023 on the 20th day of August, 2024.

/s/ ANGELA L. DAWSON
ANGELA L. DAWSON, PA
2630 W. Broward Blvd, #203-204
Fort Lauderdale, FL 33312
tel: 954.549.7111
adawsonlaw@yahoo.com
Florida Bar Number: 0530891

9589 0710 5270 1605 9259 24

**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
\$ **9.64**

Total Postage and Fees \$

Sent To
Fo #9150

Street and Apt. No.
1922 NE 149TH STREET,
MANAGEMENT OFFICE

City, State, ZIP+4®
NORTH MIAMI, FL 33181

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

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9259 17

**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
\$ **9.64**

Total Postage and Fees \$

Sent To
Fo #9150

Street and Apt. No.,
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9259 00

**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
\$ **9.64**

Total Postage and Fees \$

Sent To
Fo #9150

Street and Apt. No.,
1922 NE 149 ST
NORTH MIAMI FL 33181

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

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

7022 2410 0001 1497 4653

**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
\$ **9.64**

Total Postage and Fees \$

Sent To
Fo #9150

Street and Apt. No.,
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FL 33169-9998

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:

ISRAEL, KENNETH
Fo #9150
1922 NE 149TH STREET,
MANAGEMENT OFFICE
NORTH MIAMI, FL 33181



9590 9402 8582 3244 8664 28

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9259 24

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

8.26.24

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

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:

3192-4 W HALLANDALE LLC %MGMT
OFFICE
Fo #9150
1922 NE 149 ST
NORTH MIAMI FL 33181



9590 9402 8582 3244 8664 35

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9259 00

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

8.26.24

3. Service Type

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Case Status	Open	Case #	9150	Date Next Inspection	8/21/2024
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Notes

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	Certified Mail
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/19/2024	1/17/2024	Final Order	Certified Mail Hand
2/28/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Hand
3/20/2024	3/20/2024	Amended Final Order	Certified Mail
6/20/2024		Affidavit of Non-Compliance	Hand
7/19/2024		Affidavit of Non-Compliance	Hand
7/19/2024	8/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 8/21/2024
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: 8/21/2024
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: 8/21/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$14,750.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$14,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,950.00

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

3192-4 W HALLANDALE LLC
%MGMT OFFICE
Respondent(s)

Charles Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case or Special Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Aug, 2024

Dated at Pembroke Park, Broward County, Florida,
on this 28 day of August, 2024

By: *[Signature]*
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on March 20th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE
BEACH BLVD J, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO #: 5142 29 07 0010

1. The Special Magistrate entered a Amended Final Order on March 20th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 3-6; 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 20th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on March 20th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$16,600.00 (SIXTEEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

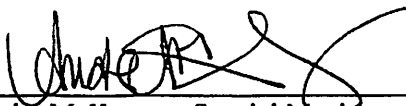
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of August 2024.

TOWN OF PEMBROKE PARK

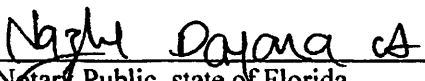

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

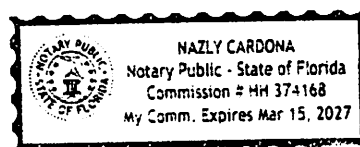
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument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

WITNESS my hand and official in the County and State aforesaid this date:

Aug 21, 2024.


Notary Public, state of Florida

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.



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

3192-4 W HALLANDALE LLC
%MGMT OFFICE
Respondent(s)

Charlen Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 91150 Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Aug. 2024

Dated at Pembroke Park, Broward County, Florida,
on this 28 day of August 24

By: *Charlen Martell*
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on March 20th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO #: 5142 29 07 0010

1. The Special Magistrate entered a Amended Final Order on March 20th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 3-6; 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 20th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on March 20th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$16,600.00** (SIXTEEN THOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of August 2024.

TOWN OF PEMBROKE PARK



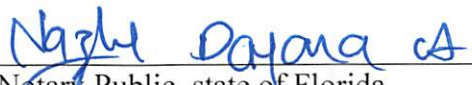
Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, 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.

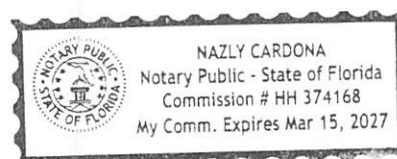
WITNESS my hand and official in the County and State aforesaid this date:

Aug 21, 2024.



Notary Public, state of Florida

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.



Certificate of Service

This 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 23 day of August, 2024.

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9150
Petitioner,)
)
vs.)
)
3192-4 W HALLANDALE LLC %MGMT)
OFFICE)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 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: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO NO.: 5142 29 07 0010

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

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) 3-6; 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) 3-6; 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of March 2024. 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 20th of March 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 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 21 day of March, 2024.



Nazly Cardona

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

Respondent)

CASE NO. 9150

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

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

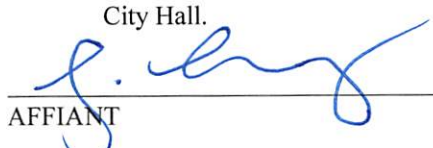
ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT 9:22 A.M. ON THE 07 DAY OF AUGUST 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

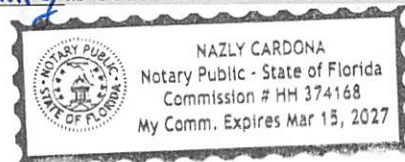
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Aug, 2024, by Josefine 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.: 9150
Petitioner,)
)
vs.)
)
3192-4 W HALLANDALE LLC)
%MGMT OFFICE)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 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 ____

SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO NO.: 5142 29 07 0010

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

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) 3-6; 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

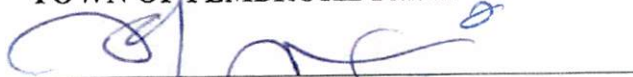
THEREFORE, it is the Order of the Special Magistrate that based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 3-6; 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024 to include soundproofing the location pursuant to the Town's code. During all times from the date of this hearing to the date of compliance, Respondent shall comply with the Town's code so that there is no unlawful noise violation contrary to and in violation of the town's code of ordinances. As stated, Respondent shall comply with the code provisions that shall include soundproofing the location pursuant to the town code in order to comply with the Town's code of ordinances so that there is no noise violation. 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.**

Respondent is cautioned that pursuant to Fla. Stat. 162.09 (2), the Special Magistrate is authorized to assess a repeat violator of a fine up to \$500.00 per diem, which may be assessed against a repeat violation. The Town has the option to give the violator time to comply, but is not required to do so and may make the violation retroactive to the date of the violation to the date of compliance. Fla. Stat. 162.09 (1) provides: "An [special magistrate] in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector may order a fine up to \$500.00 per day retroactive to date of the violation."

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 January 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

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

2 Yes X No _____

3 I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
4 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
5 set forth above in this Final Order on this 22 day of January, 2024.
6
7

8
9 Nazly Cardona AA

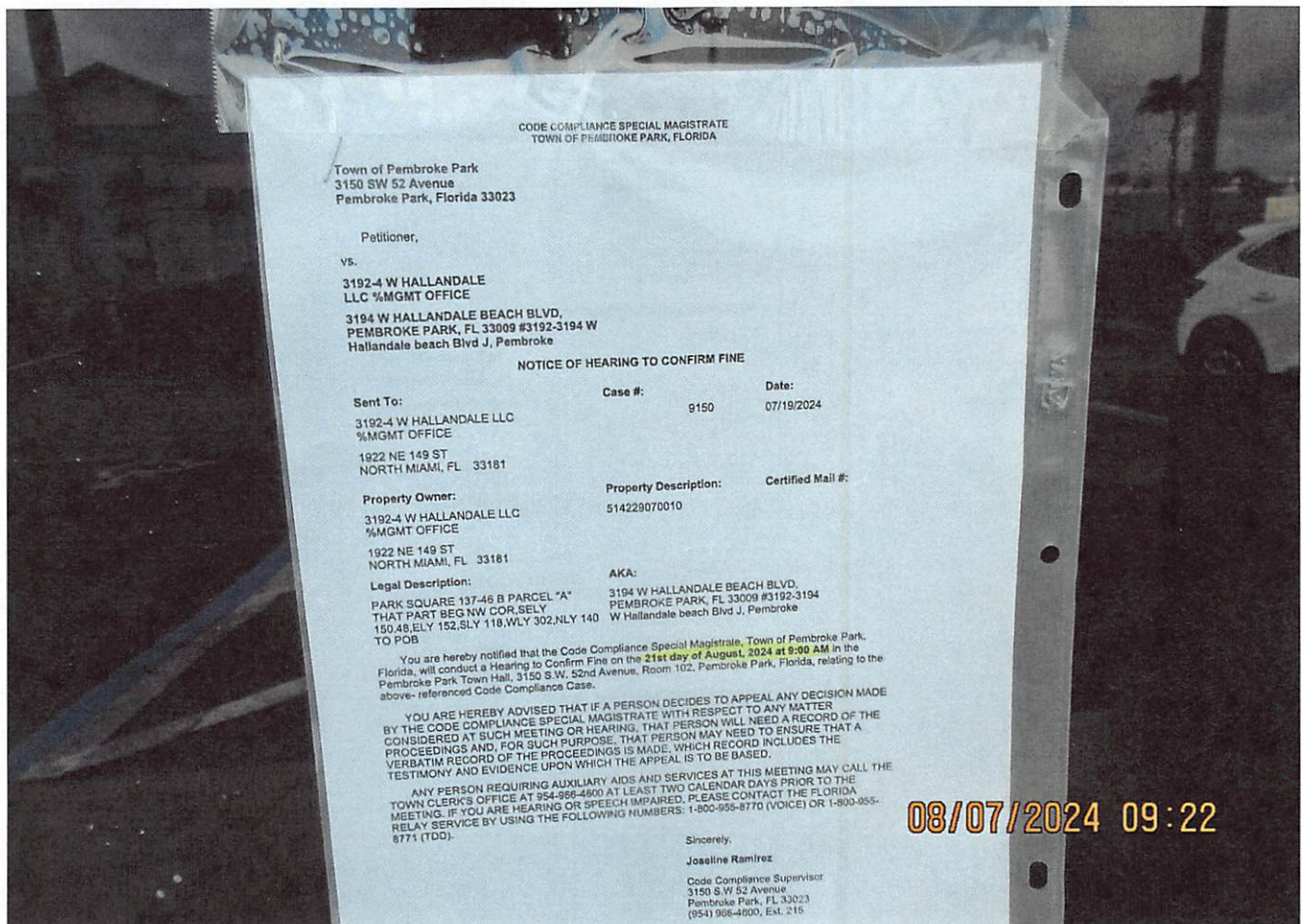
10 Nazly Cardona

11 Code Compliance Clerk

12 Town of Pembroke Park

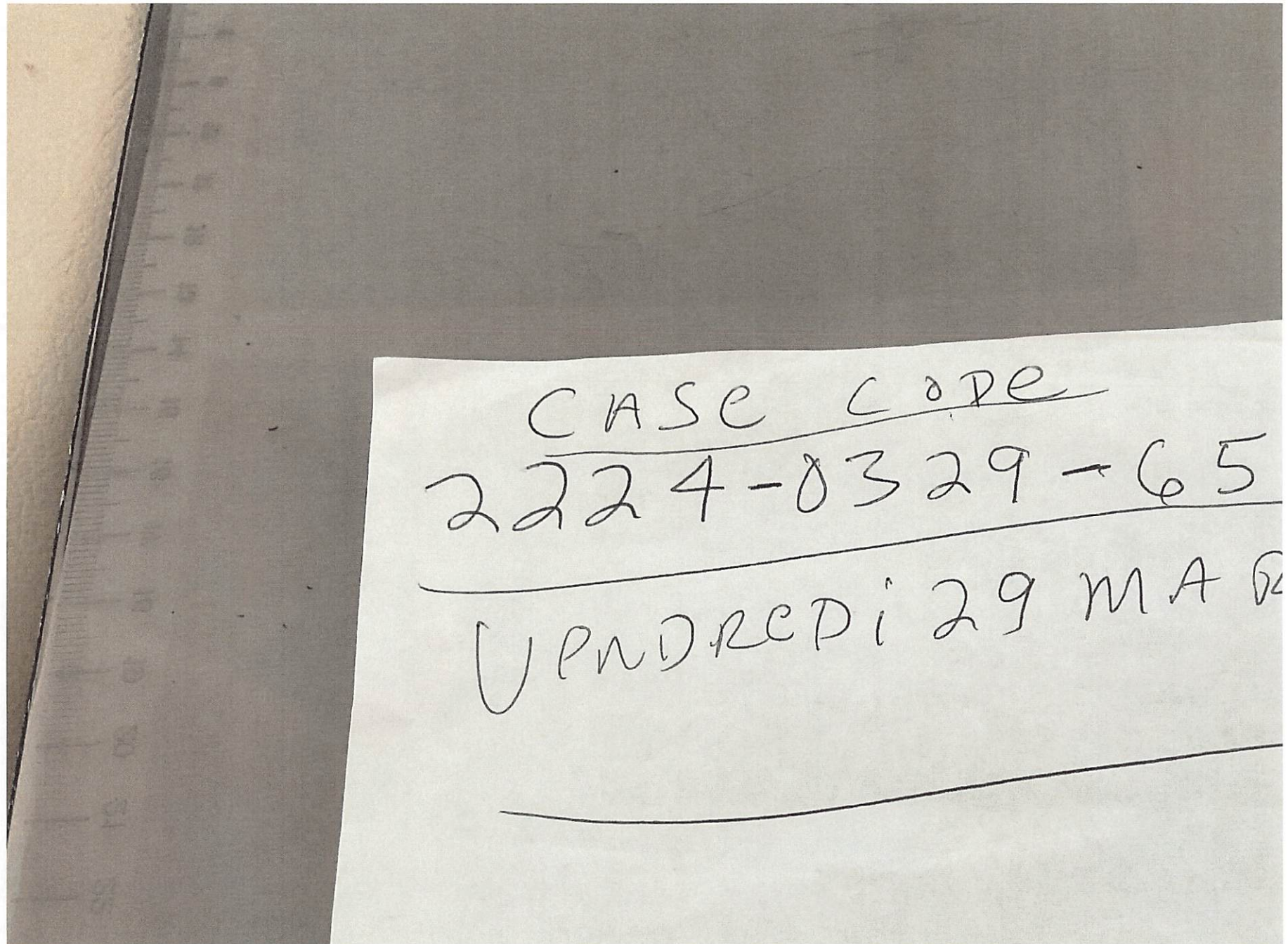
13 3150 SW 52 AVE

14 Pembroke Park, FL 33023
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Envoyé de mon iPad Hello i made 3 complaint to noise by Kelsey's lounge to 3192/3194 Hallandale bvl , to the police office in mars but you didn't receive it . my name is Maurice Minier 14 W lake drive Pembroke park 33009. can you enforce the rules please.

case 9150



19, 2024

pm went up at 12:00 am to 4:00 am

n, then turn up the DJ m

PEMBROKE PARK POLICE

Officer: R. Amore

Badge: 032

Case #: 22-2402-05929

3150 SW 52ND AVE.
PEMBROKE PARK, FL 33023

PHONE (754) 232-1613

ary 20, 2024

m went up at 12:00 a

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card with the case num

e Kelsey's Lounge wi

pm and ask them to go there and stop the noise. Then

operate until 6:00 am. I told them, not anymore, go validate

e Ramarez.

PEMBROKE PARK POLICE

magistrate's de

to do a big part

Officer: San tiago

Badge: 0033

Town of Pembroke Park

INVOICE

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



DATE: July 31, 2024
INVOICE # 435
FOR:

Case #9150
3192-4 W HALLANDALE LLC
%MGMT OFFICE
3192-3194 W HALLANDALE
BEACH BLVD J,
PEMBROKE PARK, FL 33023

Bill To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
3192-3194 W HALLANDALE
BEACH BLVD J,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 3-6; 5-105 and 5-17.		
	Amended Final Order 03/20/2024		
1	Admin Fee F.O. 01/17/2024	\$ 100.00	\$ 100.00
1	Admin Fee A.F.O 03/20/2024	\$ 100.00	\$ 100.00
64	Day(s) of Per Diem from (06/18/2024 - 08/21/2024)	\$ 250.00	\$ 16,000.00
Balance			\$ 16,100.00

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.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Date:

07/19/2024

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description:

514229070010

Certified Mail #:

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of August, 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

9589 0710 5270 1605 9254 50

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

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 and Fees \$

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

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9254 67

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

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 and Fees \$

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

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
1922 NE 149 ST
NORTH MIAMI FL 33181

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

9589 0710 5270 1605 9254 43

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **9.64**
Total Postage and Fees \$

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

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1605 9254 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 \$ **9.64**
Total Postage and Fees \$

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

ISRAEL, KENNETH
HCF #9150
1922 NE 149TH STREET
MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

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.

ISRAEL, KENNETH
HCF #9150
1922 NE 149TH STREET,
MANAGEMENT OFFICE
NORTH MIAMI, FL 33181



9590 9402 8582 3244 8651 48

9589 0710 5270 1605 9254 74

(over \$500)

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

Domestic Return Receipt

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

7/22/24

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted Delivery**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:
3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
1922 NE 149 ST
NORTH MIAMI FL 33181



9590 9402 8582 3244 8651 55

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9254 67

(over \$500)

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

7/22/24

3. Service Type

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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9150

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

Respondent(s)

On 6/20/2024 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: 3192-4 W HALLANDALE LLC %MGMT OFFICE
Address: 1922 NE 149 ST NORTH MIAMI, FL 33181
Folio: 514229070010
Site Address: 3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #3192-3194 W Hallandale beach Blvd J, Pembroke
Legal Description: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW
COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 6/20/2024
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: 6/20/2024
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: 6/20/2024

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

A permit #914761 application was submitted on 03/22/24, plan review was denied as of 04/2/2024. There has been no further action to correct the violation.

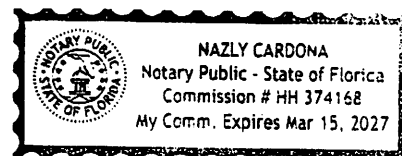
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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 6/20/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
06/21/2024 ZIP 33023
043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3194 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

06/21/2024 ZIP 33023

043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3192 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

06/21/2024 ZIP 33023

043M30245597

US POSTAGE

Israel, Kenneth

AONC

Sent To:

Case #:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

9150

1922 NE 149 ST
NORTH MIAMI, FL 33181



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 #:
9150

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE
3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

Respondent(s)

On 7/19/2024 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:	3192-4 W HALLANDALE LLC %MGMT OFFICE
Address:	1922 NE 149 ST NORTH MIAMI, FL 33181
Folio:	514229070010
Site Address:	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke
Legal Description:	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

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Further, Affiant sayeth naught

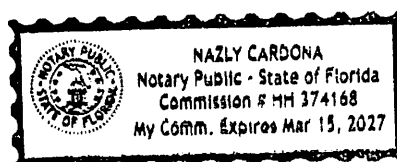
STATE OF FLORIDA

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 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9276 07

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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

\$ 8.69

Total Postage and F

\$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE

AFO #9150

Street and Apt. No. 3194 W HALLANDALE BEACH BLVD J,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Jan



9589 0710 5270 1605 9275 91

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Certified Mail Fee

\$

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AFO #9150

Street and Apt. No. 3192 W HALLANDALE BEACH BLVD J,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Jan



9589 0710 5270 1605 9275 84

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- ☐ Adult Signature Restricted Delivery \$

Postage

\$ 8.69

Total Postage and F

\$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE

ISRAEL, KENNETH

Street and Apt. No. AFO #9150

City, State, ZIP+4® 1922 NE 149 ST

NORTH MIAMI FL 33181

PS Form 3800, Jan



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:

3192-4 W HALLANDALE LLC %MGMT OFFICE
ISRAEL, KENNETH
AFO #9150
1922 NE 149 ST
NORTH MIAMI FL 33181



9590 9402 8582 3244 8689 65

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9275 84

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Nabel*

☐ 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

3.25.24

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
(10)

Domestic Return Receipt

Top Audio Inc.
18901 NW 2nd Ave, Miami, Fl 33169



305-653-2594

INVOICE NO. 2756221

2/6/2024

BILL TO

Kelsey's Lounge
3194 W Hallandale Beach
Blvd
Pembroke Park, FL 33009

DESCRIPTION

A. Scope of Works - Wall

- Properly protect existing office equipment and material from construction activities including but not limited to carpet, desks, telephone and equipment.
- Install four 12" x 12" x 24" Bass Traps in the corners and between the ceiling and wall with Black Acoustic Foam Panels for Sound Proofing.
- Install 45 Black Acoustic 48" x 24" x 2" Foam Panels at top of the South wall.
- Temporarily relocate three 50" TV's to allow access for work.
- Remove existing baseboard and reserve.
- Apply a sufficient quantity of spray foam insulation with sound deadening characteristics.
- Paint entire new wall with paint as specified.
- Replace base board, as needed and paint.

DESCRIPTION

Scope of Work - Door

- Remove existing door.
- Adjust door trim as necessary.
- Paint existing door white with sound proofing paint as specified.
- Remove trim and fill cavity with spray foam insulation.
- Replace trim and touch up paint where necessary applying painter's putty or similar to eliminate any cracks or voids. install 2 24"x 36"x 2" black acoustic foam panels for extra sound proofing

Scope of Work – Clean-Up

- Clean up all debris, leftover material, dust, cuttings and dispose of in environmentally acceptable manner.
- Vacuum office to ensure that all further dust and other fine material are removed from carpeting.
- Wipe rails, tv's and couches with a damp cloth to ensure that they are free from dust and debris.
- Generally, leave office in an aesthetically pleasing state, amenable to occupancy.

Scope of Work- Completion

- Completion of work can range from 3-14 days based on the availability of the location.

Thank you for your business!

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO EXTEND TIME

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Date:

02/28/2024

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description:

514229070010

Certified Mail #:

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

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 March, 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



90
~~60~~ days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2/28/2024

Phone: 954-991-2902

Email: Freitushospitality@gmail.com

Property Address: 3194 W Hallandale Beach Blvd Suite J

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kelsey Freitas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9150 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 20, 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 January 22, 2024 imposing the fine of \$ 0 per day for violation(s) of the Town's Code of Ordinances:

Section 3-6; 5-105 and 5-17 Sound Proofing

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.

Kelsey Freitas
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 28 day of February 2024.

[Signature]
Notary
My Commission expires 4-6-2025



Received after testimony
1/17/24

copy for
Pembroke

Wednesday, January 17, 2024

Noise Complaint by Park Lake Estates Residents

Pertaining to a Kelsey's Bar at 3192-4 West Hallandale Blvd, Pembroke Park, Florida

3184 West Hallandale Blvd Pembroke Park 33009

Citizen Testimony

My name is Daniele Lemay residing at 102 South Lake Shore Drive in Park Lake Estates and I am speaking for a resident whose English is not sufficient to speak to the Hearing but who has done the work to document and take action on this noise complaint.

"Introduce Sylvie Goyette residing at 107 North Lake Shore Drive, a few hundred feet from the Bar in question."

Background and Impact Statement

- Since November 16, 2023, almost every Thursday to Sunday night starting around 11:00 pm until the early morning hours (4- 5:30 am), intense base sounds from music emanate from this location.
- It has been impossible to sleep, very stressful, a sound disruption previously unheard of in Park Lake Estates and completely ruining our lives, health and comfort.
- Many other Residents in Park Lake Estates, have been disrupted by the same base sounds from midnight to early morning. In fact, one resident recorded over 20 nights, since Dec 15/23 of excessive noise. The sounds travel from the Bar on Lake Desoto along the east side (Park Lake Estates) and can be heard throughout the lake.
- "Introduce Beverley Lepine, residing at 109 South Lake Shore Drive in Park Lake Estates, a half a mile away, and not lake front, has been awoken late at night and early morning by a heavy base coming from the lake area. It is difficult to get back to sleep once awake and the sound continues to the very early hours. Beverley has spoken to neighbours as has myself residing on the same street and they have confirmed hearing the base in the early morning hours but did not know where it was coming from.

- City of Pembroke Park Bylaws excerpt.... »do not allow the peace and quiet of the neighbourhood to be disrupted between the hours of 11:00 pm to 7:00 am..... »

Action Taken

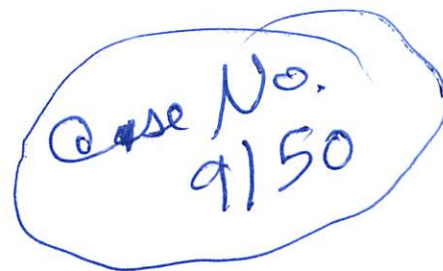
- General Manager of Park Lake Estates forwarded a letter, to the City of Pembroke Park, dated Nov 30/23 which indicated that he had received a number of complaints, including from Ms Goyette, from residents. As a result, the City opened a Case file.
- A petition of 80 names of Pembroke Park Lakes(west side of Lake Desoto) and Park Lake Estates(east side of Lake Desoto) has been produced and sent to The City of Pembroke Park complaining about the unbearable noise late at night.
- Ms Goyette called the local police on January 6, 2024 around 2:00 am to complain about the noise.
- As most residents in Park Lake Estates are French speaking they are uncomfortable to address the hearing in English. However Ms Goyette contacted many of the residents who expressed concern over the noise.

Our Request

- We are here today in hope that Pembroke Park, in accordance with its by-laws and through this hearing will investigate and take appropriate action to ensure that the comfort, peace and quiet of the neighbourhood and its citizens is returned.

Acoustic Sonic Inc.

7543 N.W. 52 st
Miami, Florida 33166
Telephone: (786) 423 1756
Fax : (305) 436 8585
www.acousticsonic.com



PROPOSAL #167563/A

Tuesday, January 16th, 2024.

To: Kelsey Freitas

3194 W. Hallandale Beach Blvd.

Hallandale, FL 33009

Ref: Acoustical Consultation for Kelsey's Lounge .

Dear Kelsey:

Thank you for the opportunity to provide you with a quote for a Noise Survey.

Introduction.

The goal of this job will be investigate the effect of Noise that will be emitted from Kelsey's Lounge at night; how noise levels from this site affect neighboring properties and compare them with ordinance of the city. Testing will be performed on Friday between 7.30 pm and 10.30 pm.

Our Scope of work will be as follows:

- Carefully survey of the area of properties surrounding construction site.
- Perform Acoustic Measurements in order to know ambient noise levels.
- Perform Noise Measurements in properties surrounding at night in order to evaluate the noise coming from Kelsey's Lounge.
- We will make a qualitative analysis of potential noise and effects associated with

- the music and peoples inside Kelsey's Lounge.
- Produce detailed report about Acoustic Measurements realized to compare the data obtained on site to existing recommendations. Conflict with applicable Noise Ordinances of the city will be analyzed.

Fees:

The total cost for this work will be \$2650.00, terms will be as

follows:

- 50% at the beginning of the work.
- 50% upon submitting specifications and results.

7022 2410 0001 1497 4462

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.53**

Total Postage and
\$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **FO (NC)**
Street and Apt. No. 1922 NE 149 ST
City, State, ZIP+4[®] NORTH MIAMI FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Total Postage and
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Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **FO (NC)**
Street and Apt. No. 3192 W HALLANDALE BEACH BLVD J,
City, State, ZIP+4[®] PEMBROKE PARK, FL 33009

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

Postage
\$ **8.53**

Total Postage and
\$

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NOV #9150 **FO (NC)**
Street and Apt. No. 3194 W HALLANDALE BEACH BLVD J,
City, State, ZIP+4[®] PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

Postage
\$ **8.53**

Total Postage and
\$

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NOV #9150 **FO (NC)**
Street and Apt. No. 3192 W HALLANDALE BEACH BLVD,
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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☐ Adult Signature Restricted Delivery \$

Postage
\$ **8.53**

Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**

Street and Apt. 3194 W HALLANDALE BEACH BLVD J,
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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Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**

Street and Apt. 3192 W HALLANDALE BEACH BLVD J,
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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Postage
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Total Postage and Fees \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**

Street and Apt. 3192 W HALLANDALE BEACH BLVD,
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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Postage
\$ **8.53**

Total Postage and Fees \$

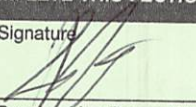
Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 **NOH (NC)**

Street and Apt. No., 1922 NE 149 ST,
City, State, ZIP+4** NORTH MIAMI FL 33181

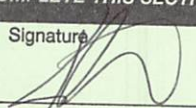
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 NOH (NC) 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature X <i>Kelsey Loung</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kelsey Loung</i> 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

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☐ Collect on Delivery Restricted Delivery													

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

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☐ Collect on Delivery Restricted Delivery													

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

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) 3-6; 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 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 day of January 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 Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ 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 _____ day of _____, 2024.

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

** to include ~~proper~~ soundproofing ~~the~~ location pursuant to the town code. 2 of 2

- * during all time there shall be compliance with the town code so that there is no noise violation that constitutes a violation of the town's code.
- ** to include soundproofing the location pursuant to the town code.

Case No.
9150



Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Case Status	Open	Case #	9150	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	12/6/23 Certified Mail / Regular Mail 12/6/23
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 1/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024

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: 1/17/2024
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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

CASE NO. 9150

Respondent

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

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
unit 3

I, Jean Gustin HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT
02:12 P.M. ON THE 05 DAY OF JANUARY 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 5 day of Jan, 2024, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Jan 5, 2024 at 12:12:34 PM

3192-3194 J

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description: 514229070010

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR, SELY
150.48 ELY 152.5LY 118.WLY 302.NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Jan 5, 2024 at 12:12:38 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR, SELY
150.48 ELY 152.5LY 118.WLY 302.NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 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
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
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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1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

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 January, 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.

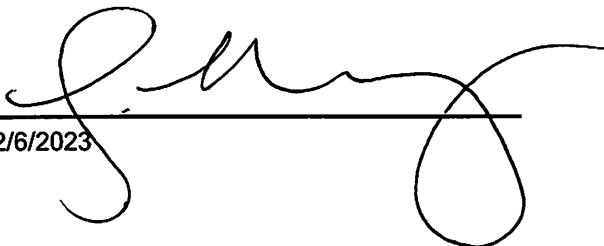
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


12/6/2023



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Date:

12/05/2023

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description:

514229070010

Certified Mail #:**Legal Description:**

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

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Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

3192-4 W Hallandale 7 MGMT
Office



Nov #9150

3192 W Hallandale Beach Blvd, #J
Pembroke Park, FL 33009



quadtent

FIRST-CLASS MAIL

IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiënt
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Israel Kenneth

NOV

3192-4 W HALLANDALE LLC
%MGMT OFFICE

9150

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Owner:

Proper

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

3192-4 W Hallandale LLC %MGMT
Office



quadiënt
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

NOV #9150.

3194 W Hallandale Beach Blvd, #J,
Pembroke Park, FL 33009.



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

Detail by Entity Name

Florida Limited Liability Company
3192-4 W. HALLANDALE LLC

Filing Information

Document Number	L21000436811
FEI/EIN Number	87-3084821
Date Filed	10/05/2021
State	FL
Status	ACTIVE

Principal Address

3192-3194 W Hallandale Bch Blvd
Pembroke Park, FL 33009

Changed: 03/11/2022

Mailing Address

1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2022	03/11/2022
2023	04/24/2023

Document Images



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3194 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0010
Property Owner	3192-4 W HALLANDALE LLC	Millage	0613
Mailing Address	%MGMT OFFICE 1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03
Abbr Legal Description	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB		

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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	
2023	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$32,639.86
2022	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$31,934.05

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000
Portability	0	0	0	0
Assessed/SOH	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000
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	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/11/2021	QCD-T	\$100	117651167	\$11.00	39,560	SF
9/10/2021	WD*-E	\$3,000,000	117581194			
9/13/2021	DR*-T	\$100	117581193			
12/20/2010	SW*-D	\$1,250,000	47603 / 616			
				Adj. Bldg. S.F. (Card, Sketch)		12143
				Eff./Act. Year Built: 1992/1991		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12143								

Joseline Ramirez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Thursday, November 30, 2023 4:03 PM
To: jeffrey louis; Joseline Ramirez
Cc: Severine Smith; Reception; Martine Ouellet
Subject: Noise from strip mall

Good afternoon, I hope you are both doing well.

We are getting a lot of complaints from our residents about the bar/night club located in the strip mall next to Frenchie's. It seems they are playing loud music until 4AM or 5AM.

I know the residents from Pembroke Lake Park are also annoyed by the music. Some of them have even started a petition.

Do you know anything about it? Are they allowed to play music so loud and late at night?

Thank you for your help with this matter.

Bertrand Saysset
General Manager



Park Lake, Inc.

Tel: 954 981 3500

Fax: 954 981 3753

bertrands@parklakeinc.com

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.

Joseline Ramirez

From: Suzi Reutlinger
Sent: Tuesday, December 5, 2023 8:34 AM
To: Ra Shana A. Dabney-Dovovan; Joseline Ramirez; Jean Gustin
Subject: FW: Form submission from: Contact Us

Good Moring,

Please see below.

Thank you,
Suzi

From: Pembroke Park, FL via Pembroke Park, FL <cmsmailer@civicplus.com>
Sent: Monday, December 4, 2023 12:46 PM
To: Suzi Reutlinger <sreutlinger@tppfl.gov>
Subject: Form submission from: Contact Us

Submitted on Monday, December 4, 2023 - 12:45pm
Submitted by anonymous user: 24.114.93.248
Submitted values are:

==Your Message Details==

Subject: Noise level

Message:

Hello, I own a mobile home at Park Lake Estates and since my arrival November 4th there is a new business on Hallandale Blvd (Kelsey's lounge) that disturbs many home owners with the sound level of their music. It starts thursday through sunday from approximately 10pm to early in the morning (up to 4am). The bass level is so high and with the lake the sound carries many feet away.

So, 4 nights a week our sleep is annoyed with that situation. It is intolerable and hard on our morale.

Hope something can be done!

Thank-you for looking into this problem.

==Your Contact Information==

Full Name: Mario Chevrier

Email Address: chev_57@hotmail.ca

Phone Number: 450-544-1000

==Address==

Street: North Lake shore drive

City: Pemproke Park

State: Florida

Zip Code: 33009

Received
1/16/24 S.R.

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

MAURICE MINIER 14 W LAKE DR.

SYLVIE VOYER 14 W LAKE DR. Hallandale

MARIO GAGNON 2 W LAKE D. HALLANDALE

RAYMOND LEFEBVRE 4 W. Lake D. Pembroke Park

Denis Payer 3 W LAKE Pembroke

PIERRE BLOUIN 5 W LAKE DR.

MARIE-CLAUDE LAPOINTE

Marie-Claude Lapointe 9 W Lake D.

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Stephane Sorecy	28 W Lake drive pm	Stephane Sorecy
Linda Miller	28 W Lake drive pm	Linda Miller
MARIO OUELLET	29 W LAKE DRIVE PEMBROKE PARK.	Mario Ouellet
Dani Larocque	33 W LAKE PM	DANIEL LAROC
MARTIN SOUCY	221 W lake drive	Martin Soucy
Edith Belanger	221 W lake drive	Edith Belanger
JOHANNE VERMETTE	35 W LAKE DRIVE	Johanne Vermette

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

CLAIRE MOISAN 63 W LAKE DR. Pem. Claire Moisan

MARTINE GRENIER-46 W. LAKE DR. Pem. Martine Grenier

CAROLE MASTROCOLA 44 W. LAKE DR. PEM. Carole Mastrocola

ROBERT BRANCHAUD 44 W. LAKE DR M. J. Branchaud

DENIS ETHIER 59 WEST LAKE RD Denis Ethier

C. & Solita Grenier 51 W. L. D.

SUZANNE FORGET 55 W L. Ct Suzanne Forget

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Jocelyn Gosselin 15 West Lake Pen J. Gosselin

Hamon Cyr 18 West Lake Pen Hamon Cyr

Andre Fortier 18 West Lake Pen Andre Fortier

DANIEL GIGUERE 24 W Lake Drive Daniel Giguere

ALAIN RENAUD 26 W. LAKE DRIVE Alain Renaud

LISE CHASSON 26 W Lake Drive Lisé Chasson

Roger Cloutier 60 W L DR. R. Cloutier

PETITION

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
France Gagnon	41C Pembroke Park	France Gagnon
M. Doune	72 Pembroke Park	M. Doune
J. J. J. J.	70 JACQUES TREMBLAY	J. J. J. J.
PATSEY PERIN	70 L. DR.	PATSEY PERIN
D. DORION	68 L. DR.	D. DORION
B. DIONNE	68 L. DR.	B. DIONNE
A. Tremblay	64 W. Lake Dr.	Annie Tremblay

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

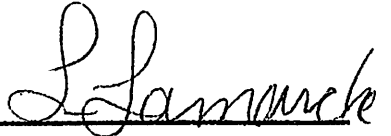
Name

Address

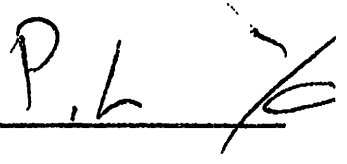
Signature

AULEMILE GARNEAU 13 West Lake Dr 

Sylvie PERRON " 

Linda Lamarche
Bernard Ferland 100 Lake Shore Dr. 

Yannick Dufour } 104 Lake Shore Dr

Vicky Chiasson } P.L. 

Bernadette Nadon 106 Lake Shore Dr

Guy Nadon 106 " " "

PETITION

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
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BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

STHEL LESSARD 128 LAKE SHORE [Signature]

Madeline Landry 105 North Lake Shore [Signature]

PIERRE PRIMEAU 107 NORTH LAKE SHORE [Signature]

YVIE Goyette 107 North Lake Shore [Signature]

GASTON BEAUDOIN 114 N. LAKE SHORE

Richard Bullock 116 N Lake Shore [Signature]

Bon Tardif 118 Lake Shore [Signature]

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

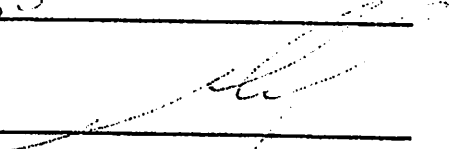
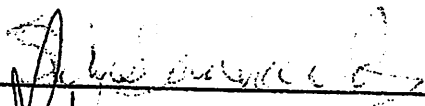
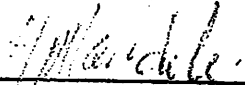
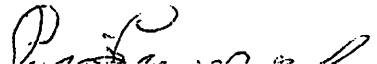
Signature

<u>Paul Hamel</u>	<u>132 North Lake Shore</u>	<u>[Signature]</u>
<u>Josée Girard</u>	<u>204 Lake Shore Drive NW</u>	<u>[Signature]</u>
<u>Solange Lussier</u>	<u>220 Lake Shore Drive</u>	<u>[Signature]</u>
<u>MARTIN REMILLARD</u>	<u>16 W LAKE DRIVE</u>	<u>[Signature]</u>
<u>LISELLE LAPOINTE</u>	<u>16 W. LAKE DRIVE</u>	<u>[Signature]</u>

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
Dany Butru	23 West Lake Drive	
Therese Plante	17 West Lake Park	
Reed Plante	" " " "	
Genine Gemin	31 West Lake Park	
MARIA E. NIETO		
ROBERT CROSSMAN	183	
CHUCK BONCINI	10214	
		
	167 Pembroke Park 33009	
DENIS LAMOUR	170	

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 31

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Once on the square, everything seems more normal, I hear both high and low sounds. How to explain this difference?

Let's see what we know about sound: it's a wave. That is to say that our vocal cords, the membrane of a loudspeaker, or even the string of a guitar vibrates, and makes the air around it vibrate. But when I vibrate the end of a tight rope, or the surface of a lake with a stick, the disturbance I have inflicted on the medium spreads, and moves away from the source. These are the concentric ripples on the surface of the water for example, they constitute a wave.

For sound, it is a succession of high and low pressures that move away in all directions from the source of the noise. Once it reaches our ear, this wave makes our eardrum vibrate, like a tiny drum skin. These vibrations are converted into electrical oscillations by

sensory cells, carried to the brain where they are interpreted. The louder the sound, the greater the range of movement our eardrum will have. The faster the vibration rate, the higher the sound will be perceived as high (high frequency), and the slower it is, the lower the sound will seem. Our ear is designed to perceive frequencies as low as 20 Hertz (20 round trips of the eardrum per second) and as high as 20,000 Hertz, at least if our ear is in its best shape.

Envoyé de mon iPad

1 message

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 32

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Re: Low Sounds Heard Further Than High Sounds

To travel 30 meters, high-pitched (or high-frequency) sounds make more oscillations than low-pitched sounds. However, damping depends on the number of oscillations, therefore a high-pitched sound is damped more quickly than a low-pitched sound at the same distance.

There is a problem on this subject: Concerts in stadiums. Let's imagine a spectator located 30 meters from the stage, to prevent him from hearing only the bass, we put a loudspeaker 30m away and only emit highs. On the other hand, you have to delay the sounds by 1 tenth of a second...
589 / 5 000

Envoyé de mon iPad

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 30

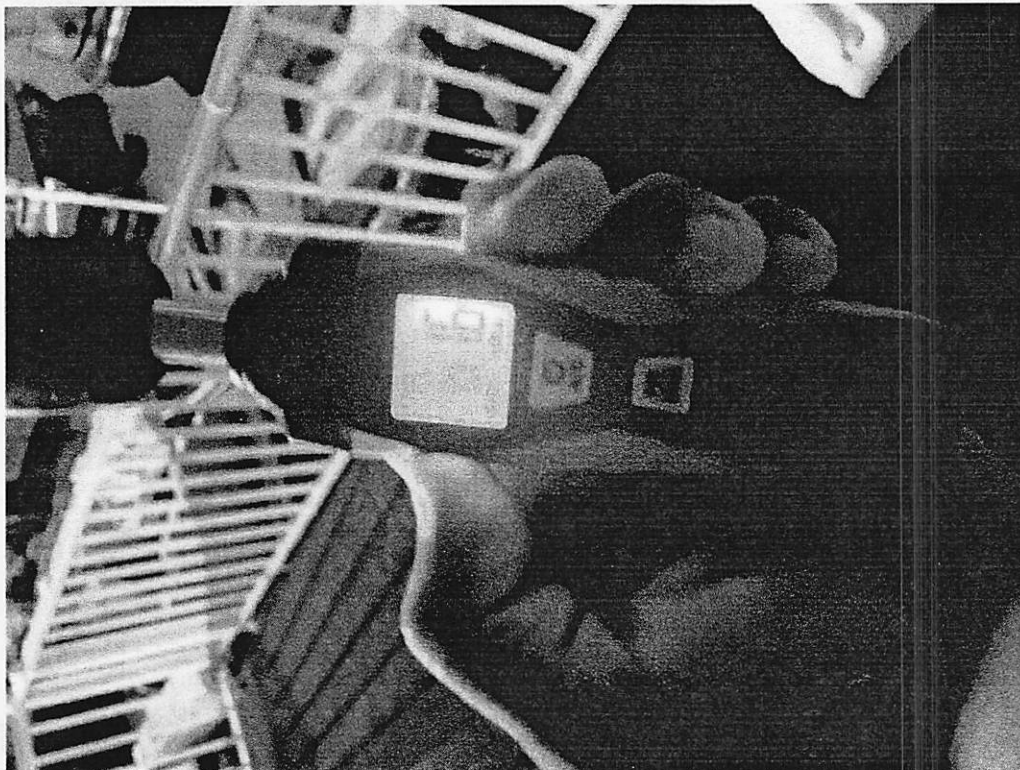
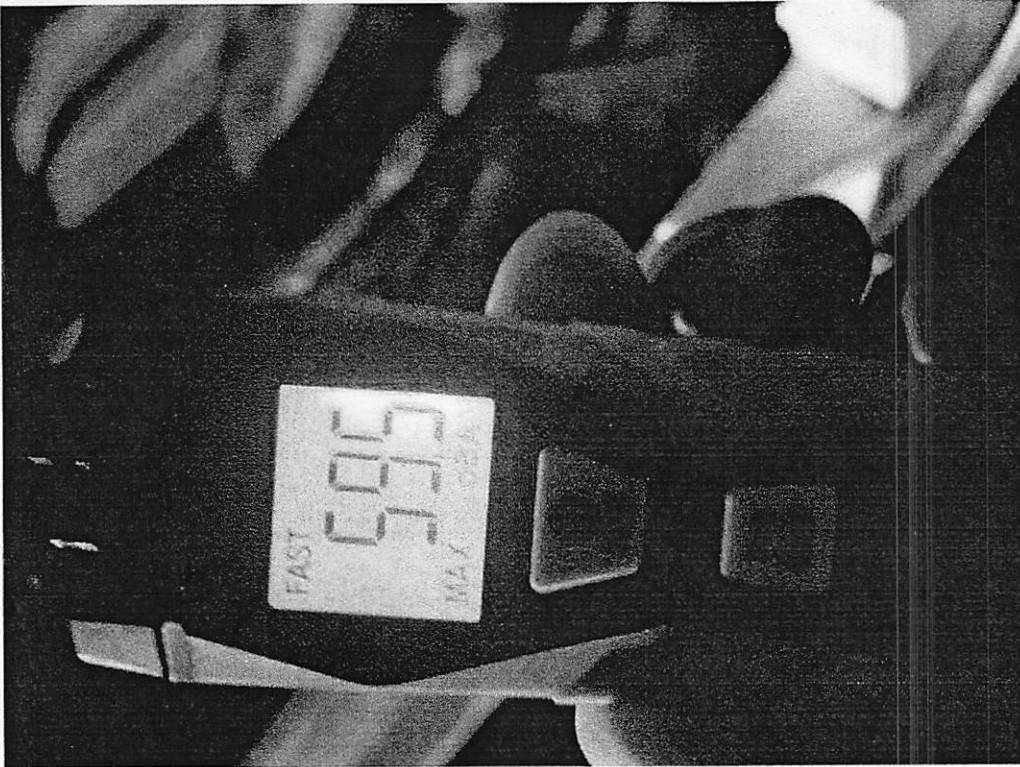
À : "mremillard350@gmail.com" <mremillard350@gmail.com>

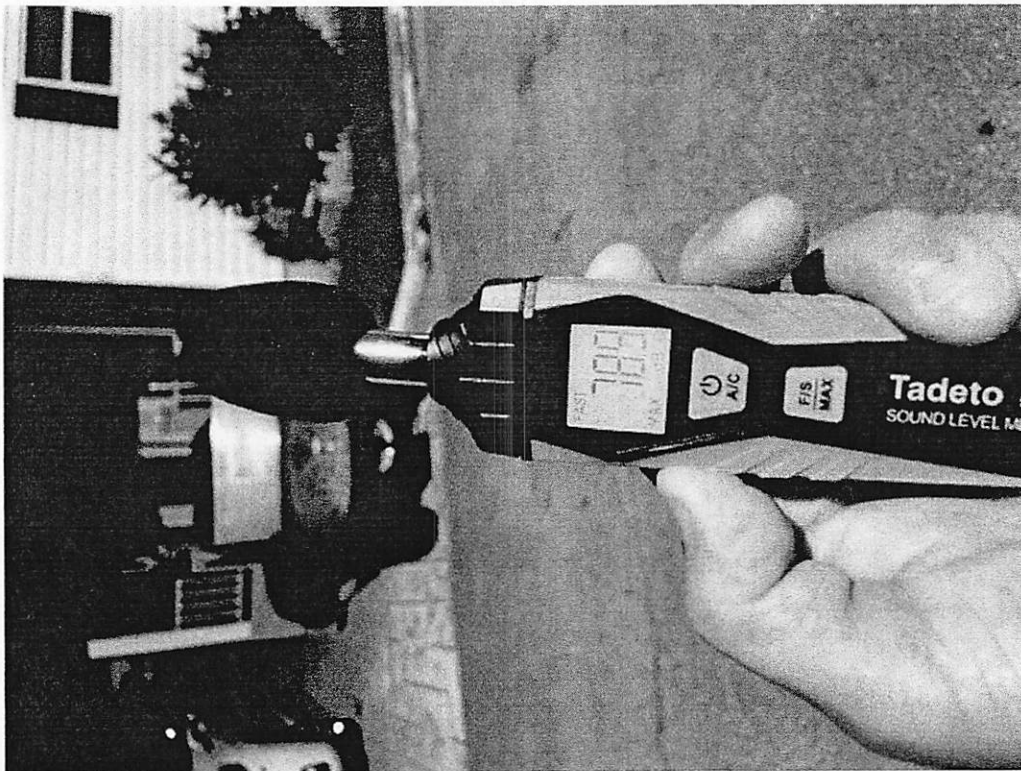
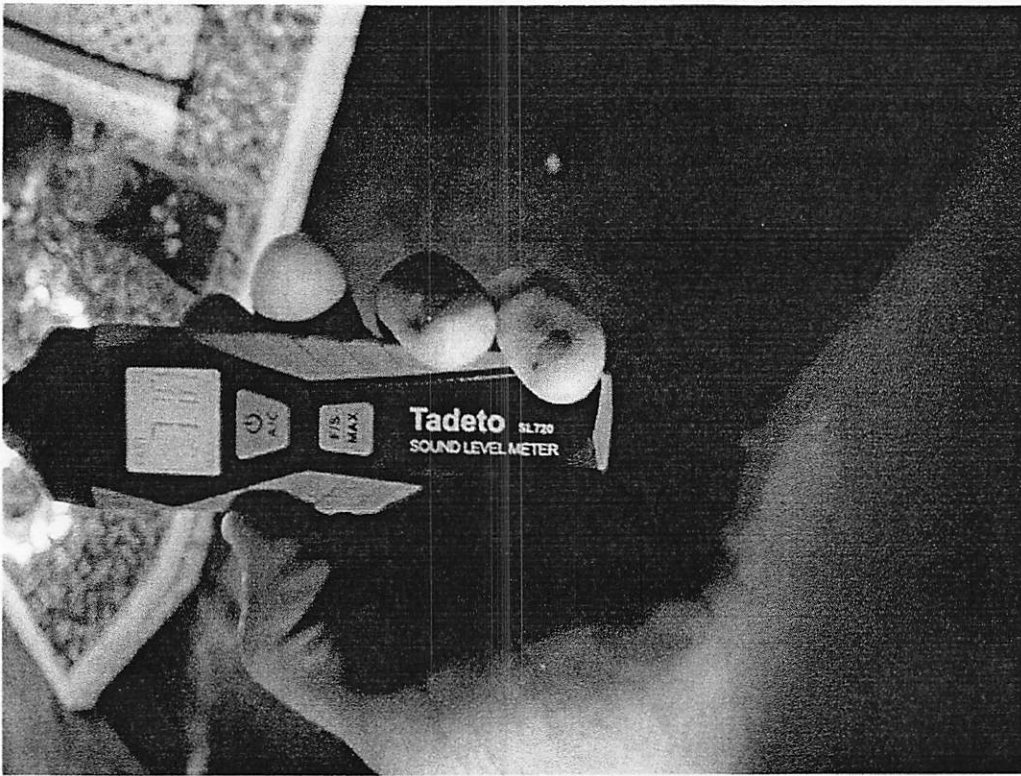
The speed of sound in air at 15°C at sea level is approximately 340 m/s (1,224 km/h). In water, sound travels more than four times faster,

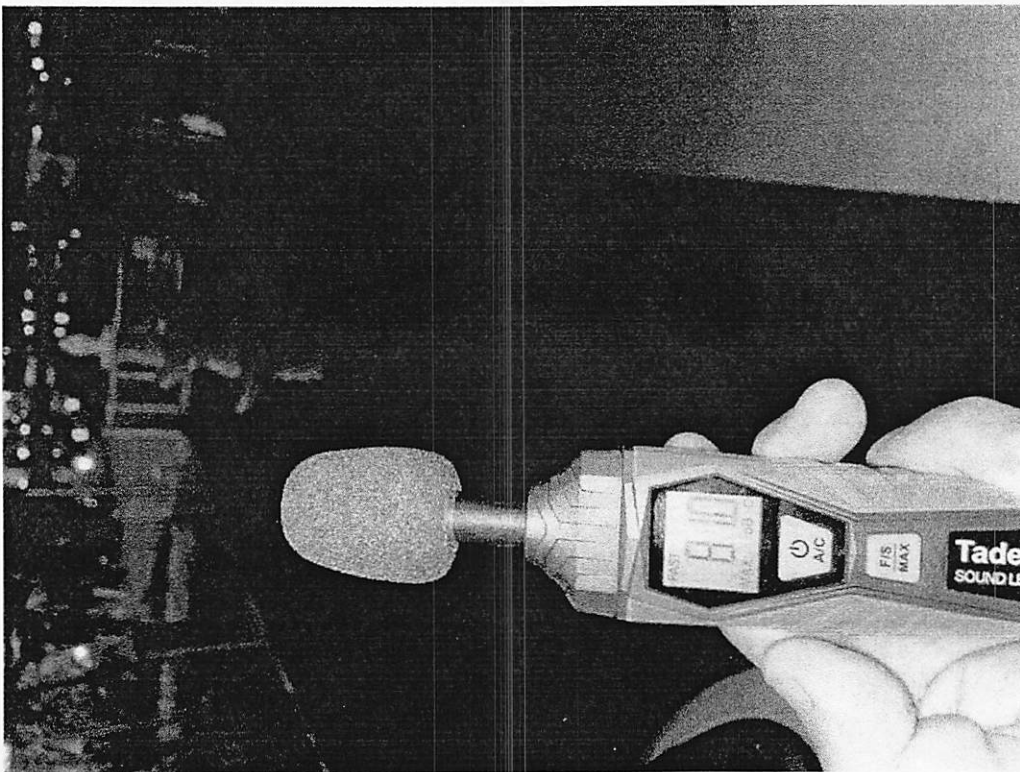
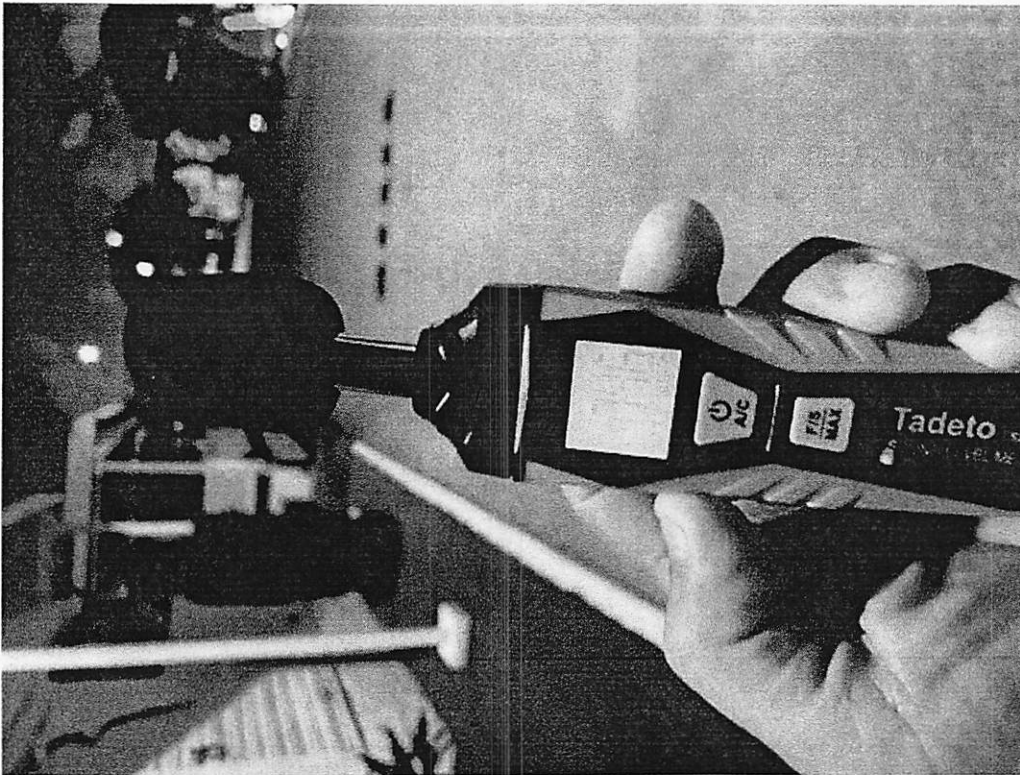
Envoyé de mon iPad

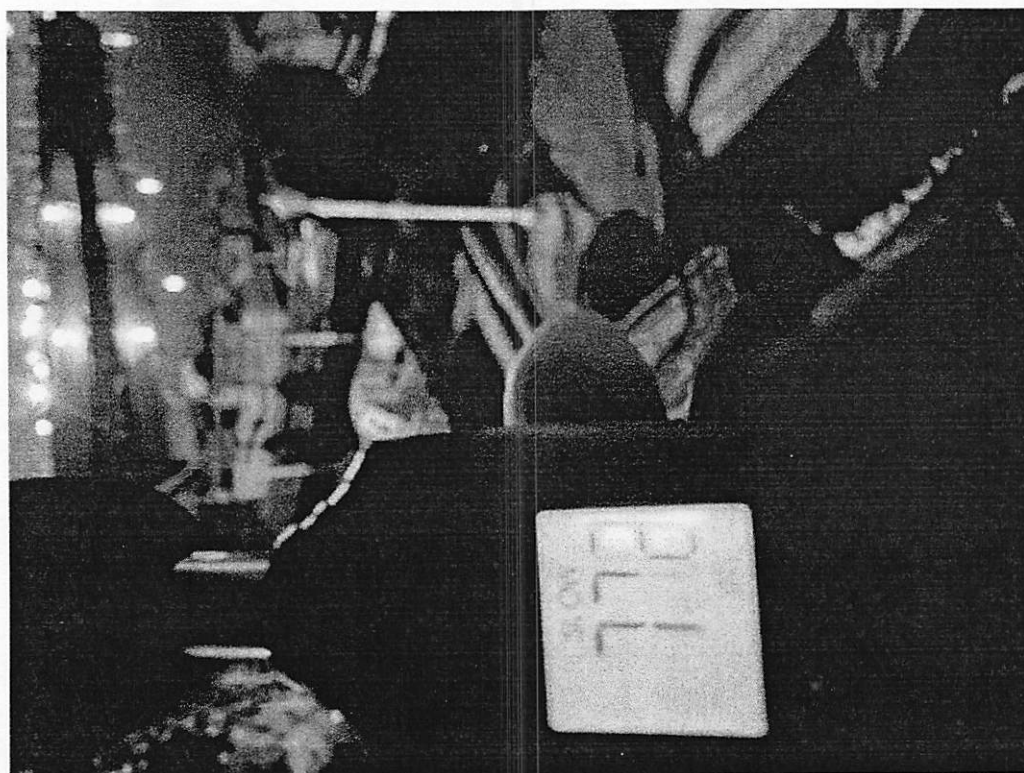
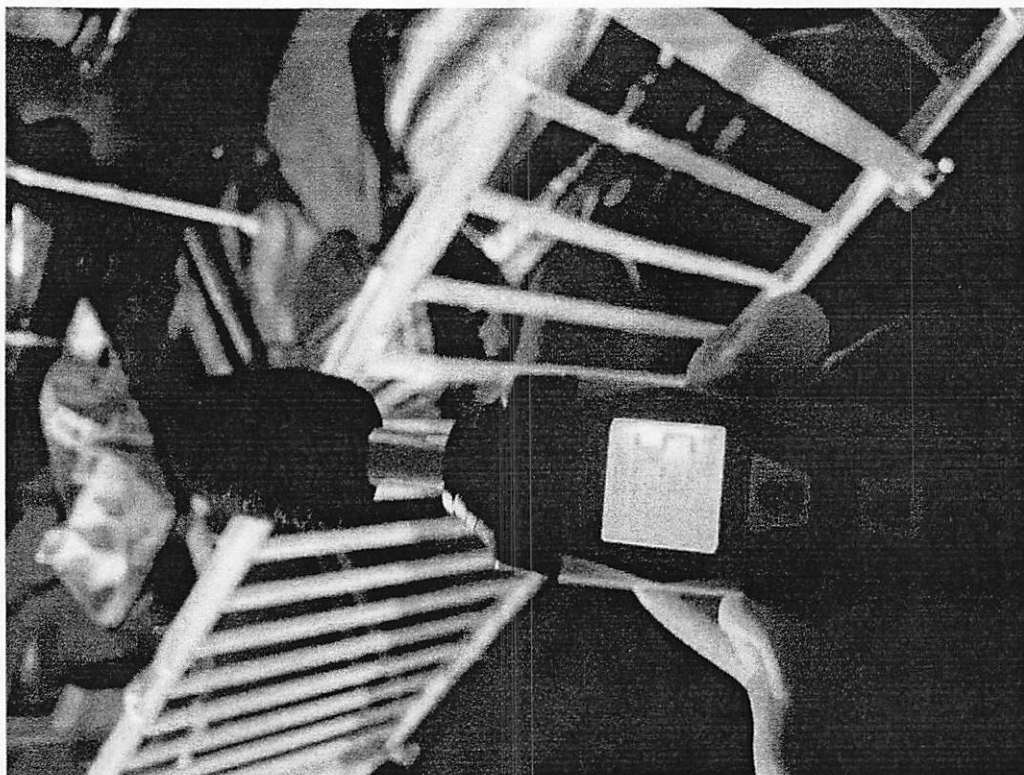
Mail body:

[Télécharger les images en pleine résolution](#)
Disponible jusqu'au 21 décembre 2023









Envoyé de mon iPad

18:00 Lun. 20 nov.

...



AA

translate.goo

Amazon kia carnival alouette fina... coupe gray h... CLINIQUE D... La musique r... |

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe



La vitesse du son dans l'air à 15 °C au niveau de la mer est d'environ 340 m/s (soit 1 224 km/h). Dans l'eau, le son se propage plus de quatre fois plus vite, ...



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164 / 5000



18:06 Lun. 20 nov.

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@ translate.goog

 Google Traduction

basses?

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b:

Un orchestre est sur la place de ma ville. Je m'en approche par de petites rues. Ca a déjà commencé, je perçois un peu de musique. Mais c'est bizarre, on entend surtout des "Boum, Boum..." et pas vraiment de sons aigus... N'y aurait-il que des percussions?

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Une fois sur la place, tout semble plus normal, j'entends aussi bien les sons aigus que les graves. Comment expliquer cette différence?

hi

Voyons ce que l'on connaît du son: c'est une onde. C'est à dire que nos cordes vocales, la membrane d'un haut-parleur, ou encore la corde d'une guitare vibre, et fait vibrer l'air qui l'entoure. Mais quand je fais vibrer l'extrémité d'une corde tendue, ou la surface d'un lac avec un bâton, la perturbation que j'ai infligée au milieu se propage, et

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Historique

Enregistrée

17:55 Lun. 20 nov.

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AA

translate.goo

Amazon.com:... kia carnival 2... alouette final... coupe gray hi... CLINIQUE DE...

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détection la langue Français Anglais Arabe



Une onde sonore est une vibration mécanique qui se propage dans un milieu matériel, comme l'air ou un liquide. Dans l'air, la vitesse de propagation du son est de 340 m.s-1 dans les conditions usuelles de température et de pression. Dans l'eau, elle est de l'ordre de 1 500 m.s-1.
1.14 févr. 2019



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293 / 5000



Historique

Enregistrée

rock dure au moins une heure, il y a d'une perte d'audition permanente

17:52 Lun. 20 nov.

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AA

translate.goo

Amazon.com: U...

kia carnival 202...

alouette final co...

coupe gray hist...

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe ▼



Re : Sons Graves Entendus plus loin que Sons Aigus
Pour parcourir 30 mètres, les sons aigus (ou à hautes fréquence) font plus de d'oscillations que les sons graves. Or l'amortissement est fonction du nombre d'oscillation, par conséquent un son aigu est plus vite amorti qu'un son grave à une même distance.



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Il existe une problématique à ce sujet : Les concerts dans les stades. Imaginons un spectateur situé à 30 mètres de la scène, pour éviter qu'il n'entende que la basse, on met un haut-parleur à 30m et on émet que des aigus. Par contre il faut décaler le son de 1 dixième de seconde...

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589 / 5000



s'éloigne de la source. Ce sont les rides concentriques à la surface de l'eau par exemple, elles constituent une onde.

Pour le son, c'est une succession de haute et de basses pressions qui s'éloigne dans toutes les directions à partir de la source du bruit. Une fois arrivée à notre oreille, cette onde fait vibrer notre tympan, comme une minuscule peau de tambour. Ces vibrations sont converties en oscillations électriques par des cellules sensorielles, acheminées jusqu'au cerveau où elles sont interprétées. Plus le son est fort, et plus notre tympan aura une grande amplitude de mouvement. Plus le rythme de vibration est rapide, plus le son sera perçu comme aigu (haute fréquence), et plus il sera lent, plus le son semblera grave. Notre oreille est conçue pour percevoir des fréquences aussi basses que 20 Hertz (20 allers-retours du tympan par seconde) et aussi hautes que 20000 Hertz, du moins si notre oreille est au mieux de sa forme.

18:07 Lun. 20 nov.

...



AA

translate.goo

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alouette fin

coupe gray h...

CLINIQUE D...

La musique r...

Sons Graves...

Détecter la langue Français Anglais Arabe ▼



Les instruments sont en S, et émettent des ondes de fréquences diverses dans toutes les directions. Les basses fréquences vont facilement être diffractées par les angles des bâtiments, et "s'écouler" jusqu'à nos oreilles de spectateur retardataire. Les hautes fréquences (les aigus) sont moins sensibles à la diffraction, ils contournent bien plus difficilement les coins de murs: ils ne parviendront pas jusqu'à nous s'ils ne peuvent pas cheminer en ligne droite. On n'entend donc que les basses...



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Joseline Ramirez

From: Mario Chevrier <chev_57@hotmail.ca>
Sent: Thursday, January 11, 2024 3:38 PM
To: Joseline Ramirez
Subject: Noise complaint!

Hello Ms Ramirez,

Mr B.Saysset from Park Lake gave me your coordinates so I could write to you.

At the beginning of December I sent a complaint directly through the Pembroke Park web site but never received a follow up. I also made a complaint to Park Lake.

Mr Saysset just informed me that only one complaint was made in December. I never called the police because I did not want to annoy them with this matter that is not life threatening. I took note (calendar) of every night and early mornings that the noise was intolerable.

I plan to be at the meeting next wednesday and hope there will be solution to the problem.

Thank-you, Mario Chevrier& Madeleine Landry

Téléchargez [Outlook pour iOS](#)

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.

Incident Details

Incident Number: L2223120600010999

Incident Status: Closed

Incident Date: 12/06/2023 20:24:32

Last Updated: 12/06/2023 20:41:53

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	AVRIL, MELISSA	Created by Agency/Userid:	COMM/BS20467
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:		Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	ROBERT	Caller Phone Number:	(819) 668-2501
Caller Location:	65 W LAKE CT	Caller City:	
Contact Caller:	Yes	Call Source:	1-911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:	12/06/2023 20:21:22			Call Received to Phone Pickup:	00:00:30
Phone Pickup:	12/06/2023 20:21:52	COMM/BS20467	C01	Phone Pickup to Created:	00:02:40
Incident Created:	12/06/2023 20:24:32	COMM/BS20467	C01	Phone Pickup to 1st Dispatch:	00:04:45
1st Unit Dispatched:	12/06/2023 20:26:37	COMM/BS11498	S29	Created to 1st Dispatched:	00:02:05
1st Unit Enroute:	12/06/2023 20:27:18	COMM/BS11498	S29	1st Dispatch to 1st Enroute:	00:00:41
1st Unit Arrived:	12/06/2023 20:34:10	COMM/BS11498	S29	1st Enroute to 1st Arrived:	00:06:52
Route Closed:	12/06/2023 20:39:05	COMM/BS11498	S29	Created to Closed:	00:14:33

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
	22/22A11	12/06/2023 20:26:37	12/06/2023 20:27:19				12/06/2023 20:33:37	00:07:00	
*	22/22A12		12/06/2023 20:27:18	12/06/2023 20:34:10			12/06/2023 20:39:05	00:00:00	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A11	PK0012	Mobley, Eugene
22/22A12	PK0025	Brower, Ryan

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/06/2023 20:24:32	BS20467	C01	CALLER ADV LOUD MUSIC AT ABOVE 1020 WOULD LIKE UNIT TO 1056 AT 2ND 1020
12/06/2023 20:34:04	BS11498	S29	22A12 ADV THERE IS NO LOUD MUSIC AT THE LOUNGE..WILL MAKE LL W/THE CALLER
12/06/2023 20:34:48	BS20671	N11	Dup: COMP ADV LOUD NOISE COMING FROM A BUSN NEAR THE 1020 3188 LAKE SHORE DR, PK
12/06/2023 20:41:53	BS11900	S05	Dup: REF VERY LOUD MUSIC PLAYING AT KELSEYS LOUNGE AND RESIDENTS INSIDE THE MOBILE HOME PARK BEHIND THE LOUNGE ARE UPSET

PRE-SCHEDULED INFORMATION**ADDRESS CHANGES****PRIORITY CHANGES****INCIDENT TYPE CHANGES**

PUBLIC INFORMATION REQUEST FORM



Date: 12/19/2023

FEE: _____

NAME: Kelsey Freitas

ADDRESS: 3194 W Hallandale Beach Blvd suite J

TELEPHONE NUMBER: 954-991-2902

EMAIL ADDRESS: freitushospitality@gmail.com

REQUESTED INFORMATION: All documentation related
to #9150

P H O N E M E M O	TO	kelsey		DATE	12/19/23	TIME	11.21	☒ AM ☐ PM
	FROM	954 991 2902		PHONE (				
	OF			CELL (				
				FAX (				
	MESSAGE							
	Case # 9150.							
	Proof for the noise.							
	urgent.							
	E-MAIL ADDRESS							SIGNED
	PHONED ☐	CALL BACK ☐	RETURNED CALL ☐	WANTS TO SEE YOU ☐	WILL CALL AGAIN ☐	WAS IN ☐	URGENT ☐	

TOWN OF PEMBROKE PARK

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

Case 9150

CERTIFIED MAIL®



9589 0710 5270 1605 9254 43



quadient

CORRECTION
IMI

\$009.64⁰

07/19/2024 ZIP 33023
043M30245597

US POSTAGE

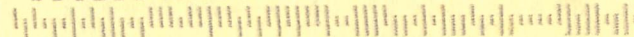
3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

AUG 14 2024

NIXIE 331 FE 1 0008/11/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-03442-19-46



UTF
FWD

33009-1516-409

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:

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8651 79

2 Article Number (Transfer from service label)

9589 0710 5270 1605 9254 43

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

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TOWN OF PEMBROKE PARK

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



MIAMI FL 330

22 AUG 2024 PM 6 L

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CORRECTION

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US POSTAGE



3192-4 W HALLANDALE LLC %MGMT
OFFICE
Soc #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

SEP 03 2024

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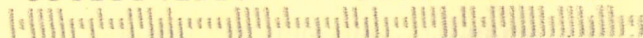
RETURN TO SENDER
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UNABLE TO FORWARD

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BC: 33023541350

*2606-00199-22-44

33023-5413
33009-5164



CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT
OFFICE
Sc #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8667 49

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4653

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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☐ 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

(0)

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK

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



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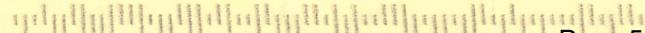
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UNABLE TO FORWARD

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33023-5145

BC: 33023541350

*2006-00842-22-41



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:

3192-4 W HALLANDALE LLC %MGMT
OFFICE

Fo #9150

3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8664 11

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9259 17

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
(0)

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



9589 0710 5270 1605 9254 50

MIAMI FL 330
19 JUL 2024 PM 4:11



quadiënt
CORRECTION
IMI
\$009.64⁹
07/19/2024 ZIP 33023
043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK

AUG 14 2024

NIXIE 331 -FE 1 0008/11/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2938-03457-19-46

UTE WD
33023541350

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.

3192-4 W HALLANDALE LLC %MGMT
OFFICE
HCF #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8651 62

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9254 50

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
(0)

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9276 07



quadrant

CORRECTION
IMI

\$008.69⁰

03/21/2024 ZIP 33023
043M30245597

US POSTAGE

LD
4/9

3192-4 W HALLANDALE LLC %MGMT OFFICE
AFO #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0005/06/24

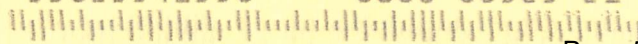
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350

*0806-00969-21-45

330235413 COOT



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:

3192-4 W HALLANDALE LLC %MGMT OFFICE
AFO #9150
3194 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8689 96

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9276 07

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

/mail Restricted Delivery

(over 500)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9275 91



quadiant

CORRECTION
IMI

\$008.69⁰

03/21/2024 ZIP 33023
043M30245597

US POSTAGE

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4/9

3192-4 W HALLANDALE LLC %MGMT OFFICE

AFO #9150

3192 W HALLANDALE BEACH BLVD J,

PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0005/06/24

RETURN TO SENDER

UNCLAIMED

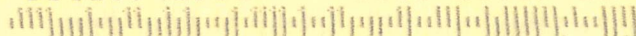
UNABLE TO FORWARD

UNC

BC: 33023541350

*0806-00967-21-45

3300585164 CO



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:

3192-4 W HALLANDALE LLC %MGMT OFFICE
AFO #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8689 72

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9275 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

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

fail
fail Restricted Delivery
D)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

18 JAN 2024 PM 6 L

7022 2410 0001 1497 4455



quadrant

CORRECTION

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01/18/2024 ZIP 33023
043M30245597

US POSTAGE



3192-4 W HALLANDALE LLC %MGMT OFFICE

NOV #9150 F.O.

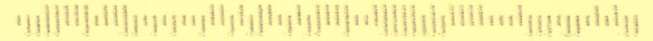
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

RECEIVED JAN 31 AMSD

NIXIE 331 DE 1 0001/25/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *1587-04075-29-25



IA
33023>5413

33009-516499

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:

3192-4 W HALLANDALE LLC %MGMT OFFICE

~~NOV #9150~~ F.O. J.E.

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7705 34

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4455

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

- ☐ 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 CODE

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



MIAMI FL 330

7 DEC 2023 PM 4 L

7022 2410 0002 7328 0782



Happy Holidays

Quotient

CORRECTION

\$008.53⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

UAC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 *NOV J.R*
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0012/22/23

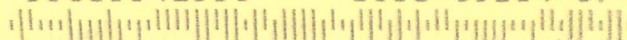
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 33023541350

*2938-05164-07-46

03005-516499



CERTIFIED MAIL®
PLEASE SHOOK 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:

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 *NOV J.R.*
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 71

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0787

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

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

Mail Restricted Delivery
(00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

7 DEC 2023 04:51 L

7022 2410 0002 7328 0794



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CORRECTION

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\$008.53⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

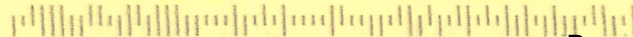
UNC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150 *N.O.H J.R.*
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NIXIE 331 SE 1 2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2506-01395-08-03



UNC

33023541350

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:

3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150 *NOH J.R.*
 3192 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 64

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0794

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)

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

24 APR 2026 PM 4 L

9589 0710 5270 3205 4408 14



quadiant

CORRECTION
IMI

\$010.44⁰

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

3192-4 W Hallandale LLC

3192 W Hallandale Beach Blvd
Bldg. J

Pembroke Park

HAF

9150

NIXIE

326 DE 1

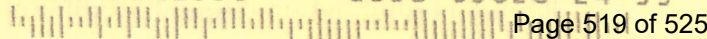
0004/30/26

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2938-03026-24-39

IA
33009-516505



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:

3192-4 W Hallandale LLC
3192 W Hallandale Bch Blvd
Bldg. J
Pembroke Park, FL 33009
HAF 9150



9590 9402 9175 4225 2448 09

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4408 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

2026

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

(0)

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

Handwritten signature: Kellogg

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3194 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

MIAMI FL 330

MAY 19 2025

JUN 20 2024 PM 6 L



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

06/21/2024 ZIP 33023
043M30245597

US POSTAGE

.. 9327010685418772

UNC
33009-51455
33023-5415

NIXIE

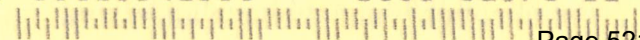
331 SE 1

2205/15/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2606-01976-21-46



TOWN OF PEMBROKE PARK

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

MIAMI FL 330



21 JUN 2024 PM 4 L



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

06/21/2024 ZIP 33023
043M30245597

US POSTAGE

3192-4 W HALLANDALE LLC %MGMT
OFFICE
AONC #9150
3192 W HALLANDALE BEACH BLVD, J
PEMBROKE PARK, FL 33009

MAY 19 2025

.. 9327010685418772

UNC

33008 515499

NIXIE

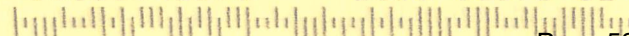
331 5E 1

2205/15/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2938-08375-21-45



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

7 DEC 2023 PM 6 L

3192-4 W Hallandale 7. MGMT

Office

NOV #9150

UNC

3192 W Hallandale Beach Blvd, #J
Pembroke Park, FL 33009

NIXIE

331 CE 1

2212/22/23

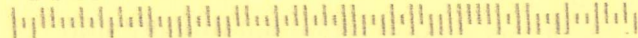
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350

*2606-00855-07-43

33009-516501



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE



