



Agenda

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, June 17, 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 Code Compliance Special Magistrate Hearing — May 20, 2026

5. **Adoption of Agenda (Deferrals, Additions, Modifications)**

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. **Hearing to Confirm Fine**

7.1 **CASE 4904 - HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, BAY 3, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 15-17 - BUSINESS TAX RECEIPT REQUIRED - FIRST OFFENSE**

7.2 **CASE 7382 - MCGILL, STEPHON E EST - 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE**

7.3 **CASE 8072 - CARRIER, ALAIN AND CARRIER, JACQUELINE - 4861 SW 26 CT, #4-7, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE**

7.4 **CASE 8073 - DOYON, LINE AND LABBE, GAETAN - 4873 SW 25 CT, #7A-6, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE**

7.5 **CASE 8135 - HUMBERTO MESA - 148 LONE PINE TERRACE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE**

7.6 **CASE 8154 - DANIEL PION AND RODOLFO HERNANDEZ - 135 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - FIRST OFFENSE**

8. 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, May 20, 2026

Council Chambers
3150 SW 52 AVE,
Pembroke Park, FL 33023

1. **Call to Order 09:02 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. **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)**

- 5.1 CASE 8689 REMOVED FROM CONFIRMATION OF FINE, RESPONDENT REQUESTED FOR CONTINUANCE
- 5.2 CASE 9235 REMOVED FROM CONFIRMATION OF FINE, RESPONDENT REQUESTED FOR CONTINUANCE

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

Respondent or Representative	Extended Order Issued	Date of Extension Compliance
Carl Parrish	10 days	06/01/2026

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
William Castellano	30 days	06/17/2026

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
James Robert Jr Wilborn	Confirmed Fine of \$40,100.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Joshua Rydell, Esq	Confirmed Fine of \$159,800.00

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

Respondent or Representative	Order of Continuance Issued	Date of Continued Hearing
Absent	60 days	07/15/2026

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent	Fine Abated to \$11,883.50 Payable in 30 Days or Reverts to \$116,508.50	06/19/2026

10. Adjournment 10:10 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.

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)

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Aimara Fontalva
Code Compliance Officer

Special Magistrate Hearing Check in
Please Print First and Last Name

Date May 20, 2026

1. Case # 9222 Name Joshua Rydell

2. Case # 9116 Name James Wilborn Jr

3. Case # 8689 Name William Castellano

4. Case # 11221 Name Carl Parrish

5. Case # _____ Name _____

6. Case # _____ Name _____

7. Case # _____ Name _____

8. Case # _____ Name _____

9. Case # _____ Name _____

10. Case # _____ Name _____

11. Case # _____ Name _____

12. Case # _____ Name _____

13. Case # _____ Name _____

14. Case # _____ Name _____

15. Case # _____ Name _____

16. Case # _____ Name _____

17. Case # _____ Name _____

18. Case # _____ Name _____

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE 4520 LLC	4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

Folio
514230090720

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS
N 10 FT OF LOTS 23 THRU 28,BLK 50

Case Status Closed **Case #** 4904

Notes

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/10/2020		Courtesy Notice	Hand
2/5/2020		Notice of Violation	Hand
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/26/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail
1/16/2021		Affidavit of Compliance	Certified Mail
6/5/2026	6/17/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/16/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	1/16/2021	\$15,700.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$15,800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
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Case Overview

Total Payments	\$0.00
Fees Outstanding	\$15,800.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE 4520 LLC

**4520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #YOUR
MOBILE SOULUTION INC- BAY 3**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HALLANDALE 4520 LLC	4904	06/05/2026
4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
HALLANDALE 4520 LLC	514230090720	
4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 COMPLIANCE

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

Case #:
 4904

Petitioner,

vs.

HALLANDALE 4520 LLC
 4520 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023 #YOUR
 MOBILE SOULUTION INC- BAY 3
 Respondent(s)

On 1/16/2021 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: HALLANDALE 4520 LLC
Address: 4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio: 514230090720
Site Address: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/16/2021

Notes/Means of Correction:

Out of Business as of 1/16/2021

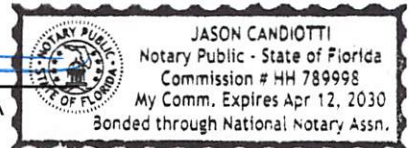
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/16/2021


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HALLANDALE 4520 LLC

CASE NO. 4904

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE 4520 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: HALLANDALE 4520 LLC AT 04:42 PM ON
THE 5th DAY OF June 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.

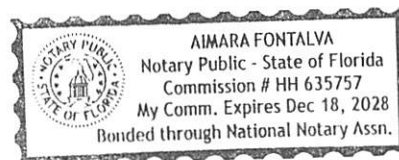
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

Jeffrey Louis
AFFIANT

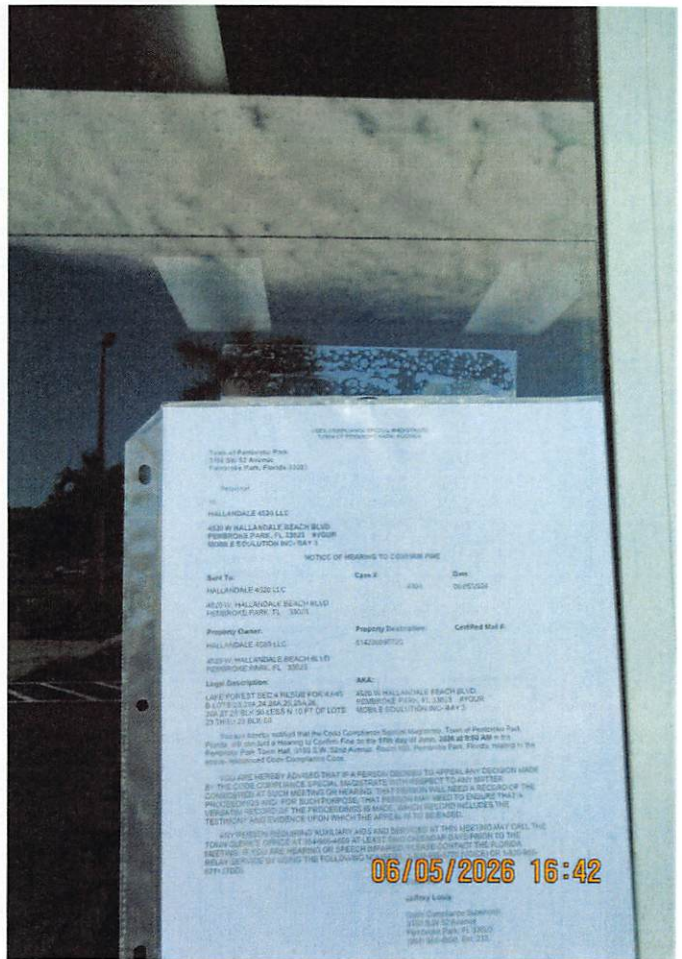
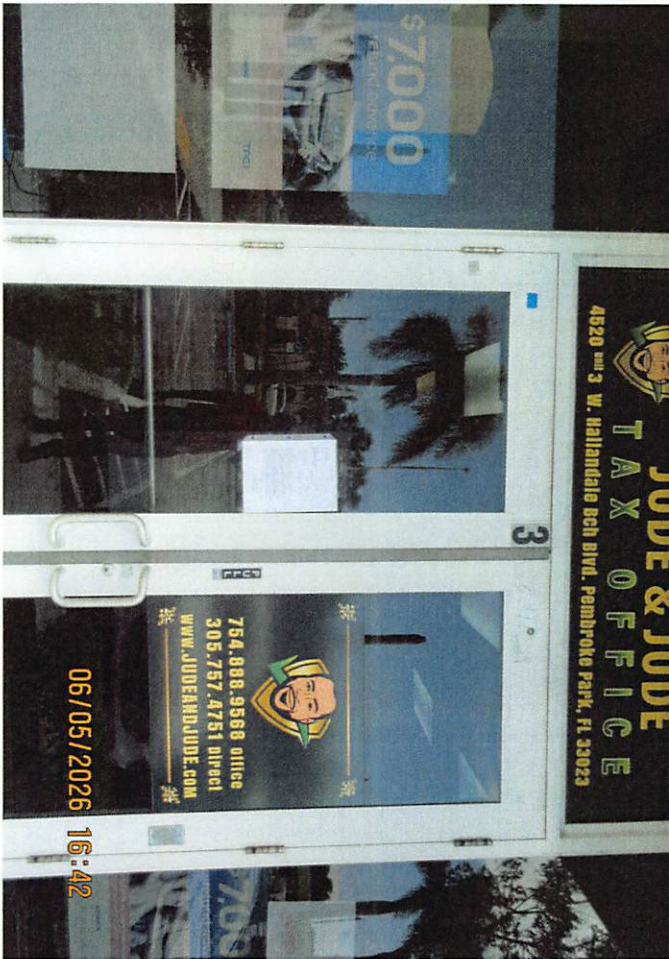
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 5th day of June, 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 _____



9589 0710 5270 3205 4413 61

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OFFICIAL U.S. MAIL

Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
\$ 10.44

Sent To
 HALLANDALE 4520 LLC
 HCF NO. 4904
 4520 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Street and Apt. N
 City, State, ZIP+4®

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

*HILLOREST POSTAL STORE
 JUN - 5 2026
 33021*

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Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
\$ 10.44

Sent To
 HALLANDALE 4520 LLC
 HCF NO. 4904
 470 ANSIN BLVD STE K
 HALLANDALE, FL 33009

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

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

*HILLOREST POSTAL STORE
 JUN - 5 2026
 33021*

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OFFICIAL U.S. MAIL

Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

Total Postage and
\$ 10.44

Sent To
 HALLANDALE 4520 LLC
 NAHABETIAN, RODRIGO
 HCF NO. 4904
 470 ANSIN BLVD STE G
 HALLANDALE, FL 33009

Street and Apt. N
 City, State, ZIP+4®

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

*HILLOREST POSTAL STORE
 JUN - 5 2026
 33021*

Case Overview

Property/Incident Information

Owner	Address	Site Address
YOUR MOBILE SOLUTION, INC.	4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

Folio
514230090720

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

Case Status Open **Case #** 4904 **Date Next Inspection** 3/8/2020

Notes

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/10/2020		Courtesy Notice	Hand
2/5/2020		Notice of Violation	Hand
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
2/26/2020		Affidavit of Non-Compliance	Hand
3/2/2020	2/27/2020	Final Order	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/8/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$113,150.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$113,250.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$113,250.00



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA Case #: 4904

Petitioner,

vs.

YOUR MOBILE SOLUTION, INC.

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 4520 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023 #YOUR
 MOBILE SOULUTION INC- BAY 3

FOLIO: 514230090720

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45
 B LOTS 23,23A,24,24A,25,25A,26,
 26A,27,28 BLK 50 LESS N 10 FT OF LOTS
 23 THRU 28,BLK 50

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, February 27, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	3/8/2020		\$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk. If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may 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 further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

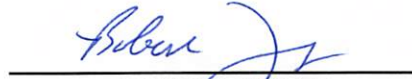
DONE AND ORDERED this 27th Day of FEBRUARY 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

7019 1120 0000 9007 4506

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	\$ 3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.05
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 50
Total Postage and Fees	\$ 6.90

Sent To
 Street and Apt. No., or PO Box No. Your Mobile solution, Inc.
 4520 W. Hallandale Beach Blvd
 Bay 3
 City, State, ZIP+4® Pembroke Park, FL 33023
 F.O. 4904

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

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	\$ 3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.50
Total Postage and Fees	\$ 6.90

Sent To
 Street and Apt. No., or PO Box No. Hallandale 4520 LLC
 470 Ansin Blvd Ste. K
 City, State, ZIP+4® Hallandale Beach, FL 33009
 F.O. 4904

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Hallandale 4520 LLC
 470 Ansin Blvd Ste. K
 Hallandale Beach, FL 33009
 F.O. 4904

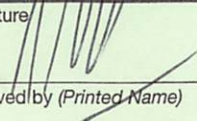


9590 9402 4839 9032 6972 33

2. Article Number (Transfer from service label)

7019 1120 0000 9007 4513

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery 3/9/20

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

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:

Your Mobile solution, Inc.
 4520 W. Hallandale Beach Blvd
 Bay 3
 Pembroke Park, FL 33023
 F.O. 4904



9590 9402 4839 9032 6973 32

2. Article Number (Transfer from service label)

7019 1120 0000 9007 4506

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number **137502**

APPLICATION FORM

Application Category: Retail Businesses

Application Date: 2/26/2020

Business Owner Information (Residential Usage)

Business Name: YOUR MOBILE SOLUTION, INC

Business Owner/Corporation/Partnership:

Business Address: 4520 W HALL BCH BLVD, 3

City/State/Zip: PEMBROKE PK/ FL /33023

Business Phone: Other Phone: 5615023343 Fax #:

E-Mail: Contact Person's Name: IRAN CABLES

Parcel Information

Folio Number: 514230090720 Legal Description:

Prior Use:

Current Use:

Contact Information


Name:

Mailing Address: 4520 W HALL BCH BLVD, 3

City / State / Zip: PEMBROKE PK FL 33023

Business Description:
RETAIL-CELLULAR PHONES

Limitations:
(NO BTR - STILL IN PROCESS)

	Town of Pembroke Park Business Tax Department	3150 SW 52nd Ave Pembroke Park FL 33023 Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186
-----------------------------------------------------------------------------------	----------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

Customer Number **137502** **INSPECTION INFORMATION FORM**

Business Name: YOUR MOBILE SOLUTION, INC **Print Date:** 2/27/2020 4:30:51 PM

Business Address: 4520 W HALL BCH BLVD, 3

IMPORTANT - PLEASE READ

Inspectors will be at your proposed location at various times on the above date between 9:00 am and 5:00 pm. Someone must be present during these hours until the last inspector arrives. A re-inspection fee will be charged for each inspector you miss and/or each disapproved inspection. Keep this form for your records only, it does not have to be returned when picking up your Certificate of Use. For inspection information call 954-966-4600 EXT. 214

Inspection	Inspection Date	Inspector
(ELEC) - BTR Inspection	02/27/2020	donjhonson
Comments:		
(FIRE) - BTR Inspection - Fire	02/27/2020	cbraun
Comments: Approved by P-27 C. Braun on 2-27-2020 (BTR inspection)		
(STRU) - BTR Business Occupancy Inspection	02/28/2020	JGreenhauf
Comments:		
(ZONE) - BTR Inspection	02/27/2020	mmiller
Comments:		

NOTE: Once all inspections have been approved, it will take 3-5 business days for the Certificate of Use and/or Business Tax Receipt to be processed. To avoid unnecessary trips or long waiting periods please call 954-966-4600 EXT. 214 to be sure the Certificate of Use and/or Business Tax Receipt is ready to be picked up at the Business Tax Dept.

Case Overview

Property/Incident Information

Owner	Address	Site Address
YOUR MOBILE SOLUTION, INC.	4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

Description

No Business Tax Receipt.

Case Status Open **Case #** 4904 **Date Next Inspection** 2/27/2020

Notes

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
1/10/2020	Courtesy Notice <i>15 days</i>
2/5/2020	Notice of Violation
2/11/2020	Notice of Formal Hearing

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/27/2020



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0720
Property Owner	HALLANDALE 4520 LLC	Millage	0613
Mailing Address	470 ANSIN BLVD STE K HALLANDALE BEACH FL 33009	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$552,660	\$2,809,270	\$3,361,930	\$3,361,930	
2019	\$552,660	\$2,813,900	\$3,366,560	\$3,306,440	\$72,597.98
2018	\$552,660	\$2,453,200	\$3,005,860	\$3,005,860	\$64,707.45

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930
Portability	0	0	0	0
Assessed/SOH	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930
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	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930

Sales History			
Date	Type	Price	Book/Page or CIN
7/6/2017	WD-D	\$5,100,000	114501403
11/14/2016	WD-T	\$100	114083045
5/8/2013	WD-E	\$440,000	111578224
6/28/2002	SWD	\$325,000	33458 / 1213
11/28/2000	CET	\$200,000	31092 / 380

Land Calculations		
Price	Factor	Type
\$11.00	50,242	SF
Adj. Bldg. S.F. (Card, Sketch)		12878
Eff./Act. Year Built: 2016/2015		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Sent To:	Case #:	Date:
YOUR MOBILE SOLUTION, INC. 4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	4904	2/11/2020 12:00:00 AM

Property Owner:	Property Description:
YOUR MOBILE SOLUTION, INC. 4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	514230090720

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

Mailing Purposes Only



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/11/2020

Sent To:

YOUR MOBILE SOLUTION, INC.

 4520 W. HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Case #:

4904

Property Owner:

YOUR MOBILE SOLUTION, INC.

 4520 W. HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090720

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
 B LOTS 23,23A,24,24A,25,25A,26,
 26A,27,28 BLK 50 LESS N 10 FT OF LOTS
 23 THRU 28,BLK 50

AKA:

4520 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023 #YOUR
 MOBILE SOULUTION INC- BAY 3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/5/2020 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	22

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 27th day of February, 2020 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

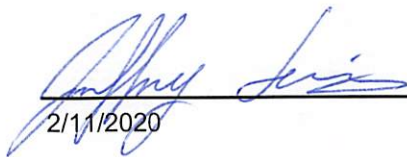
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis


2/11/2020

7019 1120 0000 9007 4001

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OFFICIAL USE

Certified Mail Fee \$ 3.55
Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$.50
Total Postage and Fees \$ 6.90

Sent To HALLANDALE 4520 LLC
Street and Apt. No., or PO Box 470 ANSIN BLVD STE K
City, State, ZIP+4® HALLANDALE BEACH, FL 33009
PS Form 3800, April 2015 PS N.O.F.H. 4904



7019 1120 0000 9007 3998

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

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OFFICIAL USE

Certified Mail Fee \$ 3.55
Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 2.85
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$.50
Total Postage and Fees \$ 6.90

Sent To YOUR MOBILE SOLUTION INC.
Street and Apt. No., or PO 4520 W. HALLANDALE BEACH BLVD
City, State, ZIP+4® PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PS N.O.F.H. 4904



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:


HALLANDALE 4520 LLC
470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009
N.O.F.H. 4904



9590 9402 4839 9032 6971 96

7019 1120 0000 9007 4001

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
2/20/20

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



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

Sent To:	Case #:	Date:
YOUR MOBILE SOLUTION, INC.	4852	1/10/2020 12:00:00 AM
4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	
YOUR MOBILE SOLUTION, INC.	514230090720	
4520 W. HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50	4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3	

Mailing Purposes Only



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

WARNING NOTICE

Sent To: YOUR MOBILE SOLUTION, INC.
 4520 W. HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Case #: 4852

Date: 01/10/2020

Property Owner: YOUR MOBILE SOLUTION, INC.

Property Description: 514230090720

4520 W. HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50

AKA: 4520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #YOUR MOBILE SOULUTION INC- BAY 3

The inspection made of the listed premises this date discloses that you are in violation of the below listed section(s) of the Town of Pembroke Park Code of Ordinances:


Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

Notes/Means of Correction:

Metro PCS - No Business Tax Receipt for store. Tenant/Business owner will need to obtain Business Tax Receipt from Town BTR Clerk.

The Town of Pembroke Park has adopted a Code Enforcement Board procedure pursuant to the provisions contained in Chapter 7, Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes. Therefore, if the referenced violations are corrected within the time specified, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215. If the violations are not corrected within the time specified, you will be issued a formal Notice of Violation and a Hearing Notice to appear before the Code Enforcement Board.

***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**


Jeffrey Louis

Signature is not an admission of guilt but verification of receipt of this notice.



TOWN OF PEMBROKE PARK
3150 SW 52 Avenue, Pembroke Park, FL 33023

Code Enforcement Department

Warning Notice

Date: 1/10/20

First [checked] Second

Name of Respondent: Metro PCS

Location of the violation: 4520 W. Hallandale Beach Blvd
Bay 3

Description of the violation & Ordinance No.

PROPERTY MAINTENANCE: # 5-103

- () Trash / Debris (# h)
() Exterior surfaces (# a, e, n, o)
() Fences, misc. structures, pools, hedges (# c)
() Dead or dying trees (# i)
() Loose or overhanging objects (# j)
() Overgrown vegetation (# h, l)
() Roofs (# b)
() Signage (# g)
() Ground surface hazards (# k)
() Off street parking spaces (# m)
() Other
() Overloaded dumpster (# 11-32)
() Illegal and prohibited sign (# 21-19)
() Abandoned property / vehicle (# 13-1)
() Un-permitted structure (FBC)
() Graffiti (# 5-207)
() Outside storage (# 28-188)
(x) No Business Tax Receipt / Certificate of use (# 15-17)

Description of the violation:

Business Tax Receipt must be completed prior to operation

You are in violation of the Town of Pembroke Park Code of Ordinances.

To avoid a formal Notice of Violation and a possible fine you must resolve this matter

within Fifteen (15) days by: obtaining Business Tax Receipt

*** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext 215

Jeffrey Lewis
Code Enforcement Officer

Detail by Street Address

Florida Profit Corporation
YOUR MOBILE SOLUTION, INC.

Filing Information

Document Number	P10000069564
FEI/EIN Number	27-3320388
Date Filed	08/24/2010
Effective Date	08/24/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/05/2019

Principal Address

4520 W HALLANDALE BEACH BLVD
SUITE 3
Pembroke Park, FL 33023

Changed: 10/22/2019

Mailing Address

4520 W HALLANDALE BEACH BLVD
SUITE 3
Pembroke Park, FL 33023

Changed: 10/22/2019

Registered Agent Name & Address

CABLES, IRAN
2203 MAPLEWOOD DR
GREENACRES, FL 33415

Name Changed: 03/05/2019

Address Changed: 04/19/2012

Officer/Director Detail

Name & Address

Title P

CABLES, IRAN
2203 MAPLEWOOD DR
GREENACRES, FL 33415

Annual Reports

Report Year	Filed Date
2017	03/22/2017
2018	03/05/2019
2019	03/05/2019

Document Images



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0720
Property Owner	HALLANDALE 4520 LLC	Millage	0613
Mailing Address	470 ANSIN BLVD STE K HALLANDALE BEACH FL 33009	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 23,23A,24,24A,25,25A,26, 26A,27,28 BLK 50 LESS N 10 FT OF LOTS 23 THRU 28,BLK 50		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$552,660	\$2,809,270	\$3,361,930	\$3,361,930	
2019	\$552,660	\$2,813,900	\$3,366,560	\$3,306,440	\$72,597.98
2018	\$552,660	\$2,453,200	\$3,005,860	\$3,005,860	\$64,707.45

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930
Portability	0	0	0	0
Assessed/SOH	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930
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	\$3,361,930	\$3,361,930	\$3,361,930	\$3,361,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/6/2017	WD-D	\$5,100,000	114501403	\$11.00	50,242	SF
11/14/2016	WD-T	\$100	114083045			
5/8/2013	WD-E	\$440,000	111578224			
6/28/2002	SWD	\$325,000	33458 / 1213			
11/28/2000	CET	\$200,000	31092 / 380			
				Adj. Bldg. S.F. (Card, Sketch) 12878		
				Eff./Act. Year Built: 2016/2015		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/13/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

SENT TO:

YOUR MOBILE SOLUTION, INC.

DATE:

4852

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:

Property Description:



TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/13/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

CABLES, IRAN
2203 MAPLEWOOD DR
GREENACRES, FL 33415



TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/13/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

HALLANDALE 4520 LLC
470 ANSIN BLVD STE K
HALLANDALE BEACH, FL 33009



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Metro PCS

Date 2-5-20

Site Address 4520 W. Hallandale Beach Blvd

Case # _____

Permit # Bay 3

Sub/Park _____

*STOP ALL WORK

Approved Plan Not Being Followed

No Building Permit

Permit Not on Job

Violation of Florida Building Code # _____

Approved plan not on Job

Violation of Town Ordinance # 15-17

Re-Inspection Fee

NFPA # _____

Repeat Violation (Double fine)

Violation (s)

No Business Tax Receipt
Business Transferred from one location to new location

Corrective Action(s)

Business owner will need to obtain Business
Tax Receipt from Town
Courtesy Notice written 1-10-20

Structural

Plumbing

Mechanical

Electrical

Code Enf.

Zoning

Business Tax Receipt

Other _____

DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 2-27-20

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: Code Enforcement Ext.215 Building Dept. Ext. 211/227

Business Tax Receipt Ext. 214

Public Works Ext. 238

Jeffrey Lewis
Code Enforcement Officer

[Signature]
Received by



TOWN OF PEMBROKE PARK
3150 SW 52 Avenue, Pembroke Park, FL 33023

Code Enforcement Department

Warning Notice

Date: 1/10/20

First [checked] Second

Name of Respondent: Metro PCS

Location of the violation: 4520 W. Hallandale Beach Blvd
Bay 3

Description of the violation & Ordinance No.

PROPERTY MAINTENANCE: # 5-103

- () Trash / Debris (# h)
() Exterior surfaces (# a, e, n, o)
() Fences, misc. structures, pools, hedges (# c)
() Dead or dying trees (# i)
() Loose or overhanging objects (# j)
() Overgrown vegetation (# h, l)
() Roofs (# b)
() Signage (# g)
() Ground surface hazards (# k)
() Off street parking spaces (# m)
() Other
() Overloaded dumpster (# 11-32)
() Illegal and prohibited sign (# 21-19)
() Abandoned property / vehicle (# 13-1)
() Un-permitted structure (FBC)
() Graffiti (# 5-207)
() Outside storage (# 28-188)
(x) No Business Tax Receipt / Certificate of use (# 15-17)

Description of the violation:

Business Tax Receipt must be completed prior to operation

You are in violation of the Town of Pembroke Park Code of Ordinances.

To avoid a formal Notice of Violation and a possible fine you must resolve this matter

within Fifteen (15) days by: obtaining Business Tax Receipt

*** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext 215

Jeffrey Louis
Code Enforcement Officer

Michelle Grooms

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Friday, December 27, 2019 10:00 AM
To: Michelle Grooms
Subject: Referral for no CU and/or BTR - Metro T-Mobile



GIVEN TO
CODE
1-7-2020

AINSP - Annual Fire Inspection Report

Metro T-Mobile
4520 W Hallandale Beach Blvd 3
Pembroke Park, FL 33023-4344
Occupancy ID:157730

Pembroke Park - CU and or BTR required.

Mgr on site. Relates business has been in this location for 2 months after moving from a former location. Unable to provide inspector with an updated BTR with Town of Pembroke Park (transfer of BTR)

This notification is to inform you that it does not appear that the occupancy in the attached report has a current/correct Certificate of Use and/or a Business Tax Receipt. Please process as appropriate.

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/12/2020

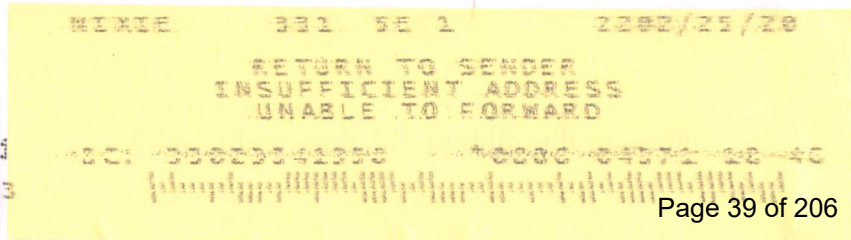
US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

RECEIVED FEB 28 2020

YOUR MOBILE SOLUTION INC.
4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
N.O.F.H. 4904



3302384343 1001

W O F H 4 9 0 4

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL, STEPHON E EST	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Folio

514230240054

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 107.59 TO POB, ELY 65.59, SLY 22.00 WLY 65.56, NLY 22.00 TO POB
AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Case Status	Open	Case #	7382	Date Next Inspection	6/17/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

Repeat Violation
 1. Replace meter without a permit. Obtain plans for permit and inspections.
 Double permit fee assessed.
 Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
 92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired
 Residential Electrical Meter

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand
5/21/2025	5/21/2025	Amended Final Order	Certified Mail
5/29/2026		Affidavit of Non-Compliance	Certified Mail
6/5/2026	6/17/2026	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: 6/17/2026
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: 6/17/2026

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		\$32,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$32,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
5/30/2025	Credit	\$200.00
Total Payments		\$200.00
Fees Outstanding		\$32,000.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MCGILL,STEPHON E	7382	06/05/2026
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
MCGILL,STEPHON E	514230240054	
3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 #:
7382

Petitioner,

vs.

MCGILL,STEPHON E
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

Respondent(s)

On 5/29/2026 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: MCGILL,STEPHON E
Address: 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023
Folio: 514230240054
Site Address: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

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: 6/17/2026
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: 6/17/2026


Notes/Mean of Correction:

1. Replace the meter without a permit. Obtain plans for permits and inspections. Violation not corrected.
2110778-0 | 3911 SW 52 AVE, Unit 4 Bldg 5 | STEPHON MCGILL | Expired

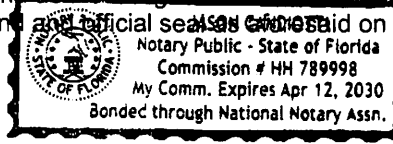
Further, Affiant sayeth naught

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 on this 5/29/2026



NOTARY PUBLIC, STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)

vs.)

MCGILL, STEPHON E EST
Respondent

CASE NO. 7382

AFFIDAVIT OF SERVICE

TO BE SERVED: MCGILL, STEPHON E EST

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

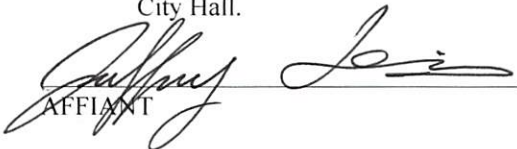
ADDRESS: 3911 SW 52 AVE, #4-5, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: MCGILL, STEPHON E EST AT 03:50 PM ON THE 5th DAY OF June 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

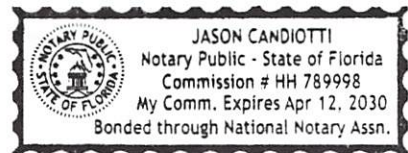
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 [x] physical presence or [] online notarization this 5th day of June, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



9589 0710 5270 3205 4412 24

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

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

OFFICIAL RECEIPT

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®

MCGILL, STEPHON E EST
HCF NO. 7382
3911 SW 52 AVE #4-5
PEMBROKE PARK, FL 33023



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

Town of Pembroke Park

3150 SW 52nd Ave
 Pembroke Park, FL, 33023
 Phone (954) 966-4600
 Fax (954) 966-5310



SALES RECEIPT

Bill To:

Eugene McGill
 3911 SW 52 AVE UNIT 4
 Pembroke Park, FL 33023

Date 5/30/2025 7:28:52 PM

Invoice # 27005

For Code Enforcement Case#
 7382

Site Address:

3911 SW 52 AVE, PEMBROKE PARK,
 FL 33023 4-5

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$200.00

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	7/20/2025		\$100.00	0	\$0.00
Admin Fixed	9/22/2022		\$100.00	0	\$100.00
Admin Fixed	5/21/2025		\$100.00	0	\$100.00
Total					\$200.00

Payments

Date	Type	Amount
5/30/2025	Credit	\$200.00
Total		\$200.00

Balance **\$0.00**

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore

86-490
1031 2240196805

L5

PAY TO THE
ORDER OF

Town of Pembroke Park

05/10/2025

AMSCOT
CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

EUGENE M. MCGILL

\$200.00

PURCHASER

** TWO HUNDRED AND 00/100 DOLLARS

2240196805

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

Payable through BancFirst

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2240196805⑆

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7382
Petitioner,)
)
vs.)
)
MCGILL, STEPHON E EST,)
Respondent(s) _____

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 21st, 2025, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES _____ NO X

SUBJECT REAL PROPERTY: 3911 SW 52 AVE, #4-5, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MCGILL, STEPHON E EST

FOLIO NO.: 5142 30 24 0054

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 107.59 TO POB, ELY 65.59, SLY 22.00 WLY 65.56, NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

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 21st day of May 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) 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 21st of May 2025.

TOWN OF PEMBROKE PARK



Andre McKenney, 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

5 Yes ___ No X
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 21 day of May, 2025.
10

11 
12 _____
13 Aimara Fontalva
14 Code Compliance Clerk
15 Town of Pembroke Park
16 3150 SW 52 AVE
17 Pembroke Park, FL 33023
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Domestic Mail Only

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

OFFICE



Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage at	\$	
Sent To	MCGILL, STEPHON E	
Street and Apt. N	SOCL NO. 7382	
City, State, ZIP+4	3911 SW 52 AVE UNIT #4-5 PEMBROKE PARK, FL 33023	

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:

MCGILL, STEPHON E
~~SOCL~~ NO. 7382 AFO
 3911 SW 52 AVE UNIT #4-5
 PEMBROKE PARK, FL 33023



9590 9402 9016 4122 6535 42

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1942 58

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 [Signature] Addressee

B. Received by (Printed Name) *EUGENE* C. Date of Delivery *MAY 05 2025*

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

MAY 30 2025

- 3. Service Type**
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Case Overview

Property/Incident Information

Owner	Address	Site Address
MCGILL,STEPHON E	3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

Folio

514230240054

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB
AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

Case Status	Open	Case #	7382	Date Next Inspection	5/21/2025
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Notes

Repeat Violation
 1. Replace meter without a permit. Obtain plans for permit and inspections.
 Double permit fee assessed.
 Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.
 92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/16/2025		Affidavit of Non-Compliance	Certified Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/7/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Hand

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: 5/21/2025
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: 5/21/2025

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$93,700.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines:		\$93,800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$93,800.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

**3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	7382	05/07/2025

Property Owner:	Property Description:	Certified Mail #:
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	514230240054	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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 AVE Pembroke Park, 33023

Date: ~~05/07~~ 05/07/25 Phone: 954 637 5602
Email: EUGENE.M.MCGILL@gmail.com
Property Address: 3911 SW 52 AVE B5-04

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, EUGENE M. MCGILL (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 1382 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 5/21/25 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 9/21/22 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-105; 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.

EUGENE M. MCGILL
Petitioner's Name (Print)

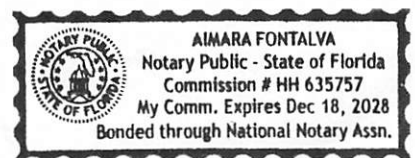
Eugene McGill
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Eugene Marsham Mc Gill and acknowledged that he did execute the foregoing Request for Hearing. DL M240-213-62-347-0

SWORN TO AND SUBSCRIBED before me on 07 day of May, 2025.

Aimara Fontalva
Notary
My Commission expires 12/18/28



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

MCGILL, STEPHON E EST
Respondent

CASE NO. 7382

AFFIDAVIT OF SERVICE

TO BE SERVED: MCGILL, STEPHON E EST

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3911 SW 52 AVE, UNIT 4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MCGILL, STEPHON E EST AT 10:02 A.M. ON THE 07 DAY OF MAY 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.

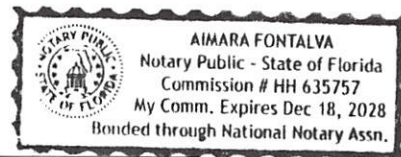

AFFIANT

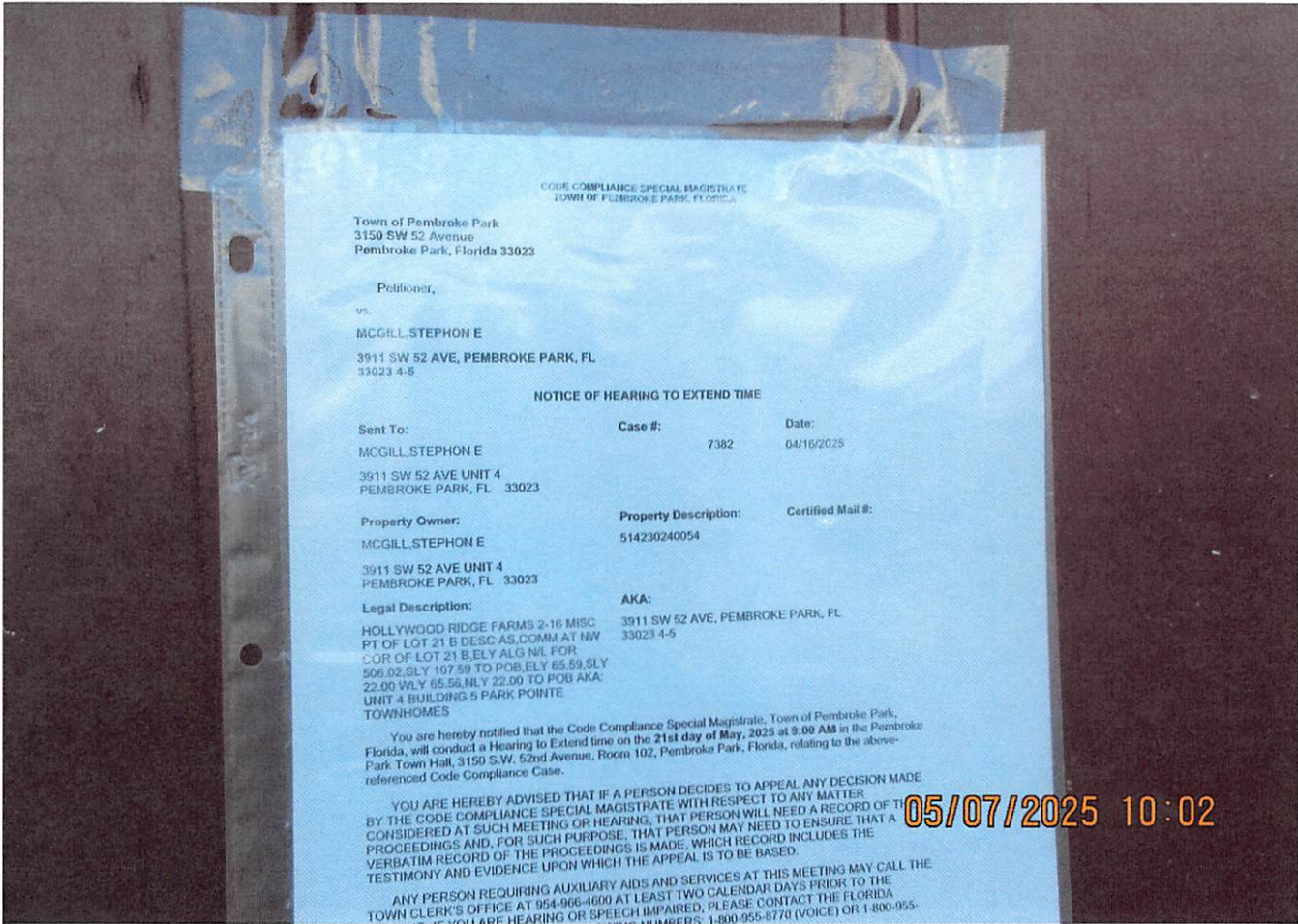
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 07 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

Personally Known OR Produced Identification
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MCGILL,STEPHON E

**3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	7382	04/16/2025

Property Owner:	Property Description:	Certified Mail #:
MCGILL,STEPHON E 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023	514230240054	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 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.

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Sincerely,

Joseline Ramirez

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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MCGILL,STEPHON E

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Date:

04/16/2025

Property Owner:

MCGILL,STEPHON E

3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Property Description:

514230240054

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS,COMM AT NW
COR OF LOT 21 B,ELY ALG N/L FOR
506.02,SLY 107.59 TO POB,ELY 65.59,SLY
22.00 WLY 65.56,NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

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 May, 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.

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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 #:
 7382

Petitioner,
 vs.

MCGILL,STEPHON E
 3911 SW 52 AVE, PEMBROKE PARK, FL
 33023 4-5
 Respondent(s)

On 4/16/2025 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: MCGILL,STEPHON E
Address: 3911 SW 52 AVE UNIT 4 PEMBROKE PARK, FL 33023
Folio: 514230240054
Site Address: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 4-5
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

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: 5/21/2025
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: 5/21/2025

Notes/Means of Correction:

1. Replace meter without a permit. Obtain plans for permit and inspections. Violation not corrected.
2110778-0 | 3911 SW 52 AVE, Unit 4 Bldg 5 | STEPHON MCGILL | Expired

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

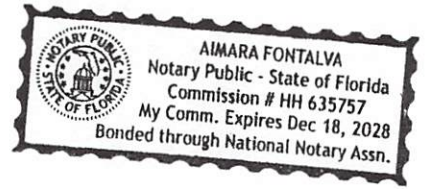
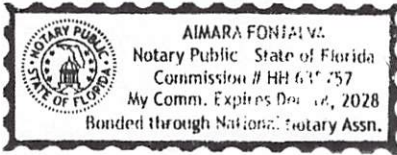


Code Enforcement Officer Signature

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 4/16/2025



NOTARY PUBLIC, STATE OF FLORIDA



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Certified Mail Fee

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Extra Services & Fees (check box, add fee)

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

US WEST HOLLYWOOD HILLS
APR 17 2025

Postmark
Here

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4

MCGILL, STEPHONE
HCF NO. 7382
3911 SW 52 AVE UNIT #4-5
PEMBROKE PARK, FL 33023

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

See Reverse for Instructions

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7382
Petitioner,)
)
vs.)
)
MCGILL,STEPHON E)
Respondent(s) _____

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES _____ NO

SUBJECT REAL PROPERTY: 3911 SW 52 AVE #4-5, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: MCGILL,STEPHON E

FOLIO NO.: 5142 30 24 0054

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,ELY ALG N/L FOR 506.02,SLY 107.59 TO POB,ELY 65.59,SLY 22.00 WLY 65.56,NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES

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 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) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry 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 Final Order 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 sept, 2022.

Nazly Cardona CA

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

7020 0640 0000 5918 9157

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Certified Mail Fee

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

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

Postage

\$ 7.82

Total Postage and F

\$

Sent To

MCGILL, STEPHON E
F.O #7382

Street and Apt. No.,

3911 SW 52 AVE UNIT 4,

City, State, ZIP+4®

PEMBROKE PARK, FL, 33023

PS Form 3800, Apr



7020 0640 0000 5918 9133

U.S. Postal Service™
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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

\$ 7.82

Total Postage and F

\$

Sent To

MCGILL, STEPHON E
F.O #7382

Street and Apt. No.,

3911 SW 52 AVENUE #4-5,

City, State, ZIP+4®

PEMBROKE PARK, FL, 33023

PS Form 3800, Apr



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7023 1970 0000 4565 3659

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

\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

MCGILL, STEPHON E
N.O.H #7382
3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

PS Form 3800, April



Site Address	3911 SW 52 AVENUE #4-5, PEMBROKE PARK FL 33023	ID #	5142 30 24 0054
Property Owner	MCGILL, STEPHON E	Millage	0613
Mailing Address	3911 SW 52 AVE UNIT 4 PEMBROKE PARK FL 33023-6947	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, ELY ALG N/L FOR 506.02, SLY 107.59 TO POB, ELY 65.59, SLY 22.00 WLY 65.56, NLY 22.00 TO POB AKA: UNIT 4 BUILDING 5 PARK POINTE TOWNHOMES		

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)**.

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$10,100	\$197,680	\$207,780	\$70,310	
2021	\$10,100	\$145,740	\$155,840	\$68,270	\$655.69
2020	\$10,100	\$144,190	\$154,290	\$67,330	\$652.29

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$207,780	\$207,780	\$207,780	\$207,780
Portability	0	0	0	0
Assessed/SOH 10	\$70,310	\$70,310	\$70,310	\$70,310
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$20,310	0	\$20,310	\$20,310
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$45,310	\$25,000	\$25,000

Sales History			
Date	Type	Price	Book/Page or CIN
9/28/1995	WD	\$61,500	24167 / 521

Land Calculations		
Price	Factor	Type
\$7.00	1,443	SF
Adj. Bldg. S.F. (Card, Sketch)		1292
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1995/1994		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MCGILL,STEPHON E)

CASE NO. 7382

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3911 SW 52 AVE BLDG 5 UNIT 4, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MCGILL, STEPHON E AT 09:09 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE


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

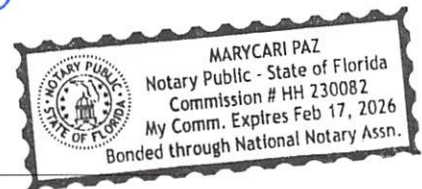


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E
3911 SW 52 AVE UNIT 4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

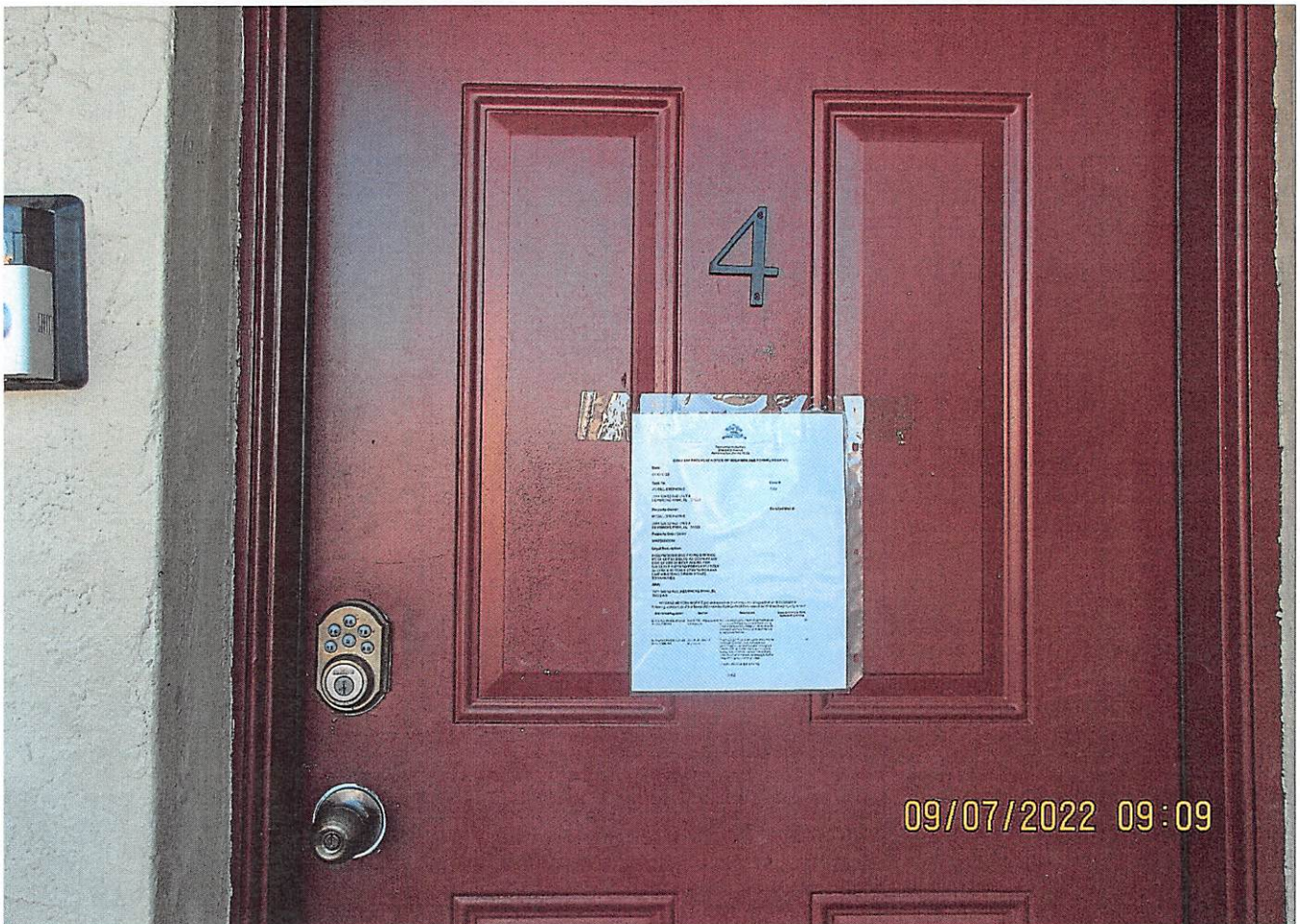
HOLLYWOOD RIDGE FARMS 2-16 MISC
PT OF LOT 21 B DESC AS, COMM AT NW
COR OF LOT 21 B, ELY ALG N/L FOR
506.02, SLY 107.69 TO POB, ELY 65.59, SLY
22.00 WLY 65.56, NLY 22.00 TO POB AKA:
UNIT 4 BUILDING 5 PARK POINTE
TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 4-5

09/07/2022 09:09

NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the
Ordinances existed on the property above:





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

MCGILL,STEPHON E
 3911 SW 52 AVE UNIT 4
 PEMBROKE PARK, FL 33023

Case #:

7382

Property Owner:

MCGILL,STEPHON E
 3911 SW 52 AVE UNIT 4
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230240054

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
 PT OF LOT 21 B DESC AS,COMM AT NW
 COR OF LOT 21 B,ELY ALG N/L FOR
 506.02,SLY 107.59 TO POB,ELY 65.59,SLY
 22.00 WLY 65.56,NLY 22.00 TO POB AKA:
 UNIT 4 BUILDING 5 PARK POINTE
 TOWNHOMES

AKA:

3911 SW 52 AVE, PEMBROKE PARK, FL
 33023 4-5

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 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

Repeat Violation

1. Replace meter without a permit. Obtain plans for permit and inspections.

Double permit fee assessed.

Contact the Building Dept. at 954-966-4600, ext. 182. to obtain permit.

92084 2110778-0 514230240054 Medallion Electric Inc 3911 SW 52 AVE, Unit 4 Bldg 5 Expired Residential Electrical Meter

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

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

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

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

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

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

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

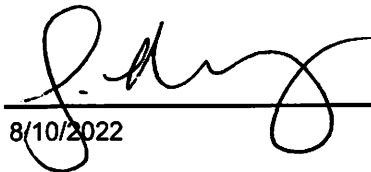
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



8/10/2022

TOWN OF PEMBROKE PARK

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



7021 1970 0000 4565 3659

MCGILL, STEPHON E
N.O.H #7382
3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

Hasler

08/10/2022

US POSTAGE \$007.82⁰



ZIP 33023
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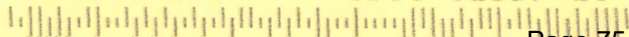
0009/20/22

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

33023541350 VAC

330235413

EC: 33023541350 *0506-01857-10-45



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MCGILL, STEPHON E
 N.O.H #7382
 3911 SW 52 AVENUE #4-5,
 PEMBROKE PARK, FL, 33023



9590 9402 6921 1104 9864 78

2. Article Number (Transfer from service label)

7021 1970 0000 4565 3659

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

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



7020 0640 0000 5918 9157

Hasler

09/26/2022

US POSTAGE

\$007.82⁰



ZIP 33023
011D10656696

MCGILL, STEPHON E
F.O #7382
3911 SW 52 AVE UNIT 4,
PEMBROKE PARK, FL, 33023

*Can
9/26*

NIXIE 001 DE 1 0010/21/22

RETURN TO SENDER
UNDELIVERABLE
UNABLE TO FORWARD

UNC

BC: 33023541550 * 2906-05222-27-00

33023541550

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:

MCGILL, STEPHON E
 F.O #7382
 3911 SW 52 AVE UNIT 4,
 PEMBROKE PARK, FL, 33023



9590 9402 6921 1104 9658 79

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9157

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
(000000)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 9133

Hasler

09/26/2022

US POSTAGE

\$007.82⁰



ZIP 33023
011D10656696

MCGILL, STEPHON E
F.O #7382
3911 SW 52 AVENUE #4-5,
PEMBROKE PARK, FL, 33023

Steph

MIXIE 391 DE 1 0010/21/22

RETURN TO SENDER
UNDELIVERED
UNABLE TO FORWARD

.. 9314120017960043

UNC

SC: 33023541350 * 2906-05190-27-00

330235413

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:

MCGILL, STEPHON E
 F.O #7382
 3911 SW 52 AVENUE #4-5,
 PEMBROKE PARK, FL, 33023



9590 9402 6921 1104 9658 55

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9133

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CARRIER, ALAIN & CARRIER, JACQUELINE	4861 SW 26 CT PEMBROKE PARK, FL 33023	4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7

Folio

514230NP2040

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

Case Status Open **Case #** 8072 **Date Next Inspection** 6/17/2026

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2024	4/17/2024	Final Order	Certified Mail
5/29/2026		Affidavit of Non-Compliance	Certified Mail
6/5/2026	6/17/2026	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: 6/17/2026
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: 6/17/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$74,900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$75,000.00

Payments

Case Overview

Date	Payment Type Name	Amount
4/19/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$74,900.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**CARRIER, ALAIN &
CARRIER, JACQUELINE**

**4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CARRIER, ALAIN & CARRIER, JACQUELINE 4861 SW 26 CT PEMBROKE PARK, FL 33023	8072	06/05/2026
Property Owner:	Property Description:	Certified Mail #:
CARRIER, ALAIN & CARRIER, JACQUELINE 4861 SW 26 CT PEMBROKE PARK, FL 33023	514230NP2040	
Legal Description:	AKA:	
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7	4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 #:
 8072

Petitioner,

vs.

CARRIER, ALAIN &
 CARRIER, JACQUELINE
 4861 SW 26 CT, PEMBROKE PARK, FL
 33023 4-7

Respondent(s)

On 5/29/2026 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: CARRIER, ALAIN & CARRIER, JACQUELINE
Address: 4861 SW 26 CT PEMBROKE PARK, FL 33023
Folio: 514230NP2040
Site Address: 4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

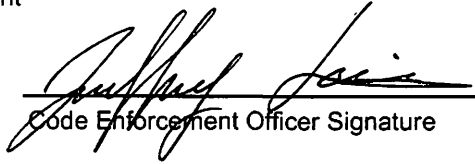
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/29/2026
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: 5/29/2026

Notes/Means of Correction:

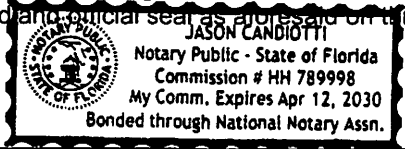
- 1. Installed an a/c unit without a permit. Obtain plans for an after-the-fact permit and inspections. Previous permit #1910424-0 has expired. Not corrected.

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 5/29/2026



NOTARY PUBLIC, STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)

CARRIER, ALAIN AND CARRIER, JACQUELINE
Respondent

CASE NO. 8072

AFFIDAVIT OF SERVICE

TO BE SERVED: CARRIER, ALAIN AND CARRIER, JACQUELINE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4861 SW 26 CT, #4-7, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: CARRIER, ALAIN AND CARRIER, JACQUELINE
AT 04:00 PM ON THE 5th DAY OF June 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

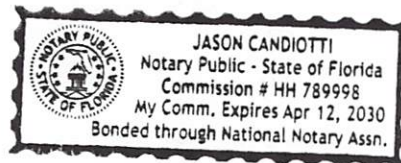
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

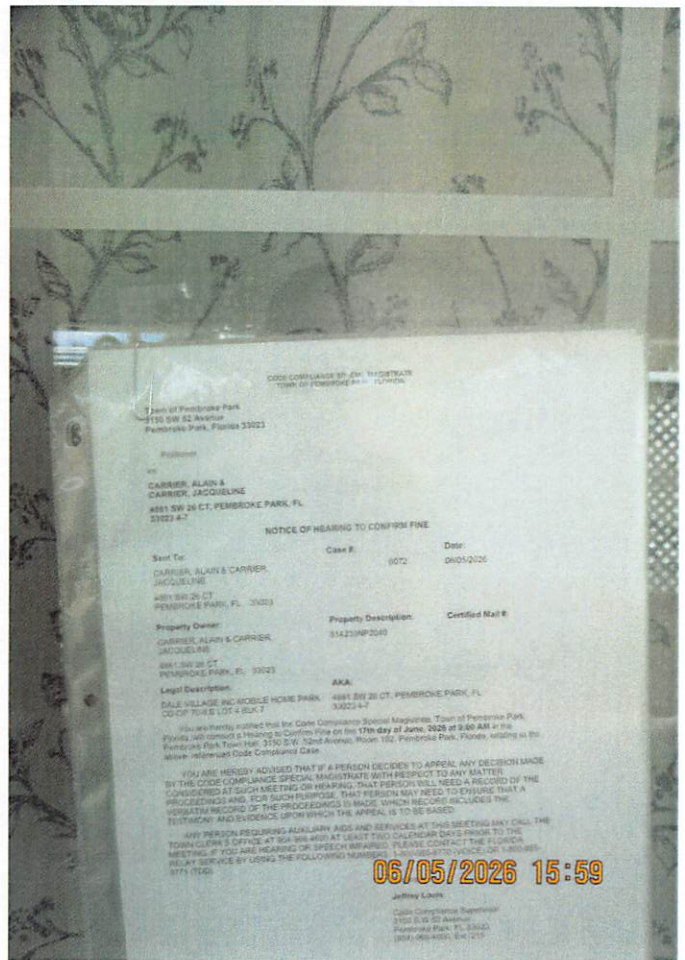
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of June, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Jason Candiotti
Signature



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



9589 0710 5270 3205 4412 62

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

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

OFFICIAL US



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®

CARRIER, ALAIN
CARRIER, JACQUELINE
HCF NO. 8072
4861 SW 26 CT #4-7
PEMBROKE PARK, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
CARRIER, ALAIN & CARRIER, JACQUELINE	4861 SW 26 CT PEMBROKE PARK, FL 33023	4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7

Folio

514230NP2040

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

Case Status Open **Case #** 8072 **Date Next Inspection** 5/17/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2024	4/17/2024	Final Order	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: 5/17/2024
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: 5/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$73,300.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$73,400.00

Payments

Case Overview

Date	Payment Type Name	Amount
4/19/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$73,300.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8072
Petitioner,)
)
vs.)
)
)
CARRIER, ALAIN)
CARRIER, JACQUELINE)
Respondent(s) _____

15
16
17

FINAL ORDER

18 THIS CAUSE came on to be heard before the undersigned Special Magistrate on April
19 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After
20 considering the evidence and testimony and arguments presented, the Special Magistrate finds,
21 and orders as follows:
22

23
24

FINDINGS OF FACT

25
26 SUBJECT REAL PROPERTY: 4861 SW 26 CT #4-7, PEMBROKE PARK, FL 33023

27
28 PROPERTY OWNER: CARRIER, ALAIN & CARRIER, JACQUELINE

29
30 FOLIO #: 5142 30 NP 2040

31
32
33 LEGAL DESCRIPTION: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4
34 BLK 7
35

36
37 After considering the testimony and evidence presented, the Special Magistrate finds
38 that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances
39 section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set
40 forth by the Code Compliance Officer, and included in the record, and found that Respondent
41 violated the Code of Ordinances.
42

43
44

CONCLUSIONS OF LAW

45
46 Based upon the testimony and evidence presented by Petitioner that is stated above,
47 Petitioner met its burden of proving by substantial competent evidence that the violation(s) as
48 alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist
49 on the subject real property.
50

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 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 \$ 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 17th of April 2024.

TOWN OF PEMBROKE PARK



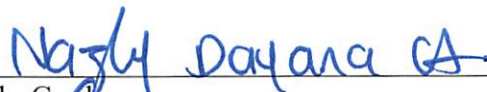
Andre Mckenney, Special Magistrate

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

Town of Pembroke Park

3150 SW 52nd Ave
 Pembroke Park, FL, 33023
 Phone (954) 966-4600
 Fax (954) 966-5310



SALES RECEIPT

Bill To:

ANDRE PARE SILVIE JACQUES
 4950 SW 28 TH ST
 HOLLYWOOD, FL 33023

Date 4/19/2024 8:36:19 PM

Invoice # 26866

For Code Enforcement Case#
 8072

Site Address:

4861 SW 26 CT, PEMBROKE PARK, FL
 33023 4-7

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/17/2024		\$100.00	0	\$0.00
Admin Fixed	4/19/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

Date	Type	Amount
4/19/2024	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

Checks Unlimited 1-800-210-0468 www.checksunlimited.com

ANDRE PARE
SYLVIE JACQUES
954-818-4926
4950 SW 28 TH ST
HOLLYWOOD, FL 33023

63-27/631

2088

Date 4-18-2024

Pay to the
order of

Town of Pembroke Park \$ 100.00

One hundred

Dollars  Security Features
Included
Details on Back

BANK OF AMERICA
ACH R/T 063100277

Note Labbe fees # 8072

Andre Pare

MP

⑆063100277⑆ 003436227535⑆ 2088

©PAUL BRENT 2008

Case Overview

Property/Incident Information

Owner	Address	Site Address
CARRIER, ALAIN & CARRIER, JACQUELINE	4861 SW 26 CT PEMBROKE PARK, FL 33023	4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7

Folio
514230NP2040

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

Case Status Open **Case #** 8072 **Date Next Inspection** 4/17/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail 1/12/23
3/28/2024		Affidavit of Non-Compliance	Certified Mail 3/28/24
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24 Certified Mail 3/28/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CARRIER, ALAIN & CARRIER, JACQUELINE)

CASE NO. 8072

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CARRIER, ALAIN & CARRIER, JACQUELINE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4861 SW 26 CT PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARRIER, ALAIN & CARRIER, JACQUELINE
AT 1:00 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.

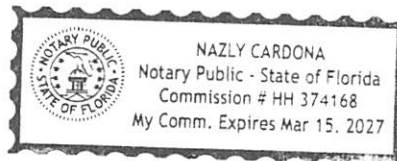
[Signature] DATE: 04/08/2024
AFFIANT

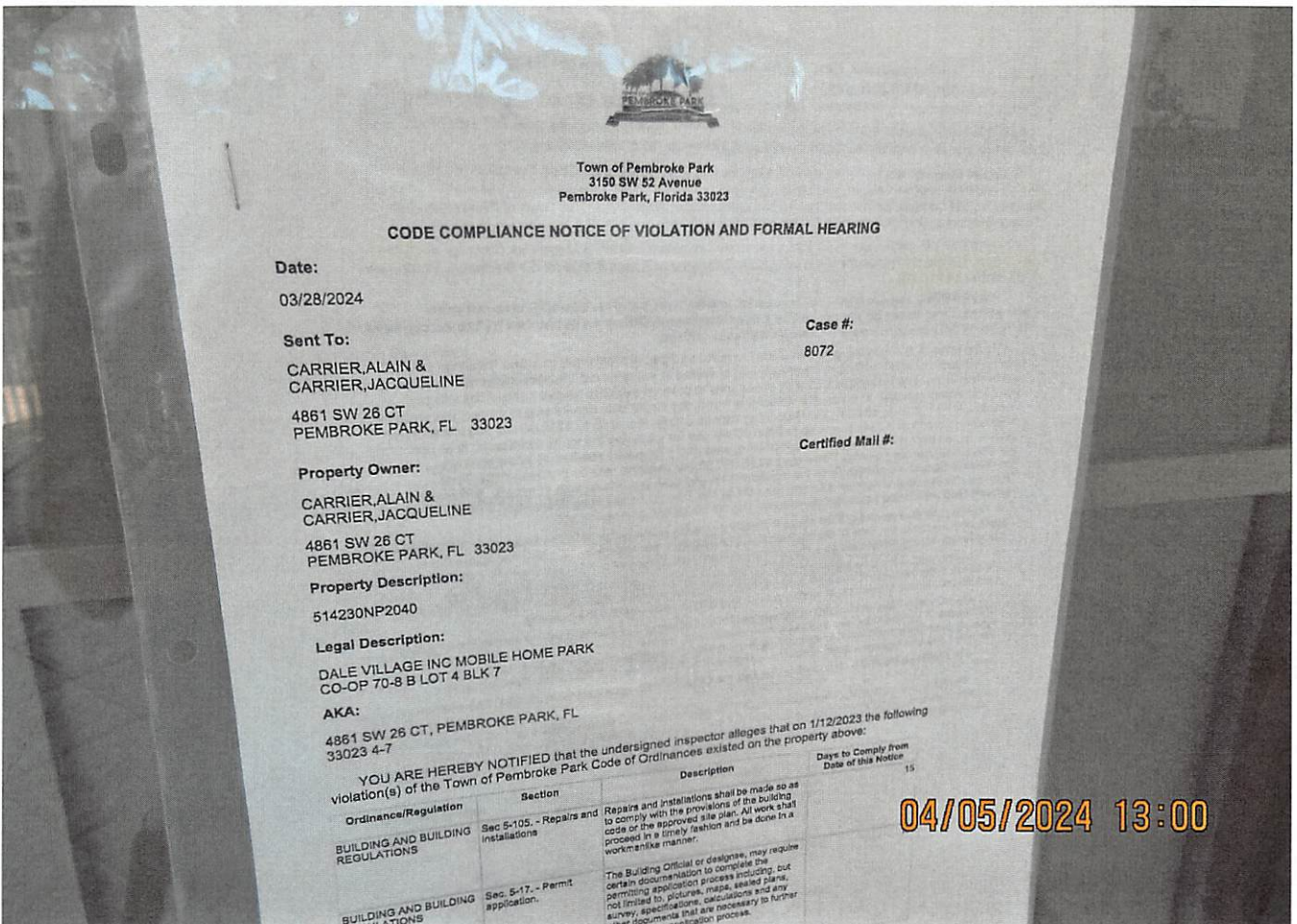
STATE OF FLORIDA
COUNTY OF BROWARD

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.

Nazly Dayana CA
Signature

Personally Known OR Produced Identification _____
Type of Identification Produced _____





9589 0710 5270 1605 9281 09

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 CARRIER, ALAIN &
 CARRIER, JACQUELINE

Street and Apt. No.,
 NOH #8072

City, State, ZIP+4®
 4861 SW 26 CT #4-7,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2020 (PSN 7530-02-000-907) See Reverse for Instructions

*HILLCREST POSTAL STORE
 FLORIDA 33021
 MAR 28 2024*

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OFFICIAL USE

Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 CARRIER, ALAIN &
 CARRIER, JACQUELINE

Street and Apt. No.,
 NOH #8072

City, State, ZIP+4®
 4861 SW 26 CT,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2020 (PSN 7530-02-000-907) See Reverse for Instructions

*HILLCREST POSTAL STORE
 FLORIDA 33021
 MAR 28 2024*

9589 0710 5270 0673 4021 46

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$ _____

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 CARRIER, ALAIN
 CARRIER, JACQUELINE

Street and Apt. No.,
 FO #8072

City, State, ZIP+4®
 4861 SW 26 CT #4-7,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2020 (PSN 7530-02-000-907) See Reverse for Instructions

*HILLCREST POSTAL STORE
 FLORIDA 33021
 APR 18 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:

CARRIER,ALAIN &
 CARRIER,JACQUELINE

 4861 SW 26 CT
 PEMBROKE PARK, FL 33023

Case #:

8072

Property Owner:

CARRIER,ALAIN &
 CARRIER,JACQUELINE

 4861 SW 26 CT
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP2040

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
 CO-OP 70-8 B LOT 4 BLK 7

AKA:

4861 SW 26 CT, PEMBROKE PARK, FL
 33023 4-7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 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.	15
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)	15

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

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

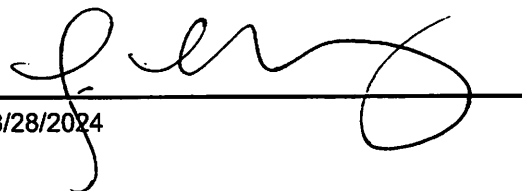
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer


3/28/2024



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 #:
8072

Petitioner,

vs.

CARRIER,ALAIN &
CARRIER,JACQUELINE
4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7

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: CARRIER,ALAIN & CARRIER,JACQUELINE
Address: 4861 SW 26 CT PEMBROKE PARK, FL 33023
Folio: 514230NP2040
Site Address: 4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

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

Notes/Means of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired. Not corrected.

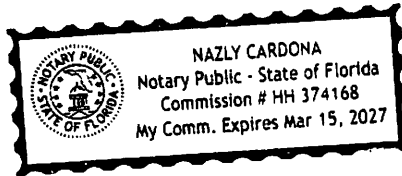
Further, Affiant sayeth naught


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





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CARRIER,ALAIN & CARRIER,JACQUELINE
 4861 SW 26 CT
 PEMBROKE PARK, FL 33023

Case #: 8072

Date: 01/12/2023

Property Owner: CARRIER,ALAIN & CARRIER,JACQUELINE
 4861 SW 26 CT
 PEMBROKE PARK, FL 33023

Property Description: 514230NP2040

Certified Mail #:

Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

AKA: 4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 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.	15
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Notes/Means of Correction:

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

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



Joseline Ramirez
Chief Code Enforcement Officer

4861 SW 26 CT

Status **Expired** 
 Job Type Residential A.C. Changeouts
 Master Process # 91236
 Permit # 1910424-0



Plan Review 1/31/2020 2:34:55 PM
 Permit Issued 2/7/2020 12:33:38 PM
 Permit Expired 6/28/2021 10:35:28 AM
 Permit Complete

Fees New Fee Delete Fees Pay Amount Paid \$ 131.03 Amount Due \$ 75.00 Amount Unapplied \$ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	<input type="checkbox"/> Del
(MEC)-9...	9/15/2020	Admin Fees	Re Inspection Fee	Failed Inspection	1	\$75.00		<input type="checkbox"/>
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DCA Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DBPR Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Educational Fee		100	\$0.03	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Board of Rules & Appeals Fee		100	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Building Permit Fee		100	\$75.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Base Minimum Processing Fee		1	\$50.00	21008	



Site Address	4861 SW 26 COURT #4-7, PEMBROKE PARK FL 33023	ID #	5142 30 NP 2040
Property Owner	CARRIER, ALAIN & CARRIER, JACQUELINE	Millage	0613
Mailing Address	4861 SW 26 CT PEMBROKE PARK FL 33023-4222	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7		

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.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$55,000	\$34,960	\$89,960	\$85,520	
2022	\$55,000	\$34,960	\$89,960	\$77,750	\$1,717.06
2021	\$45,000	\$32,960	\$77,960	\$70,690	\$1,567.14

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$89,960	\$89,960	\$89,960	\$89,960
Portability	0	0	0	0
Assessed/SOH	\$85,520	\$89,960	\$85,520	\$85,520
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	\$85,520	\$89,960	\$85,520	\$85,520

Sales History			
Date	Type	Price	Book/Page or CIN
1/20/1997	CPT	\$25,000	27577 / 249
7/5/1996	CPT		25224 / 355

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		720
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

CENOV 8072

Hasler

FIRST-CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

CARRIER, ALAIN &
CARRIER, JACQUELINE

4861 SW 26 CT
PEMBROKE PARK, FL 33023

Case #:

8072

TOWN OF PEMBROKE PARK

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



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\$008.69⁰⁰

03/28/2024 ZIP 33023
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US POSTAGE

CARRIER, ALAIN &
CARRIER, JACQUELINE
NOH #8072
4861 SW 26 CT #4-7,
PEMBROKE PARK, FL 33023

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0004/02/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

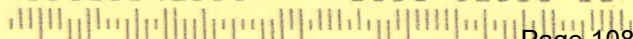
BC: 33023541350

*2938-01986-28-45

.. 9308110742906788

UNC

33023-422261
330235413



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:

CARRIER, ALAIN &
 CARRIER, JACQUELINE
 NOH #8072
 4861 SW 26 CT #4-7,
 PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8696 65

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 09

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
- Insured Mail Restricted Delivery

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

Domestic Return Receipt

CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

TOWN OF PEMBROKE PARK

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



Finance Department



FL 330

9589 0710 5270 1605 9281 16



quadrant
CORRECTION
IMI

\$008.69

03/28/2024 ZIP 33023
043M30245597

US POSTAGE

CARRIER, ALAIN &
CARRIER, JACQUELINE
NOH #8072
4861 SW 26 CT,
PEMBROKE PARK, FL 33023

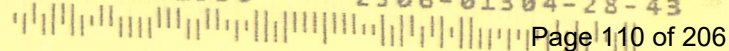
NIXIE 331 DE 1 0004/02/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

PK1: 93270206540123

33023-4222 JNC
33023>5413

BC: 33023541350 *2506-01304-28-43



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:

CARRIER, ALAIN
 CARRIER, JACQUELINE
 FO #8072
 4861 SW 26 CT #4-7,
 EMBROKE PARK, FL 33023



9590 9402 7581 2098 7710 98

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4021 46

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)

Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON,LINE, LABBE, GAETAN	4873 SW 25 CT PEMBROKE PARK, FL 33023	4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6

Folio

514230NP1832

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

Case Status Open **Case #** 8073 **Date Next Inspection** 6/17/2026

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
 Previous permit #1910423-0 is expired.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail
5/29/2026		Affidavit of Non-Compliance	Certified Mail
6/5/2026	6/17/2026	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: 6/17/2026
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: 6/17/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$74,900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$75,000.00

Payments

Case Overview

Date	Payment Type Name	Amount
4/19/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$74,900.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**DOYON,LINE, LABBE,
GAETAN**

**4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
DOYON,LINE, LABBE, GAETAN 4873 SW 25 CT PEMBROKE PARK, FL 33023	8073	06/05/2026
Property Owner:	Property Description:	Certified Mail #:
DOYON,LINE, LABBE, GAETAN 4873 SW 25 CT PEMBROKE PARK, FL 33023	514230NP1832	
Legal Description:	AKA:	
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6	4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 #:
8073

Petitioner,

vs.

DOYON,LINE, LABBE,
GAETAN
4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

Respondent(s)

On 5/29/2026 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: DOYON,LINE, LABBE, GAETAN
Address: 4873 SW 25 CT PEMBROKE PARK, FL 33023
Folio: 514230NP1832
Site Address: 4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

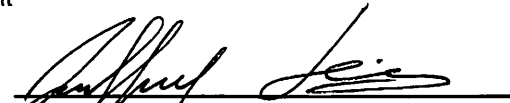
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/29/2026
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: 5/29/2026

Notes/Mean of Correction:

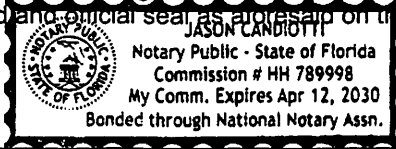
1. Installed an a/c unit without a permit. Obtain plans for an after-the-fact permit and inspections.
Previous permit #1910423-0 has expired. Not corrected.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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 5/29/2026



NOTARY PUBLIC, STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)

DOYON, LINE AND LABBE, GAETAN
Respondent

CASE NO. 8073

AFFIDAVIT OF SERVICE

TO BE SERVED: DOYON, LINE AND LABBE, GAETAN

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4873 SW 25 CT, #7A-6, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: DOYON, LINE AND LABBE, GAETAN AT
04:02 PM ON THE 5th DAY OF June 2026.

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

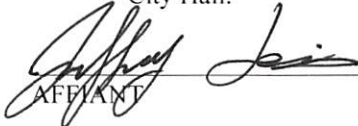
TYPE OF SERVICE

() 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.

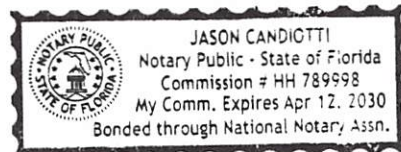
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

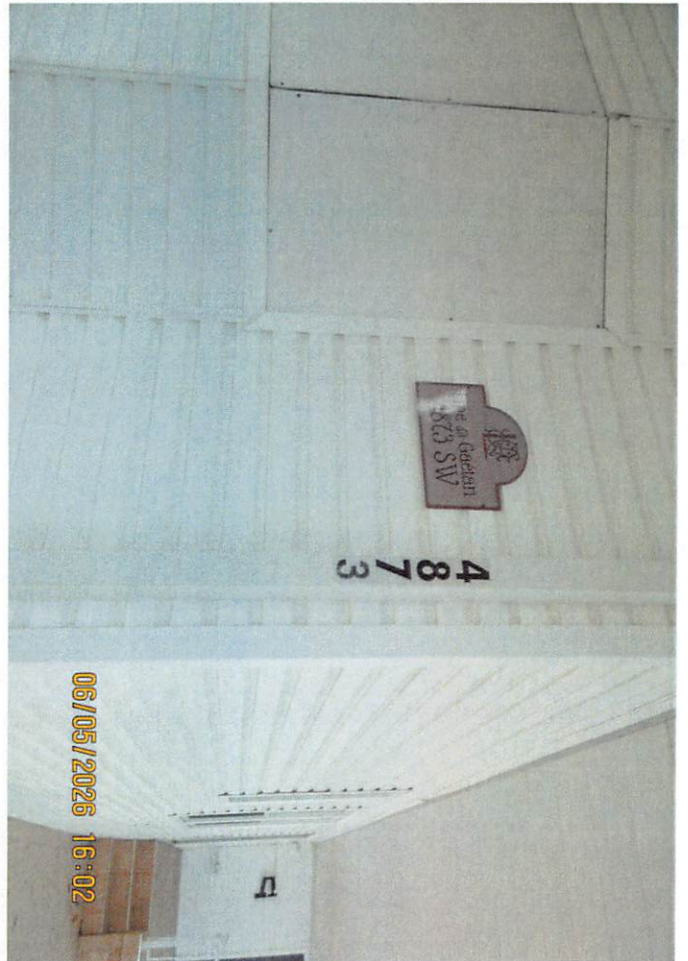
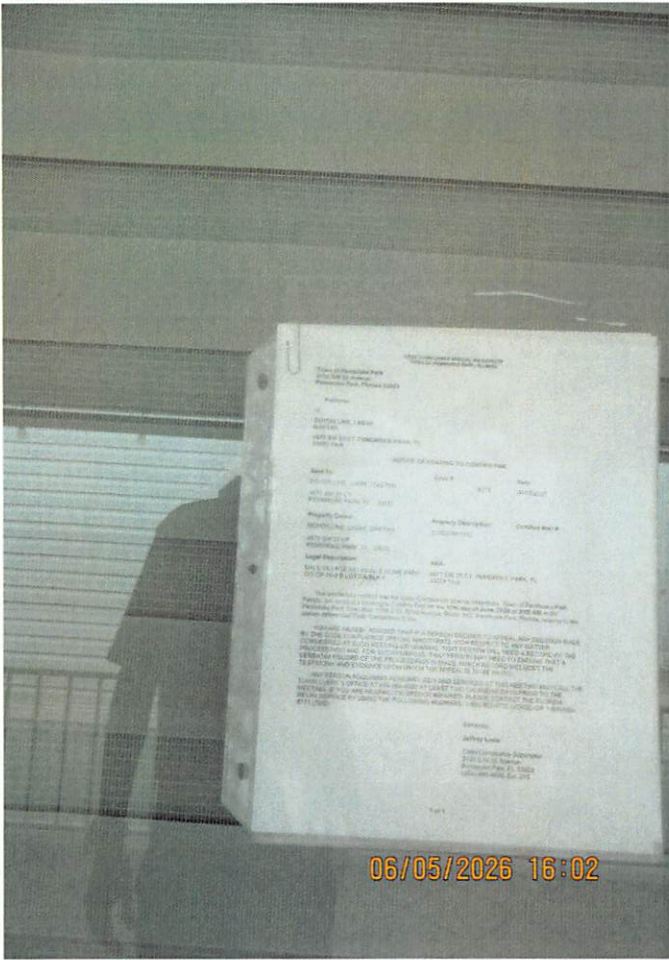
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 5th day of June, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.


Signature



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





9589 0710 5270 3205 4412 17

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OFFICIAL USE

Certified Mail Fee

\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/>	Return Receipt (hardcopy) \$
<input type="checkbox"/>	Return Receipt (electronic) \$
<input type="checkbox"/>	Certified Mail Restricted Delivery \$
<input type="checkbox"/>	Adult Signature Required \$
<input type="checkbox"/>	Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and
\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

DOYON, LINE
LABBE, GAETAN
HCF NO. 8073
4873 SW 25 CT #7A-6
PEMBROKE PARK, FL 33023



Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON,LINE, LABBE, GAETAN	4873 SW 25 CT PEMBROKE PARK, FL 33023	4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6

Folio

514230NP1832

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

Case Status Open **Case #** 8073 **Date Next Inspection** 5/17/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910423-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/17/2024	4/17/2024	Final Order	Certified Mail

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: 5/17/2024
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: 5/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$73,200.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$73,300.00

Payments

Case Overview

Date	Payment Type Name	Amount
4/19/2024	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$73,200.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8073
Petitioner,)
)
vs.)
)
DOYON, LINE)
LABBE, GAETAN)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4873 SW 25 CT #7A-6, PEMBROKE PARK, FL 33023

PROPERTY OWNER: DOYON, LINE & LABBE, GAETAN

FOLIO #: 5142 30 NP 1832

LEGAL DESCRIPTION: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

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 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 \$ **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 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 4021 53

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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 \$

Postmark
Here

Postage

\$ 3.69

Total Postage and

\$

Sent To


Street and Apt. N

City, State, ZIP+4

DOYON, LINE
LABBE, GAETAN
FO #8073
4873 SW 25 CT #7A-6,
PEMBROKE PARK, FL 33023

PS Form 3800, See reverse for instructions



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>March 30</u></p>												
<p>1. Article Addressed to:</p> <p>DOYON, LINE, LABBE, GAETAN NOH#8073 4873 SW 25 CT LOT 7A BLK 6, PEMBROKE PARK, FL 33023</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>APR 04 2024</p>												
<p>Barcode: </p> <p>9590 9402 8582 3244 8696 89</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1605 9280 62</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>												

Domestic Return Receipt

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 fees as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To: DOYON, LINE, LABBE, GAETAN
NOH#8073

Street and Apt. No.: 4873 SW 25 CT LOT 7A BLK 6,
Pembroke Park, FL 33023

City, State, ZIP+4®: _____

PS Form 3800, Jan 2019

HILLCREST POSTAL STORE
FLORIDA 33023
Postmark Here: MAR 28 2024

9589 0710 5270 1605 9280 62

Town of Pembroke Park

3150 SW 52nd Ave
 Pembroke Park, FL, 33023
 Phone (954) 966-4600
 Fax (954) 966-5310



SALES RECEIPT

Bill To:

ANDRE PARE SYLVIE JACQUES
 4950 SW 28 TH ST
 HOLLYWOOD, FL 33023

Date 4/19/2024 8:39:20 PM

Invoice # 26867

For Code Enforcement Case#
 8073

Site Address:

4873 SW 25 CT, PEMBROKE PARK, FL
 33023 7A-6

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	5/17/2024		\$100.00	0	\$0.00
Admin Fixed	4/17/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
4/19/2024	Credit	\$100.00
	Total	\$100.00

Balance **\$0.00**

ANDRE PARE
SYLVIE JACQUES
954-818-4926
4950 SW 28 TH ST
HOLLYWOOD, FL 33023

63-27/631

2086

Date 4-18-24

Pay to the
order of

Town of Jensen Beach \$ 100.00
One hundred Dollars

BANK OF AMERICA
ACH R/T 063100277

case # 20092 NC
0073

Notes Carrier Admin Ac #

Andre Pare

MP

⑆063100277⑆ 003436227535⑆ 2086

Case Overview

Property/Incident Information

Owner DOYON,LINE, LABBE,
GAETAN **Address** 4873 SW 25 CT PEMBROKE
PARK, FL 33023 **Site Address** 4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

Folio
514230NP1832

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

Case Status Open **Case #** 8073 **Date Next Inspection** 4/17/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #1910423-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 4/17/2024
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: 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:

DOYON,LINE, LABBE, GAETAN
 4873 SW 25 CT
 PEMBROKE PARK, FL 33023

Case #:

8073

Property Owner:

DOYON,LINE, LABBE, GAETAN
 4873 SW 25 CT
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1832

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
 CO-OP 70-8 B LOT 7-A BLK 6

AKA:

4873 SW 25 CT, PEMBROKE PARK, FL
 33023 7A-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 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.	15
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)	15

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #1910423-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

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

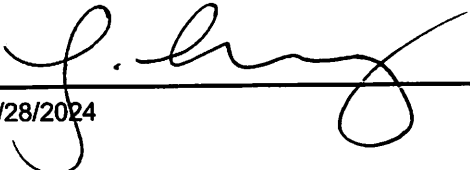
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/28/2024



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 #:
8073

Petitioner,

vs.

DOYON,LINE, LABBE,
GAETAN
4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

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: DOYON,LINE, LABBE, GAETAN
Address: 4873 SW 25 CT PEMBROKE PARK, FL 33023
Folio: 514230NP1832
Site Address: 4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

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

Notes/Mean of Correction:

- 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910423-0 is expired. Not corrected. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

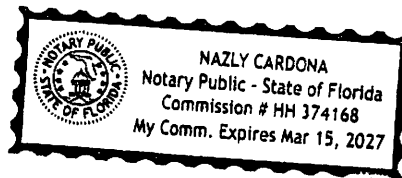


 Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024



 NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DOYON,LINE, LABBE, GAETAN)

CASE NO. 8073

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DOYON,LINE, LABBE, GAETAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4873 SW 25 CT PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DOYON,LINE, LABBE, GAETAN
AT 1:02 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.

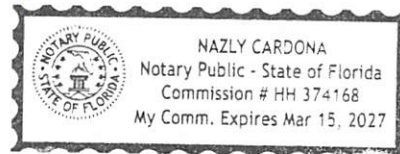
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

J. Ramirez DATE: 04/08/2024
AFFIANT

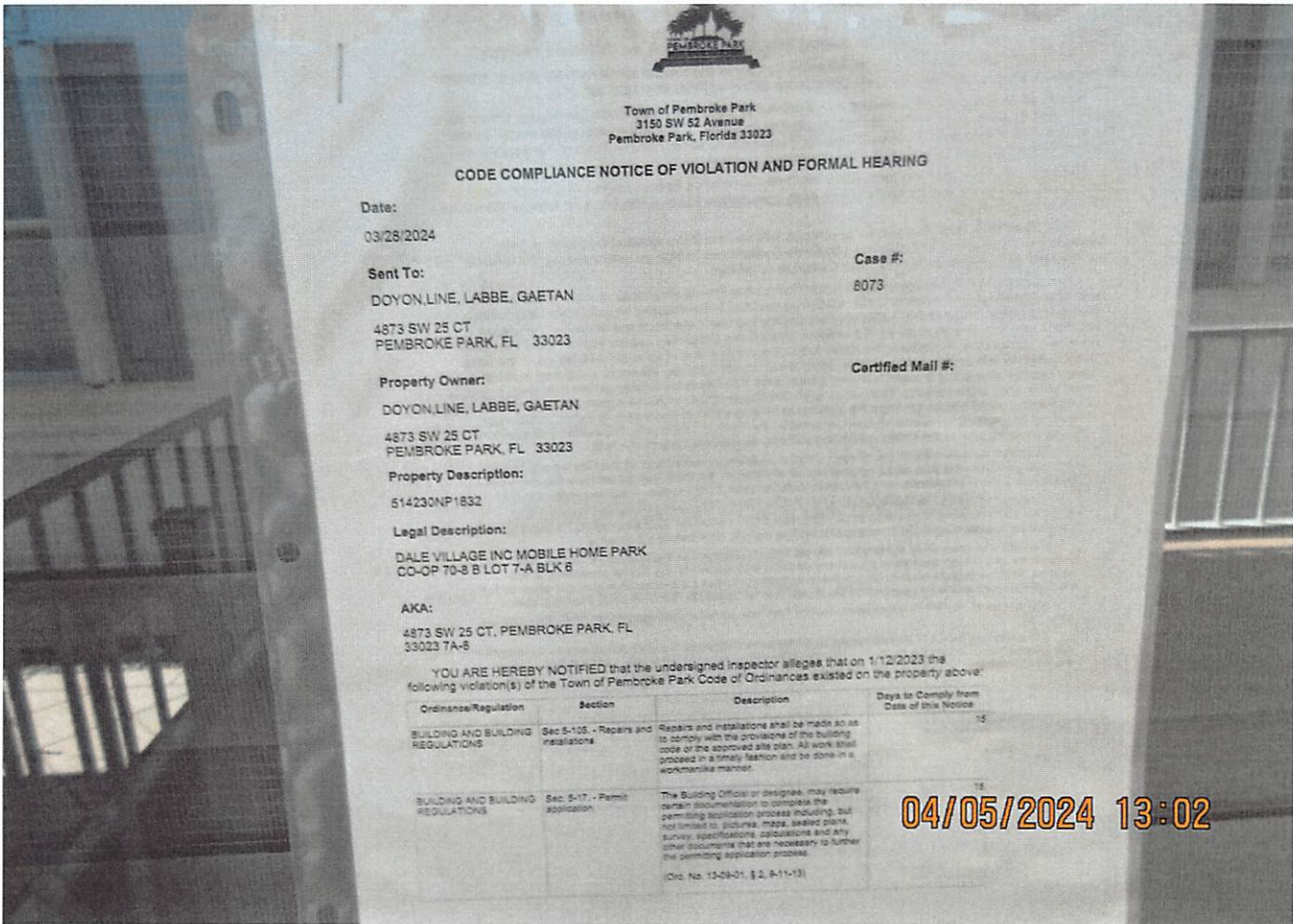
STATE OF FLORIDA
COUNTY OF BROWARD

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.

Nazly Dayana GA.
Signature



Personally Known OR Produced Identification _____
Type of Identification Produced _____





Site Address	4873 SW 25 COURT #7A-6, PEMBROKE PARK FL 33023	ID #	5142 30 NP 1832
Property Owner	DOYON, LINE LABBE, GAETAN	Millage	0613
Mailing Address	4873 SW 25 CT #7A-6 PEMBROKE PARK FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6		

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*	\$55,000	\$49,350	\$104,350	\$104,350	
2023	\$55,000	\$49,350	\$104,350	\$79,690	\$1,883.44
2022	\$55,000	\$35,570	\$90,570	\$72,450	\$1,641.41

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$104,350	\$104,350	\$104,350	\$104,350
Portability	0	0	0	0
Assessed/SOH	\$104,350	\$104,350	\$104,350	\$104,350
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	\$104,350	\$104,350	\$104,350	\$104,350

Sales History			
Date	Type	Price	Book/Page or CIN
3/10/2023	CPT-T	\$100	118731247
1/27/2016	CPT-Q	\$50,000	113501002
1/22/2004	CPT	\$100	36853 / 1320
6/21/1996	CPT		25224 / 267

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1982/1981		

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DOYON,LINE	8073	01/12/2023
1616,10 RUE OEST *ST-COME-LINERE, QC, CA G0M 1J0		
Property Owner:	Property Description:	Certified Mail #:
DOYON,LINE	514230NP1832	
1616,10 RUE OEST *ST-COME-LINERE, QC, CA G0M 1J0		
Legal Description:	AKA:	
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6	4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 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.	15
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)	15

Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #191043-0 is expired. 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 Enforcement Officer at (954) 966-4600 ext. 215.

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



Joseline Ramirez
Chief Code Enforcement Officer



Site Address	4873 SW 25 COURT #7A-6, PEMBROKE PARK FL 33023	ID #	5142 30 NP 1832
Property Owner	DOYON, LINE	Millage	0613
Mailing Address	1616,10 RUE OEST *ST-COME-LINERE, QC CA G0M 1J0	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6		

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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$55,000	\$35,570	\$90,570	\$79,690	
2022	\$55,000	\$35,570	\$90,570	\$72,450	\$1,641.41
2021	\$45,000	\$33,530	\$78,530	\$65,870	\$1,498.33

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$90,570	\$90,570	\$90,570	\$90,570
Portability	0	0	0	0
Assessed/SOH	\$79,690	\$90,570	\$79,690	\$79,690
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	\$79,690	\$90,570	\$79,690	\$79,690

Sales History

Date	Type	Price	Book/Page or CIN
1/27/2016	CPT-Q	\$50,000	113501002
1/22/2004	CPT	\$100	36853 / 1320
6/21/1996	CPT		25224 / 267

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		696
Units/Beds/Baths		1/1/1
Eff./Act. Year Built:	1982/1981	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

4873 SW 25 CT

Status Expired 
 Job Type Residential A.C. Changeouts
 Master Process # 91237
 Permit # 1910423-0



Plan Review 1/31/2020 2:38:32 PM
 Permit Issued 2/7/2020 12:32:29 PM
 Permit Expired 6/28/2021 10:33:17 AM
 Permit Complete

Fees New Fee Delete Fees Pay Amount Paid \$ 131.03 Amount Due \$ 75.00 Amount Unapplied \$ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	<input type="checkbox"/> Del
(MEC)-9...	9/15/2020	Admin Fees	Re Inspection Fee	Failed Inspection	1	\$75.00		<input type="checkbox"/>
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DCA Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DBPR Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Educational Fee		100	\$0.03	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Board of Rules & Appeals Fee		100	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Building Permit Fee		100	\$75.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Base Minimum Processing Fee		100	\$50.00	21008	

TOWN OF PEMBROKE PARK

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

CENOV 8073

Hasler

FIRST CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Doyn, Line
4873 SW 25th CT #7A
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

CENOV #8073

Hasler

FIRST CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Case #:

DOYON,LINE

8073

1616,10 RUE OEST

*ST-COME-LINERE, QC, CA G0M 1J0



Finance Department

TOWN OF PEMBR

3150 S.W. 52ND AVENUE • PEMBROKE



9589 0710 5270 0673 4021 53

FL 330

18 APR 2024



qudient

CORRECTION
IMI

\$008.69⁰

04/18/2024 ZIP 33023
043M30245597

US POSTAGE

DOYON, LINE
LABBE, GAETAN
FO #8073
4873 SW 25 CT #7A-6,
PEMBROKE PARK, FL 33023

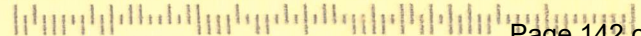
CO
4-20

NIXIE 331 EE 1 2205/18/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ *2506-01789-18-42

93328010755856653 33023-420673 ANK
56998>9999



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:

DOYON, LINE
 LABBE, GAETAN
 FO #8073
 4873 SW 25 CT #7A-6,
 PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7710 81

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4021 53

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

(0)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
HUMBERTO MESA	148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open	Case # 8135	Date Next Inspection 6/17/2026
-------------------------	--------------------	---------------------------------------

Notes

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2023		Notice of Violation	Hand
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	Certified Mail Hand
5/29/2026		Affidavit of Non-Compliance	Certified Mail
6/5/2026	6/17/2026	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: 6/17/2026
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: 6/17/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$65,700.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

Total Fines	\$65,800.00
--------------------	--------------------

Payments

Date	Payment Type Name	Amount
7/15/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$65,697.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HUMBERTO MESA

**3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 LONE
PINE TERRACE**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HUMBERTO MESA 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	8135	06/05/2026
Property Owner:	Property Description:	Certified Mail #:
HUMBERTO MESA 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	514229000480	
Legal Description:	AKA:	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 #:
 8135

Petitioner,

vs.

HUMBERTO MESA
 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #148 LONE
 PINE TERRACE

Respondent(s)

On 5/29/2026 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: HUMBERTO MESA
Address: 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99


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: 5/29/2026
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: 5/29/2026

Notes/Mean of Correction:

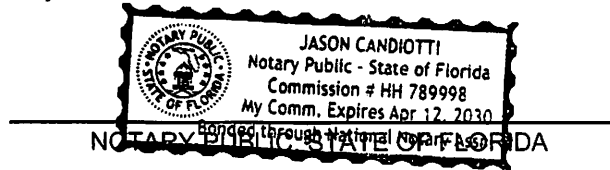
- 1. Installed an a/c unit without a permit. Obtain plans for an after-the-fact permit and inspections. Previous permit #189887-0 has expired.

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 5/29/2026



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HUMBERTO MESA

CASE NO. 8135

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HUMBERTO MESA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 148 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: HUMBERTO MESA AT 04:18 PM ON THE 5th DAY OF June 2026.

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

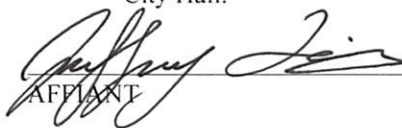
TYPE OF SERVICE

() 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.

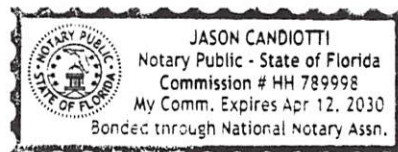
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

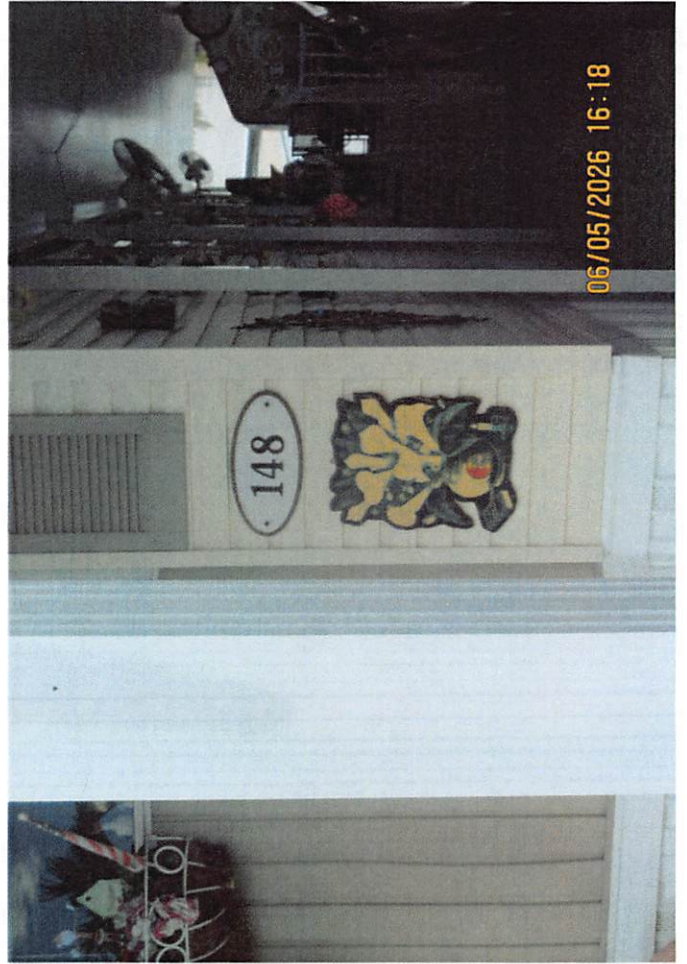
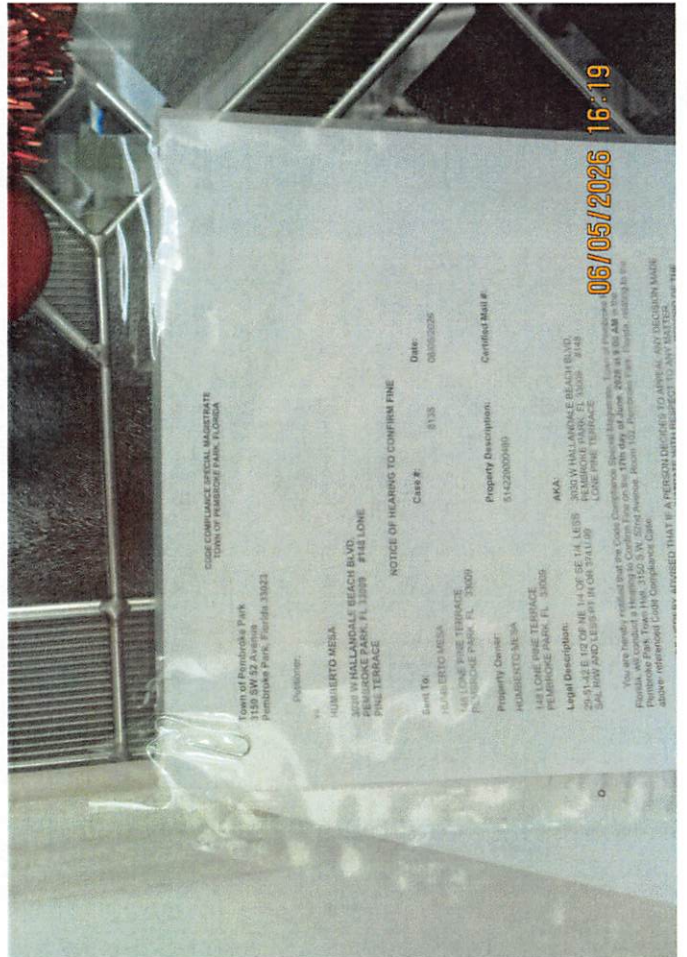
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of June, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



EDGE COMPLIANCE SPECIAL, MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3159 SW 52 Avenue
Pembroke Park, Florida 33023

Payee:

HUMBERTO MELIA
3025 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33099
PINE TERRACE

NOTICE OF HEARING TO CONFIRM PINE

Case # 8138 Date: 06/05/2026
Property Description: 3025 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33099
Certificate Mail #

Property Owner: HUMBERTO MELIA
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33099

AKA: 3025 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33099
PINE TERRACE

You are hereby notified that the Code Enforcement Officer has issued a Notice of Hearing to Confirm Pine for the above-referenced property. The hearing will be held on the 15th day of June, 2026 at 8:00 AM in Room 101, 1150 S.W. 25th Avenue, Room 101, Pembroke Park, Florida 33023. If you wish to appear at the hearing, you must appear in person. Failure to appear at the hearing will result in a default judgment being entered against you. If you have any questions, please contact the Code Enforcement Officer at (954) 385-1111. This notice is being mailed to you by first class mail. If you are unable to receive this notice, please contact the Code Enforcement Officer at (954) 385-1111. If you are unable to receive this notice, please contact the Code Enforcement Officer at (954) 385-1111. If you are unable to receive this notice, please contact the Code Enforcement Officer at (954) 385-1111.

9589 0710 5270 3205 4413 54

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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

\$10.73

Sent To

Street and Apt. No.

City, State, ZIP+4®

CORPORATION SERVICE COMPANY
RE: PARKER LONE PINE WEST LLC
HCF NO. 8154 AND 8135
1201 HAYS STREET
TALLAHASSEE, FL 32301



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

9589 0710 5270 3205 4413 78

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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

\$10.73

Sent To

Street and Apt. No.

City, State, ZIP+4®

PARKER LONE PINE WEST LLC
HCF NO. 8154 AND 8135
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077



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

9589 0710 5270 3205 4413 92

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

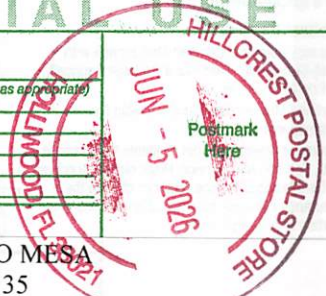
\$10.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

HUMBERTO MESA
HCF NO. 8135
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
HUMBERTO MESA	148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE

Folio
514229000480

Legal Description
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL RW AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 8135 **Date Next Inspection** 8/17/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2023		Notice of Violation	Hand
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	Certified Mail Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/17/2024
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: 8/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$64,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$64,100.00

Payments

Case Overview

Date	Payment Type Name	Amount
7/15/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$63,997.00

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Job Address: 148 LONE PINE TERRACE Unit: City: HALLANDALE BEACH

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

Notary section containing two columns for signatures and notary stamps. Left column: Humberto MESA, Notary Ariel Williams. Right column: Olbry Ambrose, Notary Ariel Williams. Includes fields for state, county, date, and identification type.

APPROVED BY: Permit Officer Issue Date: Code in Effect. FOR OFFICE USE ONLY

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Revised 11-17-2022

Select One Trade: Building Electrical Plumbing Mechanical Other

Application Number: _____ Application Date: _____

1

Job Address: 148 LONE PINE TERRACE Unit: _____ City: HALLANDALE BEACH

Tax Folio No.: _____ Flood Zn: _____ BFE: _____ Floor Area: _____ Job Value: 3650.00

Building Use: _____ Construction Type: _____ Occupancy Group: _____

Present Use: _____ Proposed Use: _____

Description of Work: 3 TON A/C CHANGE OUT

New Addition Repair Alteration Demolition Revision Other: _____

Legal Description: _____ Attachment

2

Property Owner: Humberto Mesa Phone: 954 805 6131 Email: humberto.mesa@fahrenheit.com

Owner's Address: 148 LONE PINE TERR City: HALLANDALE BEACH State: FL Zip: 33009

3

Contracting Co.: FAHRENHEIT A/C INC Phone: (954) 793-8610 Email: office@fahrenheitacfl.com

Company Address: 3441 NW 34 ST City: Lauderdale Lakes State: FL Zip: 33309

Qualifier's Name: Olbry Ambrose Owner-Builder License Number: CAC1816458

4

Architect/Engineer's Name: _____ Phone: _____ Email: _____

Architect/Engineer's Address: _____ City: _____ State: _____ Zip: _____

Bonding Company: _____

Bonding Company's Address: _____ City: _____ State: _____ Zip: _____

Fee Simple Titleholder's Name (If other than the owner) _____

Fee Simple Titleholder's Name (If other than the owner) _____ City: _____ State: _____ Zip: _____

Mortgage Lender's Name: _____

Mortgage Lender's Address: _____ City: _____ State: _____ Zip: _____

Town of Pembroke Park

3150 SW 52nd Ave
 Pembroke Park, FL, 33023
 Phone (954) 966-4600
 Fax (954) 966-5310



SALES RECEIPT

Bill To:
 HUMBERTO MESA
 148 LONE PINE TERR
 PEMBROKE PARK, FL 33009

Date 7/15/2024 5:28:58 PM
Invoice # 26900
For Code Enforcement Case# 8135

Site Address:
 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #148
 LONE PINE TERRACE

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
3.00	Technology Convenience Fee	\$3.00
Total		\$103.00

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/17/2024		\$100.00	0	\$0.00
Admin Fixed	6/18/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

Date	Type	Amount
7/15/2024	Credit	\$103.00
Total		\$103.00

Balance **\$0.00**

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8135
Petitioner,)
)
vs.)
)
HUMBERTO MESA)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 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

SUBJECT REAL PROPERTY: 148 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: HUMBERTO MESA

VEHICLE IDENTIFICATION #: FLFLN7BA10077GE / FLFLN7BA10077GE

TITLE #: 64013546

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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.

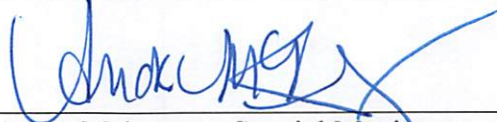
ORDER

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 June 2024. 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 18th June 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

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 June, 2024.



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

9589 0710 5270 0673 4013 23

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
PARKER LONE PINE WEST LLC
FO #8135, #8154
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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

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

48 6626 5091 0225 0710 0710 6856

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
CORPORATION SERVICE COMPANY
FO #8135, #8154
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

PS Form 3800,

9589 0710 5270 1605 9299 91

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

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

OFFICIAL USE

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
PARKER LONE PINE WEST LLC
FO #8135, #8154
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

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

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

48 6626 5091 0225 0710 0710 6856

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
HUMBERTO MESA
FO #8135
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

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

PS Form 3800, J

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:

CORPORATION SERVICE COMPANY
 FO #8135, #8154
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 8582 3244 8715 69

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9299 84

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Sheena Black

- Agent
- Addressee

B. Received by (Printed Name)

Sheena Black

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery (0)

Domestic Return Receipt

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:

HUMBERTO MESA
 FO #8135
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8715 76

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9299 77

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery (0)

Domestic Return Receipt

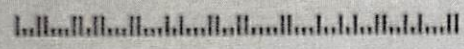
STATE OF FLORIDA

Mail Line Distribution to: Dept. of Highway Safety and Motor Vehicles, Post Office Building, Tallahassee, FL 32301-6000

Identification Number	Year	Make	Body	WT-L-SEP	Vessel Reg. No.	Title Number
FLFLN78E100770E	1982	GLEN	HS	48'		84013548

Registered Owner:
HUMBERTO MESA
 148 LONE PINE TER
 HALLANDALE FL 33008-8084

Mail To:
HUMBERTO MESA
 148 LONE PINE TER
 HALLANDALE FL 33008-8084



Use Release
 Interest in the described vehicle is hereby released
 By _____
 Title _____
 Date _____

- TRANSFER INFORMATION**
1. When ownership of the vehicle described herein is transferred, the seller **MUST** complete in full the Transfer of Title by Seller section at the bottom of this certificate of title.
 2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
 3. Remove your license plate from the vehicle.
 4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.flhsmv.gov/html/tdtitf.html>

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-SEP	Vessel Reg. No.	Title Number
FLFLN78E10077GE	1982	GLEN	HS	48'		84013548
Prev. State	Color	Primary Brand	Secondary Brand	No. of Brands	Use	Prev. Issue Date
FL	UNK				PRIVATE	12/20/2013
Odometer (State or Vessel Manufacturer or Off Use)				Hull Material	Proc.	Date of Issue
						12/10/2020

Registered Owner
HUMBERTO MESA
 148 LONE PINE TER
 HALLANDALE FL 33008-8084

1st Lienholder
 NONE

DIVISION OF MOTORIST SERVICES
Robert R. Kynoch
 Robert R. Kynoch
 Director

TALLAHASSEE
 CONTROL NUMBER
 14-3801259



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES
Terry L. Rhodes
 Terry L. Rhodes
 Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)
 Federal and/or state law requires that the seller sign the selling price and date sold in connection with the transfer of ownership.
 Failure to complete or providing a false statement may result in fines and/or imprisonment.
 This title is warranted to be free from any liens, except as noted on the face of the certificate and the vessel, vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name _____ Address _____
 Seller Must Enter Date Sold _____
 I, the undersigned, do hereby certify that the facts stated on this certificate are true and correct to the best of my knowledge and belief.
 I RELEASE ALL CLAIMS
 I AM AGENCY OF ITS MECHANICAL LIMITS
 I DENY THE ACTUAL MESSAGES
 PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.
 Sign Here _____ Title Here _____
 Print Name _____ Title Here _____

Lakeshore Management
 June 5, 2024 4:24 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
HUMBERTO MESA	148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE

Folio
514229000480

Legal Description
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 8135 **Date Next Inspection** 6/18/2024

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2023		Notice of Violation	Hand Reg mail 2/9/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/6/24 Certified Mail 5/24/24

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: 6/18/2024
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: 6/18/2024



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

HUMBERTO MESA
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009

Case #:

8135

Property Owner:

HUMBERTO MESA
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
 SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #148
 LONE PINE TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2023 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 a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 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.

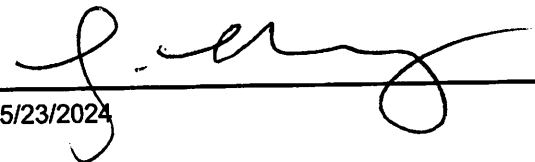
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



5/23/2024



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 #:
 8135

Petitioner,

vs.

HUMBERTO MESA

3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #148 LONE
 PINE TERRACE

Respondent(s)

On 5/23/2024 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: HUMBERTO MESA
Address: 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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: 5/23/2024
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: 5/23/2024


Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #189887-0 is expired.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

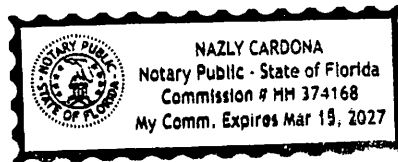


Code Enforcement Officer Signature

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 5/23/2024



NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HUMBERTO MESA)

Respondent)

CASE NO. 8135

AFFIDAVIT OF SERVICE

TO BE SERVED: HUMBERTO MESA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HUMBERTO MESA AT 11:43 A.M. ON THE 05 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.

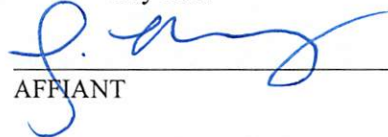
TYPE OF SERVICE

() 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

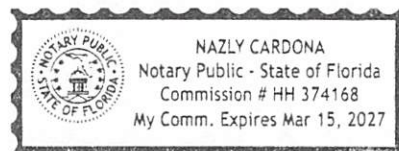
STATE OF FLORIDA
COUNTY OF BROWARD

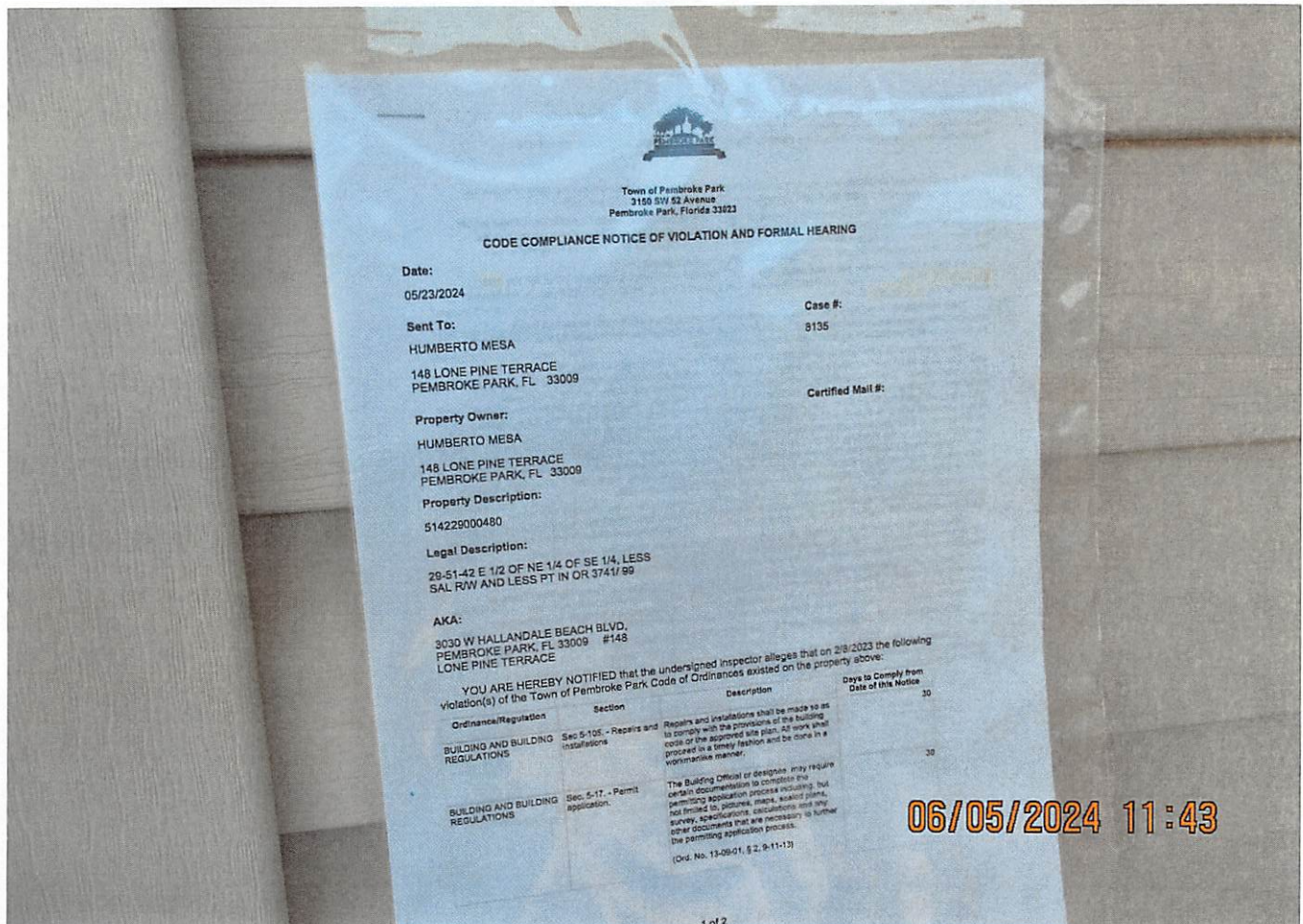
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.

Signature

Personally Known OR Produced Identification _____
Type of Identification Produced _____





9589 0710 5270 1605 9268 84

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
 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 Certified Mail Fee \$

Sent To
 Street and Apt. No. CORPORATION SERVICE COMPANY
 NOH #8135, #8154
 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2013 PSN 7530-02-000-9049 See reverse for instructions

9589 0710 5270 1605 9268 91

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 Certified Mail Fee \$

Sent To
 Street and Apt. No. PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 3030 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, January 2013 PSN 7530-02-000-9049 See reverse for instructions

9589 0710 5270 1605 9268 21

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 \$ **8.69**
 Total Postage and Certified Mail Fee \$

Sent To
 Street and Apt. No. PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 8800 N BRONX AVE 2ND FL
 City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, January 2013 PSN 7530-02-000-9049 See reverse for instructions

9589 0710 5270 1605 9268 60

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 Certified Mail Fee \$

Sent To
 Street and Apt. No. HUMBERTO MESA
 NOH #8135
 148 LONE PINE TERRACE
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2013 PSN 7530-02-000-9049 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:

CORPORATION SERVICE COMPANY
 NOH #8135, #8154
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 8582 3244 8666 26

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9268 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)


Sheena Black

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> <i>Jean Rudnit</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8135, #8154 8800 N BRONX AVE 2ND FL SKOKIE IL 60077	B. Received by (Printed Name) C. Date of Delivery <i>Jean Rudnit</i>	
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8666 40	3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	
	2. Article Number (Transfer from service label) 9589 0710 5270 1605 9269 21	
PS Form 3811, July 2020 PSN 7530-02-000-9053		

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8135, #8154 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009	B. Received by (Printed Name) C. Date of Delivery <i>[Signature]</i> 5/20/24	
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8666 33	3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	
	2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 91	
PS Form 3811, July 2020 PSN 7530-02-000-9053		

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: HUMBERTO MESA NOH #8135 148 LONE PINE TERRACE PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery <i>[Signature]</i> 5/20/24	
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8674 87	3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	
	2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 60	
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: HUMBERTO MESA
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009

Case #: 8135

Date: 02/08/2023

Property Owner: HUMBERTO MESA
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA: 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #148 LONE PINE TERRACE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2023 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/Means of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #189887-0 is expired.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

PEMBROKE PARK
PEMBROKE PARK, FLORIDA 33023

HUMBERTO MESA
NOV #8135
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Hasler

FIRST-CLASS MAIL

02/09/2023

US POSTAGE

\$000.60⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/08/2023

US POSTAGE \$000.60⁰⁰



ZIP 33023
011D10656696

Sent To:

Case #:

HUMBERTO MESA

8135

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

02/08/2023

US POSTAGE \$000.60⁰⁰



ZIP 33023
011D10656696

HUMBERTO MESA
NOV #8135
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830	
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520
Portability	0	0	0	0
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830
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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830

Sales History			
Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	\$9,900,000	42102 / 869
4/19/2005	QC*	\$100	39524 / 162
4/19/2005	SW*	\$8,600,000	39524 / 157
1/8/1981	WD	\$249,750	9343 / 996

Land Calculations		
Price	Factor	Type
\$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
Daniel Pion / Rodolfo Hernandez	135 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8154	Date Next Inspection	6/17/2026
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Notes

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
 3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/1/2023		Notice of Violation	Regular Mail
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	Certified Mail Hand
5/29/2026		Affidavit of Non-Compliance	Certified Mail
6/5/2026	6/17/2026	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: 6/17/2026
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: 6/17/2026

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$62,700.00

Case Overview

Admin Fixed	Admin Fixed	\$100.00
Total Fines		\$62,800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$62,800.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Daniel Pion / Rodolfo
Hernandez

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #135 Lone
Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Daniel Pion / Rodolfo Hernandez	8154	06/05/2026
135 Lone Pine Lane Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Daniel Pion / Rodolfo Hernandez	514229000480	
135 Lone Pine Lane Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of June, 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 #:
 8154

Petitioner,

vs.

Daniel Pion / Rodolfo Hernandez
 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #135 Lone
 Pine Lane

Respondent(s)

On 5/29/2026 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: Daniel Pion / Rodolfo Hernandez
Address: 135 Lone Pine Lane Pembroke Park, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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: 6/17/2026
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: 6/17/2026

Notes/Means of Correction:

1. Interior renovations of the living room and bathroom were done without a permit. Obtain plans for permits and inspections. Not corrected.
2. Installed a shed without a permit. Obtain plans for after-the-fact permit and inspections. Not corrected.
3. Installed an addition without a permit. Obtain plans for an after-the-fact permit and inspections. Addition was existing since 2006, according to the Broward County Property Appraiser, there is no evidence of modification. violation removed.
4. Altered/repair steps without a permit. Obtain plans for an after-the-fact permit and inspections. Not corrected. In addition, the wooden deck was removed without permits.

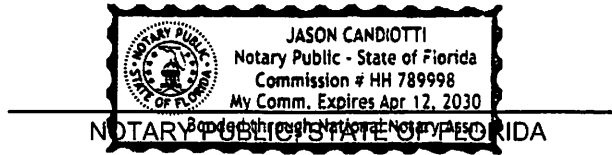
Further, Affiant sayeth naught

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 5/29/2026



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DANIEL PION AND RODOLFO HERNANDEZ

CASE NO. 8154

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL PION AND RODOLFO HERNANDEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 135 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: DANIEL PION AND RODOLFO HERNANDEZ
AT 04:22 PM ON THE 5th DAY OF June 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.

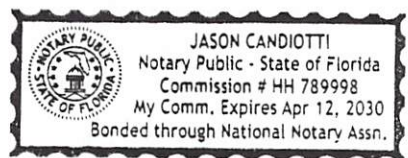
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

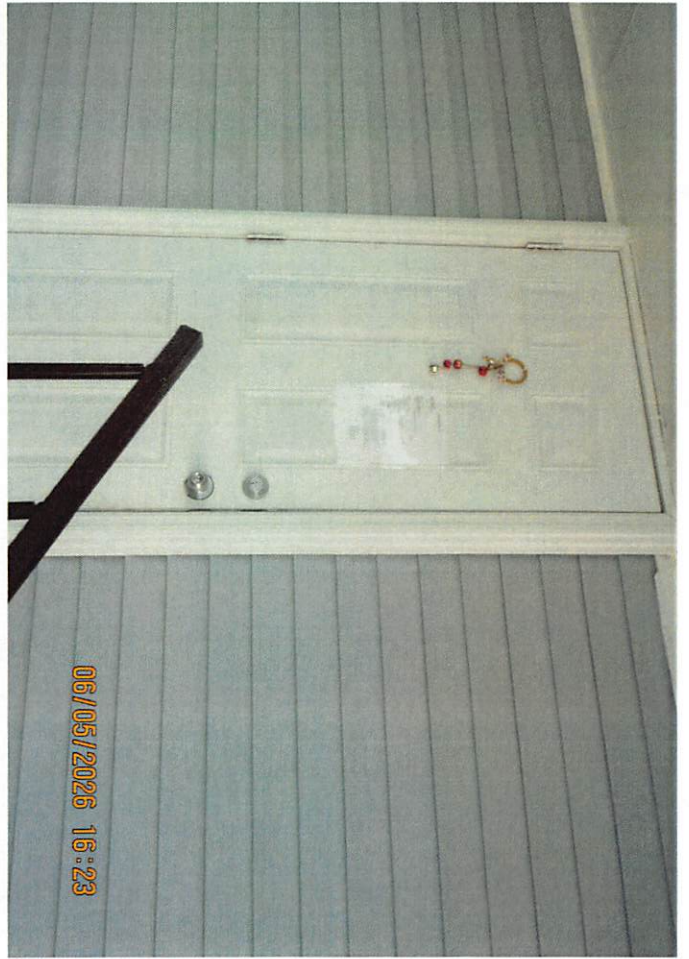
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 5th day of June, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.


Signature



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



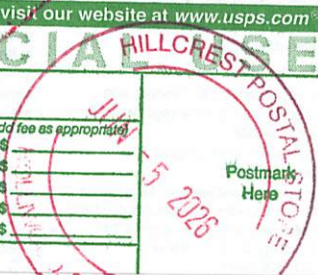
9589 0710 5270 3205 4413 54

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	



Total Postage and
\$ 10.73
Sent To
CORPORATION SERVICE COMPANY
RE: PARKER LONE PINE WEST LLC
HCF NO. 8154 AND 8135
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

9589 0710 5270 3205 4413 78

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	



Total Postage and
\$ 10.73
Sent To
PARKER LONE PINE WEST LLC
HCF NO. 8154 AND 8135
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

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

9589 0710 5270 3205 4413 85

U.S. Postal Service™
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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)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Sent To	



Total Postage and
\$ 10.44
Sent To
DANIEL PION
RODOLFO HERNANDEZ
HCF NO. 8154
135 LONE PINE LANE
PEMBROKE PARK, FL 33009

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Daniel Pion / Rodolfo Hernandez	135 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status	Open	Case #	8154	Date Next Inspection	9/16/2024
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Notes

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/1/2023		Notice of Violation	Regular Mail
5/23/2024		Affidavit of Non-Compliance	Certified Mail
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/18/2024	6/18/2024	Final Order	Certified Mail Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/16/2024
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: 9/16/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$61,200.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$61,300.00

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$61,300.00

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8154
Petitioner,)
)
vs.)
)
DANIEL PION)
RODOLFO HERNANDEZ)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 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

SUBJECT REAL PROPERTY: 135 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: DANIEL PION / RODOLFO HERNANDEZ

VEHICLE IDENTIFICATION #:

TITLE #:

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

1 **ORDER**

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) 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL
6 HEARING held on 18th day of June 2024. If the Respondent(s) does/do not comply within the
7 time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH
8 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
9 ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
10 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
11 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
12
13

14
15 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
16 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
17 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
18 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
19 DETERMINE IF COMPLIANCE HAS OCCURRED.
20
21

22 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
23 this 18th June 2024.
24

25
26 **TOWN OF PEMBROKE PARK**

27 
28
29
30
31 Andre Mckenney, Special Magistrate
32


33 Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek
34 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
35
36

37 Certificate of Service

38
39 This Final Order was hand delivered at the Special Magistrate Hearing dated above:

40 Yes ___ No X

41 I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
42 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
43 set forth above in this Final Order on this 21 day of June, 2024.
44
45

46
47 
48
49 Nazly Cardona
50 Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9299 91

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
 \$

Total Postage and
 \$ **8.69**

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

Postmark Here
 JUN 21 2024
 HOLLISTON FL 32008

PARKER LONE PINE WEST LLC
 FO #8135, #8154
 3030 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 9299 91

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OFFICIAL USE

Certified Mail Fee
 \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
 \$

Total Postage and
 \$ **8.69**

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

Postmark Here
 JUN 21 2024
 HOLLISTON FL 32008

CORPORATION SERVICE COMPANY
 FO #8135, #8154
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

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

9589 0710 5270 1605 9299 91

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
 \$

Total Postage and
 \$ **8.69**

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

Postmark Here
 JUN 21 2024
 HOLLISTON FL 32008

PARKER LONE PINE WEST LLC
 FO #8135, #8154
 8800 N BRONX AVE 2ND FL
 SKOKIE IL 60077

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

9589 0710 5270 1605 9299 91

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)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage
 \$

Total Postage and
 \$ **8.69**

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

Postmark Here
 JUN 21 2024
 HOLLISTON FL 32008

DANIEL PION
 FO #8154
 135 LONE PINE LANE
 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	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	B. Received by (Printed Name)	C. Date of Delivery
DANIEL PION FO #8154 135 LONE PINE LANE PEMBROKE PARK, FL 33009	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8715 83	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9589 0710 5270 1		

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	B. Received by (Printed Name)	C. Date of Delivery
PARKER LONE PINE WEST LLC FO #8135, #8154 8800 N BRONX AVE 2ND FL SKOKIE IL 60077	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8715 52	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9589 0710 5270 1		

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:	B. Received by (Printed Name)	C. Date of Delivery
PARKER LONE PINE WEST LLC FO #8135, #8154 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9590 9402 8582 3244 8715 45	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery	
2. Article Number (Transfer from service label)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9589 0710 5270 0673 4013 23		

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Daniel Pion / Rodolfo Hernandez	135 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane

Folio
514229000480

Legal Description
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 8154 **Date Next Inspection** 6/18/2024

Notes

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/1/2023		Notice of Violation	Regular Mail 2/2/23
5/23/2024		Affidavit of Non-Compliance	Certified Mail 5/24/24
5/23/2024	6/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 6/5/24 Certified Mail 5/24/24

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: 6/18/2024
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: 6/18/2024



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2024

Sent To:

Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Case #:

8154

Property Owner:

Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
 SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #135 Lone
 Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/1/2023 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.	15
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)	15

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
 3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of June, 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.

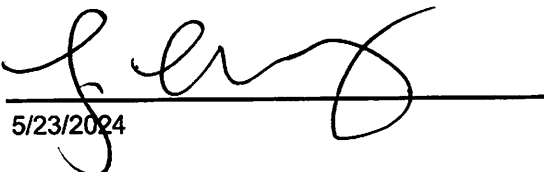
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



5/23/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DANIEL PION/RODOLFO HERNANDEZ)

Respondent)

CASE NO. 8154

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL PION/RODOLFO HERNANDEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 LONE PINE LANE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DANIEL PION/RODOLFO HERNANDEZ AT 11:37 A.M. ON THE 05 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

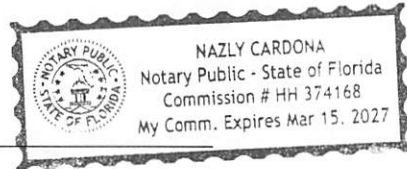
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

[Signature]
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 June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Ngaly Dayana GA.
Signature
Personally Known OR Produced Identification _____
Type of Identification Produced _____



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/23/2024

Sent To:
Daniel Pion
135 Lone Pine Lane
Pembroke Park, FL 33009

Case #:
8154

Property Owner:
Daniel Pion
135 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000480

Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS
SAL R/W AND LESS PT IN OR 3741/99

AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #135 Lone
Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/1/2023 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.	
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process.	

06/05/2024 11:37

15



9589 0710 5270 1605 9268 84

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HILLCREST POSTAL STORE
MAY 24 2024
WOOD FL 33021

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 **CORPORATION SERVICE COMPANY**
NOH #8135, #8154
 Street and Apt. No. **1201 HAYS STREET**
 City, State, ZIP+4® **TALLAHASSEE, FL 32301**

PS Form 3800, January 2023 (EN) PSN 7530-02-000-907 See reverse for instructions

9589 0710 5270 1605 9268 91

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

HILLCREST POSTAL STORE
MAY 24 2024
WOOD FL 33021

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 \$ **0.69**
 Total Postage and Fees \$

Sent To **PARKER LONE PINE WEST LLC**
NOH #8135, #8154
 Street and Apt. No. **3030 W HALLANDALE BEACH BLVD,**
 City, State, ZIP+4® **PEMBROKE PARK FL 33009**

PS Form 3800, January 2023 (EN) PSN 7530-02-000-907 See reverse for instructions

9589 0710 5270 1605 9268 21

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

HILLCREST POSTAL STORE
MAY 24 2024
WOOD FL 33021

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 **PARKER LONE PINE WEST LLC**
NOH #8135, #8154
 Street and Apt. No. **8800 N BRONX AVE 2ND FL**
 City, State, ZIP+4® **SKOKIE IL 60077**

PS Form 3800, January 2023 (EN) PSN 7530-02-000-907 See reverse for instructions

9589 0710 5270 1605 9268 77

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

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

HILLCREST POSTAL STORE
MAY 24 2024
WOOD FL 33021

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 **DANIEL PION**
NOH #8154
 Street and Apt. No. **135 LONE PINE LANE**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, January 2023 (EN) PSN 7530-02-000-907 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:

CORPORATION SERVICE COMPANY
 NOH #8135, #8154
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 8582 3244 8666 26

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9268 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)
Sheena Black

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Jean Rudnit</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Jean Rudnit</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PARKER LONE PINE WEST LLC NOH #8135, #8154 8800 N BRONX AVE 2ND FL SKOKIE IL 60077</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1605 9269 21</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery <i>5/28/24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>PARKER LONE PINE WEST LLC NOH #8135, #8154 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1605 9268 91</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery <i>5/28/24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>DANIEL PION NOH #8154 135 LONE PINE LANE PEMBROKE PARK, FL 33009</p>	<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1605 9268 77</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>



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 #:
 8154

Petitioner,

vs.

Daniel Pion
 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #135 Lone Pine
 Lane

Respondent(s)

On 5/23/2024 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: Daniel Pion
Address: 135 Lone Pine Lane Pembroke Park, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #135 Lone Pine Lane
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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: 5/23/2024
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: 5/23/2024

Notes/Mean of Correction:

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections. Not corrected.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections. Not corrected.
3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections. Addition was existing since 2006 according to Broward County Property Appraiser, there is no evidential support of modification. violation removed.
4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections. Not corrected. In addition, wooden deck was removed without permits.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

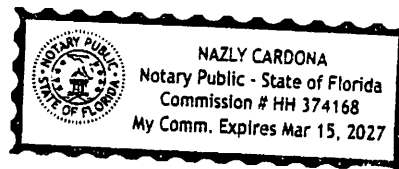


 Code Enforcement Officer Signature

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 5/23/2024



 NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Case #: 8154

Date: 02/01/2023

Property Owner: Daniel Pion
 135 Lone Pine Lane
 Pembroke Park, FL 33009

Property Description: 514229000480

Certified Mail #:

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA: 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/1/2023 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.	15
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)	15

Notes/Mean of Correction:

1. Interior renovations of living room and bathroom done without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for after the fact permit and inspections.
3. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
4. Altered/repair steps without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry and Amnesty Program.

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 Enforcement Officer

OF PEMBROKE PARK

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

54

Hasler

02/02/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Daniel Pion

135 Lone Pine Lane
Pembroke Park, FL 33009

Case #

8154

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

4

Hasler

02/02/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

*Parker Lone Pine West LLC
3030 W. Hollandale Beach Blvd
Pembroke Park, FL 33009*

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

54

Hasler

02/02/2023

US POSTAGE

\$000.57⁰



ZIP 33023
011D10656696

Parker Lone Pine West
8800 N. Bronx Ave 2nd FL
Skokie, IL 60077



Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99		

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.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830	
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520
Portability	0	0	0	0
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830
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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc