



Agenda

Code Compliance Special Magistrate Hearing

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

1. **Call to Order**
2. **Special Magistrate Opening Statement**
3. **Roll Call**
4. **Approval of the Meeting Minutes**
 - 4.1 Approval of Minutes: Code Compliance Special Magistrate Hearing - June 17, 2026
5. **Adoption of Agenda (Deferrals, Additions, Modifications)**
6. **Public Hearing**
7. **FORMAL HEARING - CHIEF CODE OFFICER JEFFREY LOUIS**
 - 7.1 **CASE 11331** — PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - 5-105 REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
8. **HEARING TO CONFIRM FINE - CHIEF CODE 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 - **FIRST OFFENSE**
 - 8.2 **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**
9. **HEARING TO ABATE FINE - CHIEF CODE OFFICER JEFFREY LOUIS**
 - 9.1 **CASE 4566** — 3535 SW 52ND AVE LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
 - 9.2 **CASE 4904** — HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, BAY 3, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE**

- 9.3 **CASE 8365** — TRINITY BROADCASTING OF FL INC - 2250 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-103(c)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-333 - INDUSTRIAL ZONED AREAS - **FIRST OFFENSE**
- 9.4 **CASE 9235** — NATIONDOM LLC - 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
- 9.5 **CASE 9399** — PEMBROKE VILLAS APARTMENTS LTD - 4809 SW 41 STREET, APT 108, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

10. HEARING TO DISMISS - CHIEF CODE OFFICER JEFFREY LOUIS

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

11. 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