



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



MINUTES

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 09:00 A.M.
2. Special Magistrate Opening Statement
3. Roll Call

SPECIAL MAGISTRATE: Harry Hipler
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 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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$15,800.00

- 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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Stephon McGill's Representative	Confirmed Fine of \$33,200.00

- 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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$76,100.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$76,100.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Humberto Mesa	Confirmed Fine of \$66,200.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$64,000.00

8. Adjournment 09:35 A.M.

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

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

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

Aimara Fontalva
Code Compliance Clerk



Code Enforcement Special Magistrate Hearing
Sign in Sheet
****Please Print**

Date 6/17/26

Case # 8135 Name Humberto ucsa

Case # 7382 Name Sam M-Dell

Case # _____ Name _____

Case # _____ Name _____

Case # _____ Name _____

Case # _____ Name _____

Case # _____ Name _____

Case # _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK LAKES INC	PO BOX 260490 PEMBROKE PINES, FL 33026	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #78 W Lake Dr

Folio

514229000223

Legal Description

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

Case Status	Open	Case #	11331	Date Next Inspection	7/15/2026
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Notes

Electrical Meter Bank in disrepair. The property owner will need to update all meter can banks with the following address:

1. 76 W Lake Dr
2. 78 W Lake Dr
3. 80 W Lake Dr
4. 82 W Lake Dr

The property owner will need to obtain all permits and inspections to comply with violation. A double fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/21/2026		Notice of Violation	Hand
6/23/2026		Affidavit of Non-Compliance	Certified Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2026



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2026

Sent To:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Case #:

11331

Property Owner:

PEMBROKE PARK LAKES INC
PO BOX 260490
PEMBROKE PINES, FL 33026

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #78 W Lake
Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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

Electrical Meter Bank in disrepair. The property owner will need to update all meter can banks with the following address:

1. 76 W Lake Dr
2. 78 W Lake Dr
3. 80 W Lake Dr
4. 82 W Lake Dr

The property owner will need to obtain all permits and inspections to comply with violation. A double fee has been assessed.

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

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

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

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

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

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

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

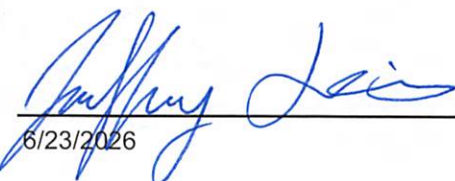
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Jeffrey Louis

Code Compliance Supervisor


6/23/2026



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 #:
11331

Petitioner,

vs.

PEMBROKE PARK LAKES
INC
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #78 W Lake
Dr

Respondent(s)

On 6/23/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK LAKES INC
Address: PO BOX 260490 PEMBROKE PINES, FL 33026
Folio: 514229000223
Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #78 W Lake Dr
Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2026

Notes/Mean of Correction:

The following permit applications are still in process and not complete:

39256410 for 76 W Lake
39256399 for 78 W Lake
39256402 for 80 W Lake
39256406 for 82 W Lake

Further, Affiant sayeth naught

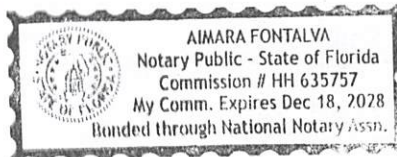
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/23/2026


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK LAKES INC

CASE NO. 11331

Respondent

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

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

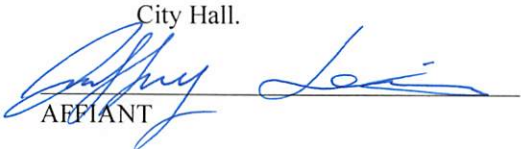
ADDRESS: 78 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK LAKES INC AT 12:15 PM ON
THE 1st DAY OF July 2026.

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

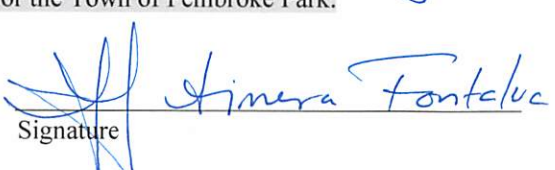
T Y P E O F S E R V I C E

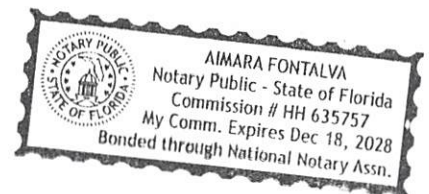
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 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 0720 3205 5026 9144 829

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

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.
PO Box 260490 Not
City, State, ZIP+4®
Pembroke Pines, FL 33026 11331

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



9589 0710 0720 3205 5026 9144 725

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

OFFICIAL USE

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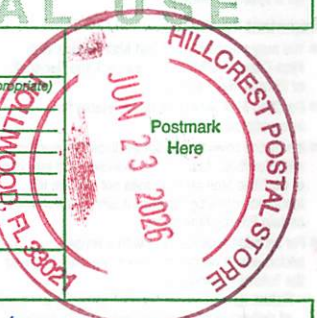
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.
78 W Lake Drive Not
City, State, ZIP+4®
Pembroke Park, FL 33009 11331

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



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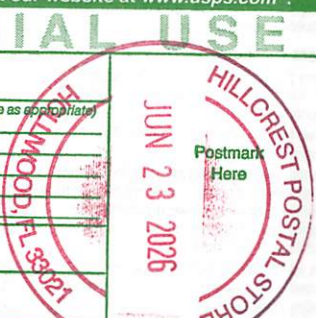
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Fason, Leigh PE: Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.
11201 SW 55 ST Box 1 Not
City, State, ZIP+4®
Miramar, FL 33025 11331

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



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

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.
3196 W Hallandale Beach Blvd Not
City, State, ZIP+4®
Pembroke Park, FL 33009 11331

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





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

11311

Date:

03/23/2026

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000331

Certified Mail #:**Legal Description:**

20-51-42 N 237.75 OF E 308.42 OF NW1/4
OF NE1/4 LESS N 53 & LESS E 40 FOR
RD R/W

AKA:

3262 PEMBROKE RD, PEMBROKE PARK,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	30

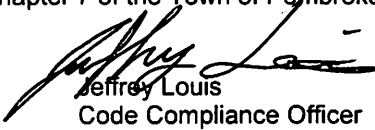
Notes/Mean of Correction:

The property is in blighted conditions:

1. Graffiti on the silk portions of the temp fence. The property owner will need to replace the silk lining around the fence.
2. Overgrown vegetation around the property. The property owner will need to remove all overgrown vegetation
3. Down trees on the property. The property owner will need to remove and replace all trees that are missing along Pembroke and S. Park Rd.
4. Open holes near the corner of S. Park Rd and Pembroke Road with exposed pipe. All grass must be maintained to its original condition.
5. The temporary fence surrounding the building is damaged. The Property owner must repair the fence to its original state.
6. The masonry wall on the property is cracked and stained with dirt. The Property owner must repair the wall and pressure wash/or chemical wash masonry wall.

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

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


Jeffrey Louis
Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.74
03/24/2026 ZI
043M3024559

Trinity Broadcasting of FL Inc

4302 Hollywood Blvd
Hollywood, FL 33021

NOV
11311

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.74
03/24/2026 ZIP
043M30245597

Trinity Broadcasting of FL Inc

3262 Pembroke Rd
Pembroke Park, FL 33009

NOV
11311

TOWN OF PEMBROKE PARK

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

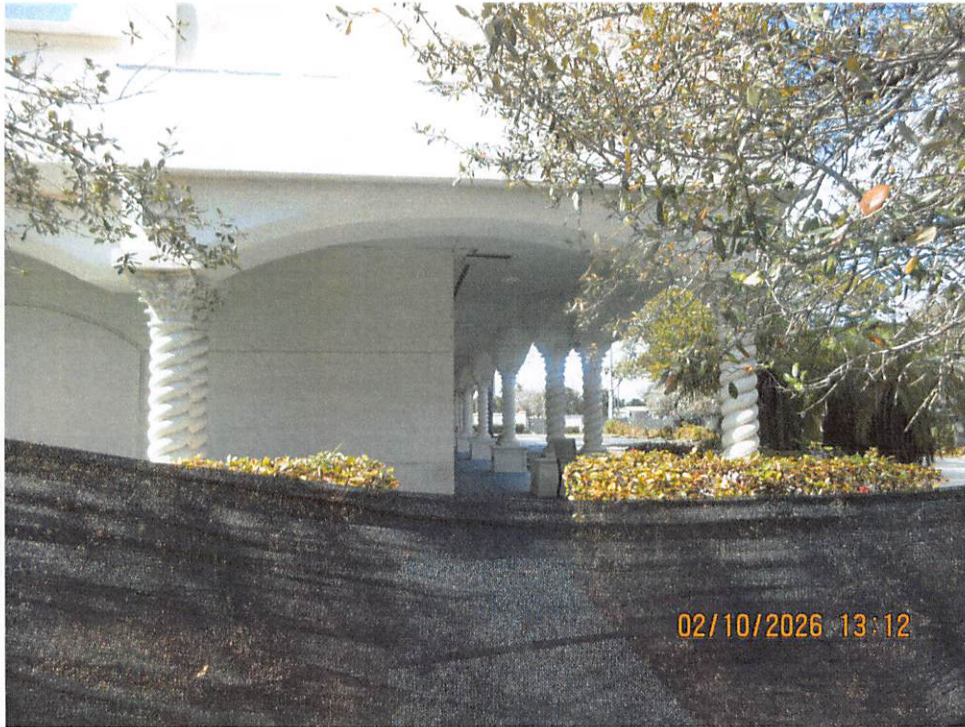


quadiant
FIRST-CLASS
IMI
\$000.74
03/24/2026 ZI
043M3024559

NOV
11311

Casona, John B
Trinity Broadcasting of FL Inc
4525 Vineland Road
STE 200
Orlando, FL 32711



















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

Detail by Entity Name

Florida Profit Corporation

PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

3196 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009

Changed: 09/20/2024

Mailing Address

PO Box 260490
Pembroke Pines, FL 33026

Changed: 09/20/2024

Registered Agent Name & Address

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

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

Case Overview

Property/Incident Information

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

Folio

514229000223

Legal Description

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

Case Status	Open	Case #	8689	Date Next Inspection	7/15/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/27/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/21/2024	8/21/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2026	7/15/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2026	5/20/2026	Order of Continuance	

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2026

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

Not in Compliance -
Reinspection Date:
7/15/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$155,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$155,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$155,100.00

Town of Pembroke Park

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



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

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

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

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, and 12-48.		
1	Final Order 8/21/2024 Admin Fee	\$ 100.00	\$ 100.00
633	Day(s) of Per Diem from (10/20/2024 - 07/15/2026)	\$ 250.00	\$ 158,250.00
Balance			\$ 158,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
LAKES INC**

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

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #:

8689

Date:

06/29/2026

Property Owner:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

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

AKA:

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK LAKES INC

CASE NO. 8689

Respondent

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

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

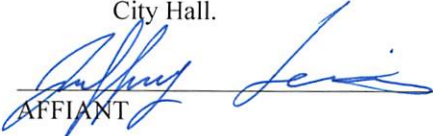
ADDRESS: 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK LAKES INC AT 12:12 PM ON
THE 1st DAY OF July, 2026.

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

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

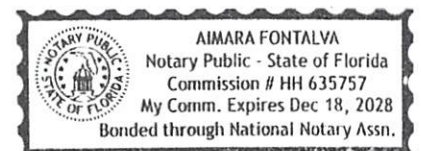
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

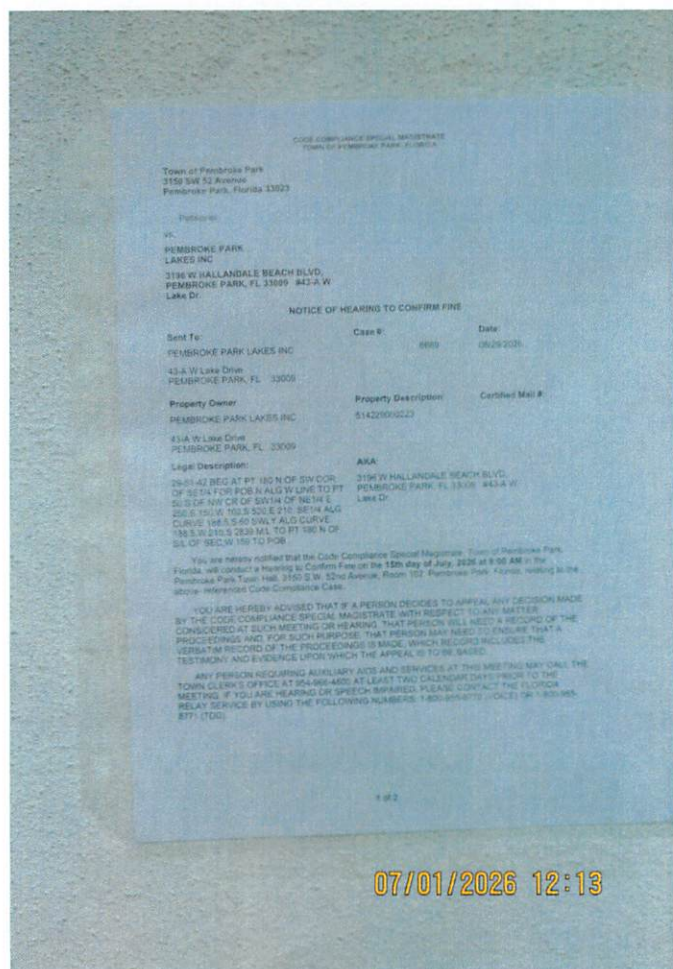
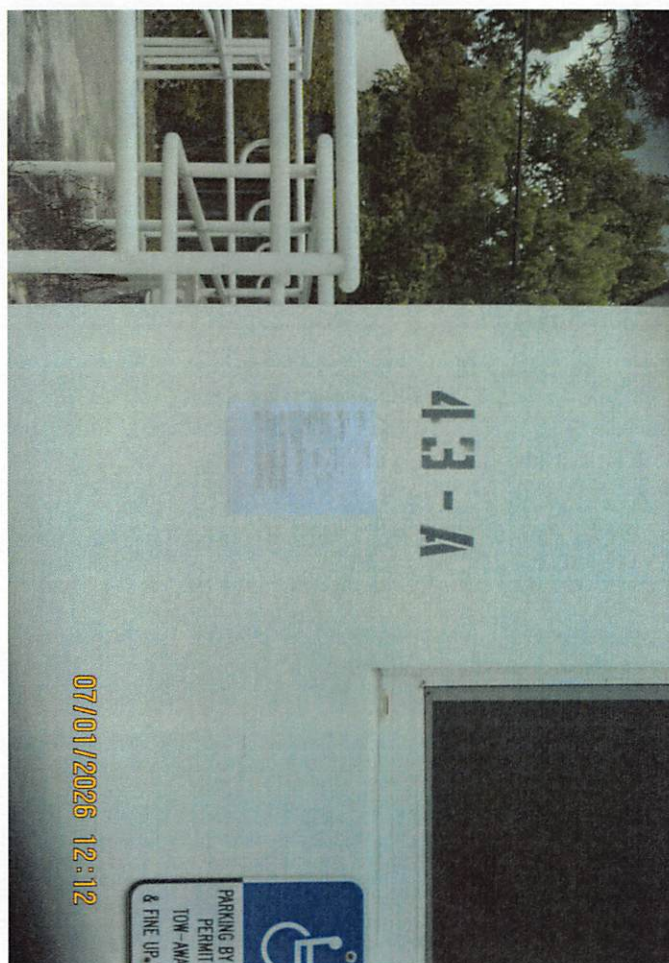
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 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 _____



Case 8689

9589 0710 5270 3205 4420 54

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JUN 29 2026

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Pembroke Park Lakes Inc
Street and Apt. No., or PO Box No.
11201 SW 55 ST Box 1 HCF
City, State, ZIP+4[®]
Miramar, FL 33025 8689

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

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3176 W Hollandale Beach 8689
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Pembroke Park, FL 33009

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PO Box 260490 8689
City, State, ZIP+4[®]
Pembroke Pines, FL 33026

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Total Postage and Fees	
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Street and Apt. No., or PO Box No.
43-A W Lake Drive HCF
City, State, ZIP+4[®]
Pembroke Park, FL 33009 8689

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

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

TOWN OF PEMBROKE PARK, FLORIDA,)

Petitioner,)

vs.)

) Case No.: 8689

PEMBROKE PARK LAKES INC,)

Respondent(s))

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3196 W HALLANDALE BEACH
BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 514229000223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N
ALG W LINE TO PT50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210,
SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N
OF S/L OF SEC,W 150 TO POB

An administrative hearing was held before the undersigned Special Magistrate on May 20th, 2026. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JUNE 17th, 2026, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JUNE 17th, 2026.

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

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A

FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of May 2026.

TOWN OF PEMBROKE PARK, FLORIDA


Andre McKenney, Special Magistrate

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

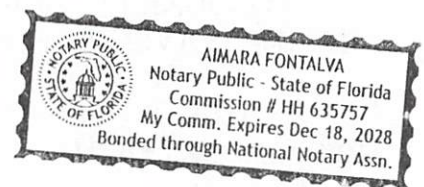
STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:

May 20th, 2026.


Notary Public, State of Florida

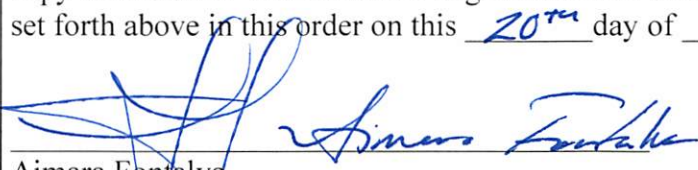


Certificate of Service

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

Yes X No _____

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 20th day of May, 2026.



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

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and Fees
 \$ 10.44

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 PO Box 260490
 City, State, ZIP+4®
 Pembroke Pines, FL 33026 8689

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

HALLANDALE FL
 JUN 17 2026
 USPS 33009

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

Postage
 \$

Total Postage and Fees
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 42A W Lake Dr
 City, State, ZIP+4®
 Pembroke Park, FL 33009 8689

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

HALLANDALE FL
 JUN 17 2026
 USPS 33009

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

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Leigh Eason RE: Pembroke Park Lakes Inc
 Street and Apt. No., or PO Box No.
 11201 SW 55 ST Box 1
 City, State, ZIP+4®
 Miramar, FL 33025 8689

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

HALLANDALE FL
 JUN 17 2026
 USPS 33009

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Leigh Eason
 RE: Pembroke Park Lakes Inc
 11201 SW 55 ST BOX 1
 Miramar, FL 33025

0C 8689



9590 9402 9175 4225 2438 71

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 15

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

JUN 26 2026

3. Service Type

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

Mail Restricted Delivery (0)

Domestic Return Receipt

Case Overview

Property/Incident Information

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

Folio

514229000223

Legal Description

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

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

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

Documents Issued

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

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/20/2026

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

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

Fines

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

Payments

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

Town of Pembroke Park

INVOICE

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



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

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

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
LAKES INC**

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

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK LAKES INC

Case #:

8689

Date:

04/24/2026

43-A W Lake Drive

PEMBROKE PARK, FL 33009

Property Owner:

PEMBROKE PARK LAKES INC

Property Description:

514229000223

Certified Mail #:

43-A W Lake Drive

PEMBROKE PARK, FL 33009

Legal Description:

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

AKA:

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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of May, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8689

Petitioner,

vs.

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

Respondent(s)

On 4/22/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK LAKES INC

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

Folio: 514229000223

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

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/22/2026
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/22/2026

Notes/Mean of Correction:

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

Further, Affiant sayeth naught

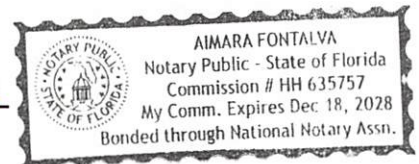
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

VS.)

PEMBROKE PARK LAKES INC

CASE NO. 8689

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

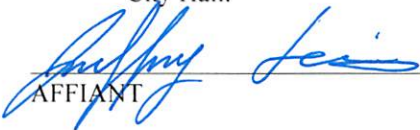
ADDRESS: 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE PARK LAKES INC AT 5:09 PM ON
THE 7th DAY OF May, 2026.

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

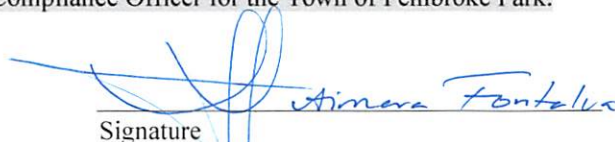
TYPE OF SERVICE

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

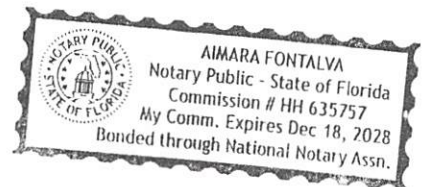

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

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



9589 0710 5270 3205 4407 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
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc
 Street and Apt. No., or PO Box No.
 3196 W Hallandale Beach Blvd
 City, State, ZIP+4®
 Pembroke Park, FL 33009 ANOC HCF 8689

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

9589 0710 5270 3205 4407 39

U.S. Postal Service™
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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 Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc
 Street and Apt. No., or PO Box No.
 PO Box 260490
 City, State, ZIP+4®
 Pembroke Pines FL 33026 ANOC HCF 8689

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

9589 0710 5270 3205 4407 46

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc / Ellison Leigh
 Street and Apt. No., or PO Box No.
 11201 SW 55 ST Box 1
 City, State, ZIP+4®
 Miramar FL 33025 ANOC HCF 8689

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

9589 0710 5270 3205 4407 77

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc
 Street and Apt. No., or PO Box No.
 43 W Lake Dr
 City, State, ZIP+4®
 Pembroke Park FL 33009 ANOC HCF 8689

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

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:

Eason, Leigh
 RE: Pembroke Park Lakes Inc
 11201 SW 55 ST Box 2
 Miramar, FL 33025
 ANOC 3 HCF 8689



9590 9402 9175 4225 2447 55

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4407 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Frieda

C. Date of Delivery

05/06/26

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

MAY 08 2026

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

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

Domestic Return Receipt

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

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

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FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 43-A W LAKE DR., PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC

FOLIO NO.: 5142 29 00 0223

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 12-48 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of August 2024.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.



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

9589 0710 5270 1605 9258 87

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and Fee
\$

Sent To
FO #8689

Street and Apt. No.
3196 W HALLANDALE BEACH BLVD

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

PS Form 3800, January 2020

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 70

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and Fee
\$

Sent To
FO #8689

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

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

PS Form 3800, Jan

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 94

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and Fee
\$

Sent To
FO #8689

Street and Apt. No.,
PO BOX 260490

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

PS Form 3800, January 2020

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

9589 0710 5270 1605 9258 63

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **9.64**

Total Postage and Fee
\$

Sent To
FO #8689

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

City, State, ZIP+4®
MIRAMAR, FL 33025

PS Form 3800, J

USPS NORLAND BRANCH
AUG 22 2024
MIAMI FLORIDA 33169-9998

Case Overview

Property/Incident Information

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

Folio

514229000223

Legal Description

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

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

Notes

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/27/2023		Notice of Violation	Regular Mail
7/18/2024		Affidavit of Non-Compliance	Certified Mail
7/18/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/18/2024



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/18/2024

Sent To:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Case #:

8689

Property Owner:

PEMBROKE PARK LAKES INC

43-A W Lake Drive
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
			(Ord. No. 13-09-01, § 2, 9-11-13)

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			(Ord. No. 12-06-01, § 1, 6-13-12)

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


7/18/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8689

Petitioner,

vs.

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

Respondent(s)

On 7/18/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK LAKES INC
Address:	43-A W Lake Drive PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #43-A W Lake Dr.
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
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Notes/Mean of Correction:

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

Further, Affiant sayeth naught

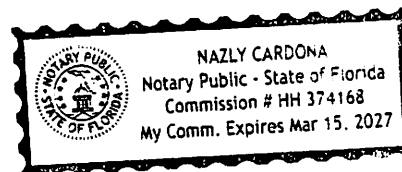
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/18/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

PEMBROKE PARK LAKES INC

Respondent

CASE NO. 8689

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

TO BE SERVED: PEMBROKE PARK LAKES INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK LAKES INC AT 9:19 A.M.
ON THE 07 DAY OF AUGUST 2024.

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

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

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


AFFIANT

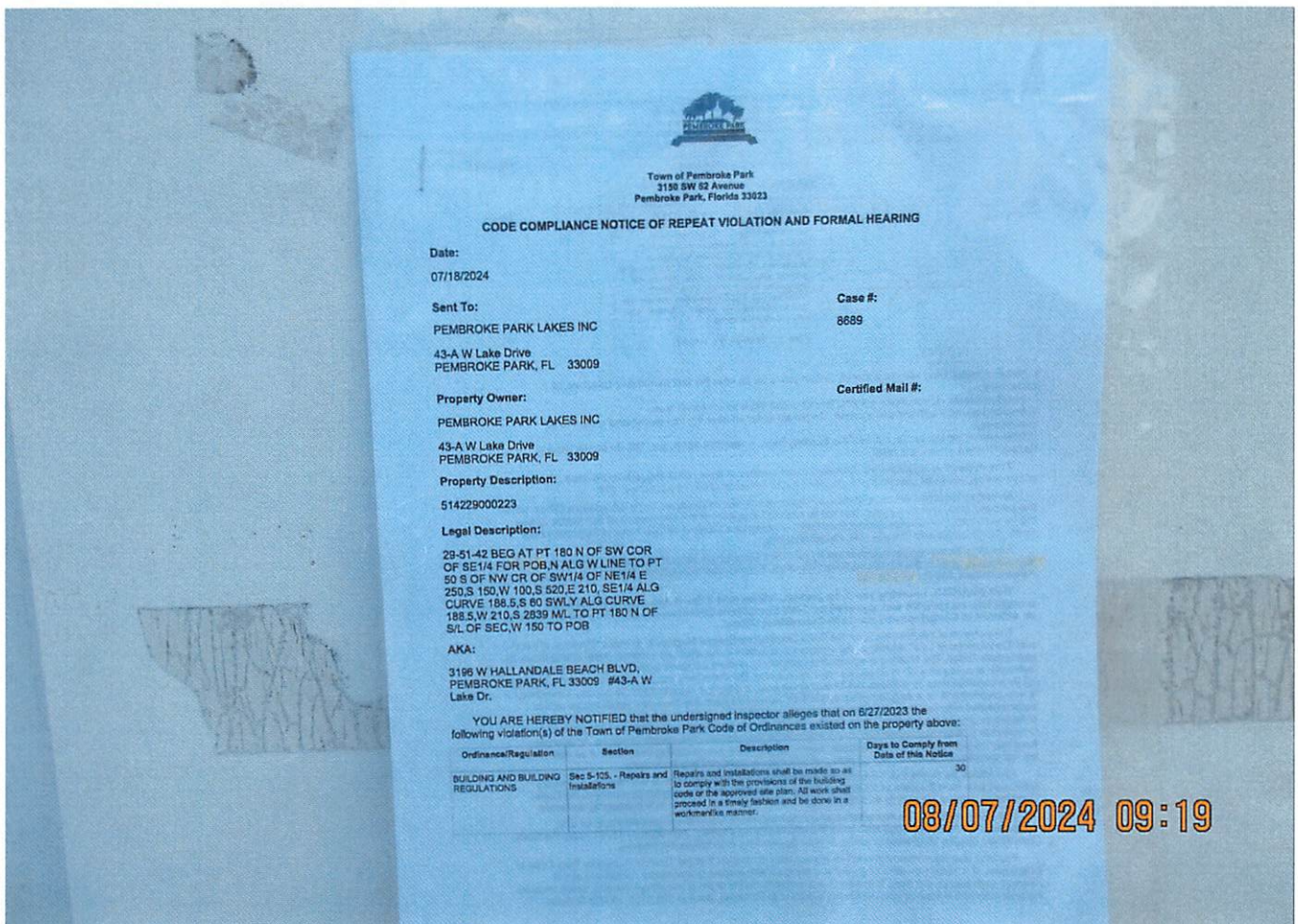
STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

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





9589 0710 5270 1605 9251 15

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
LEESON, LEIGH
NOH #8689
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

City, State, ZIP+4[®]

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

9589 0710 5270 1605 9251 22

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

Certified Mail Fee
\$

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

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

Postage
\$ 9.64

Total Postage and Fees
\$

Sent To
PEMBROKE PARK LAKES INC
NOH #8689
PO BOX 260490
PEMBROKE PINES, FL 33026

City, State, ZIP+4[®]

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

9589 0710 5270 1605 9251 39

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

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

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

Postage
\$ 9.64

Total Postage and Fees
\$

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

City, State, ZIP+4[®]

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

9589 0710 5270 1605 9251 08

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ 9.64

Total Postage and Fees
\$

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

City, State, ZIP+4[®]

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8582 3244 8712 31

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 15

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)

Fricia Hootch

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

(over 500)

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:

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

Case #:

8689

Date:

06/27/2023

Property Owner:

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

Property Description:

514229000223

Certified Mail #:**Legal Description:**

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. Installed metal shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
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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 Compliance Officer at (954) 966-4600 ext. 215.

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


Joseline Ramirez
Chief Code Compliance Officer



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



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

US POSTAGE

Sent To:

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

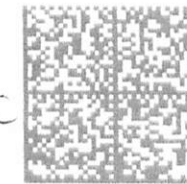
Case #:

8689

NOV

TOWN OF PEMBROKE PARK

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



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

US POSTAGE

Pembroke Park Lakes INC

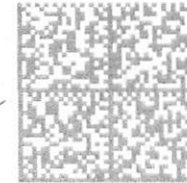
NOV #8689.

PO Box 260490,
Pembroke Pines, FL 33026.

TOWN OF PEMBROKE PARK

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

Pembroke Park Lakes INC
Nov #8689



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

US POSTAGE

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

Eeson, Leigh

Nov #8689



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

US POSTAGE

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



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

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

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	
2022	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	\$114,634.84
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,195,450	\$6,195,450	\$6,195,450	\$6,195,450
Portability	0	0	0	0
Assessed/SOH	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,317,950	\$6,195,450	\$5,317,950	\$5,317,950

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	\$270,000	

Land Calculations

Price	Factor	Type
\$9.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303

Special Assessments

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



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

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

Changed: 02/09/2022

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 04/21/2023

Registered Agent Name & Address

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

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

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

Title PSD

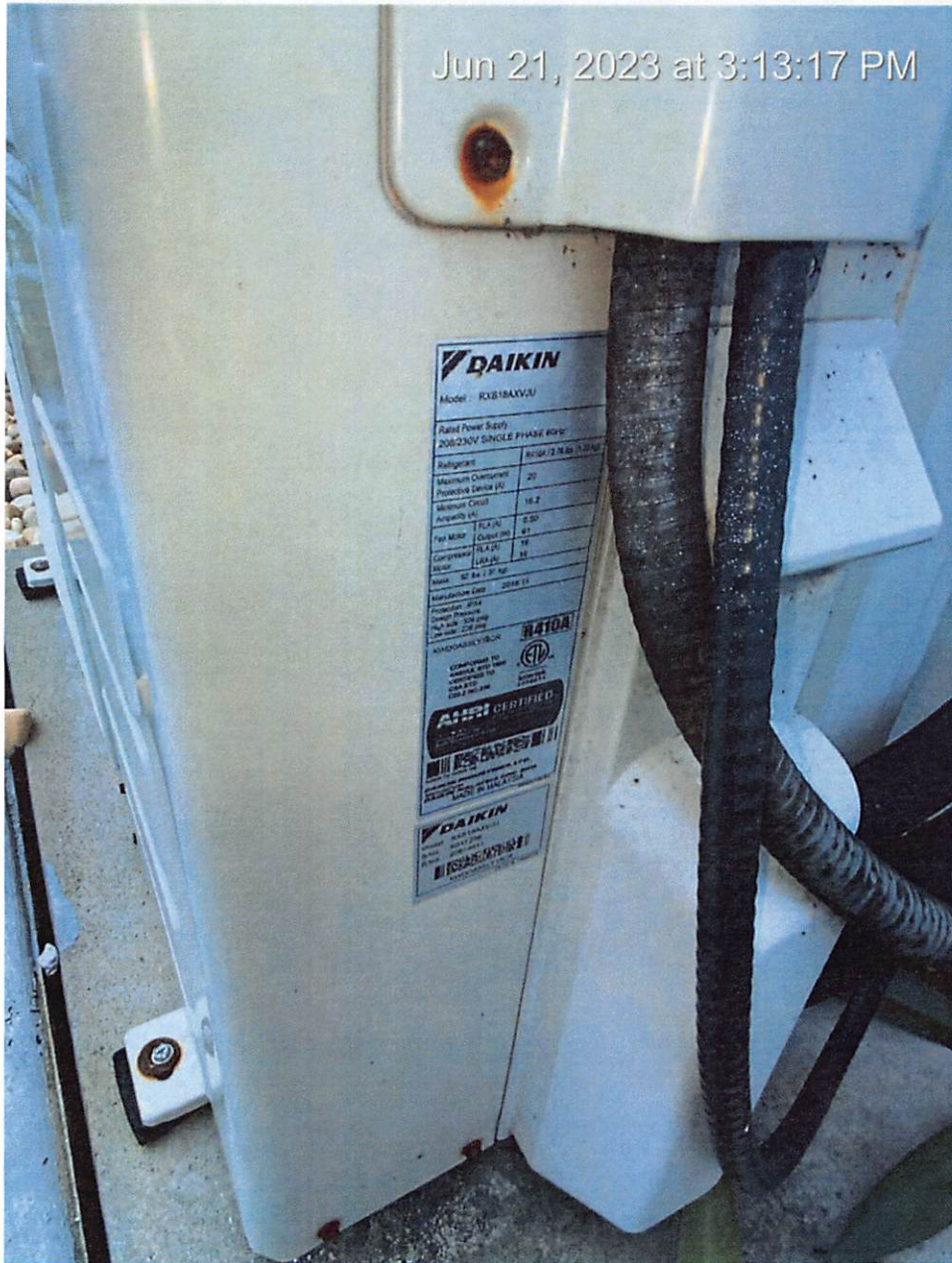
CASTELLANO, WILLIAM
1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Annual Reports

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

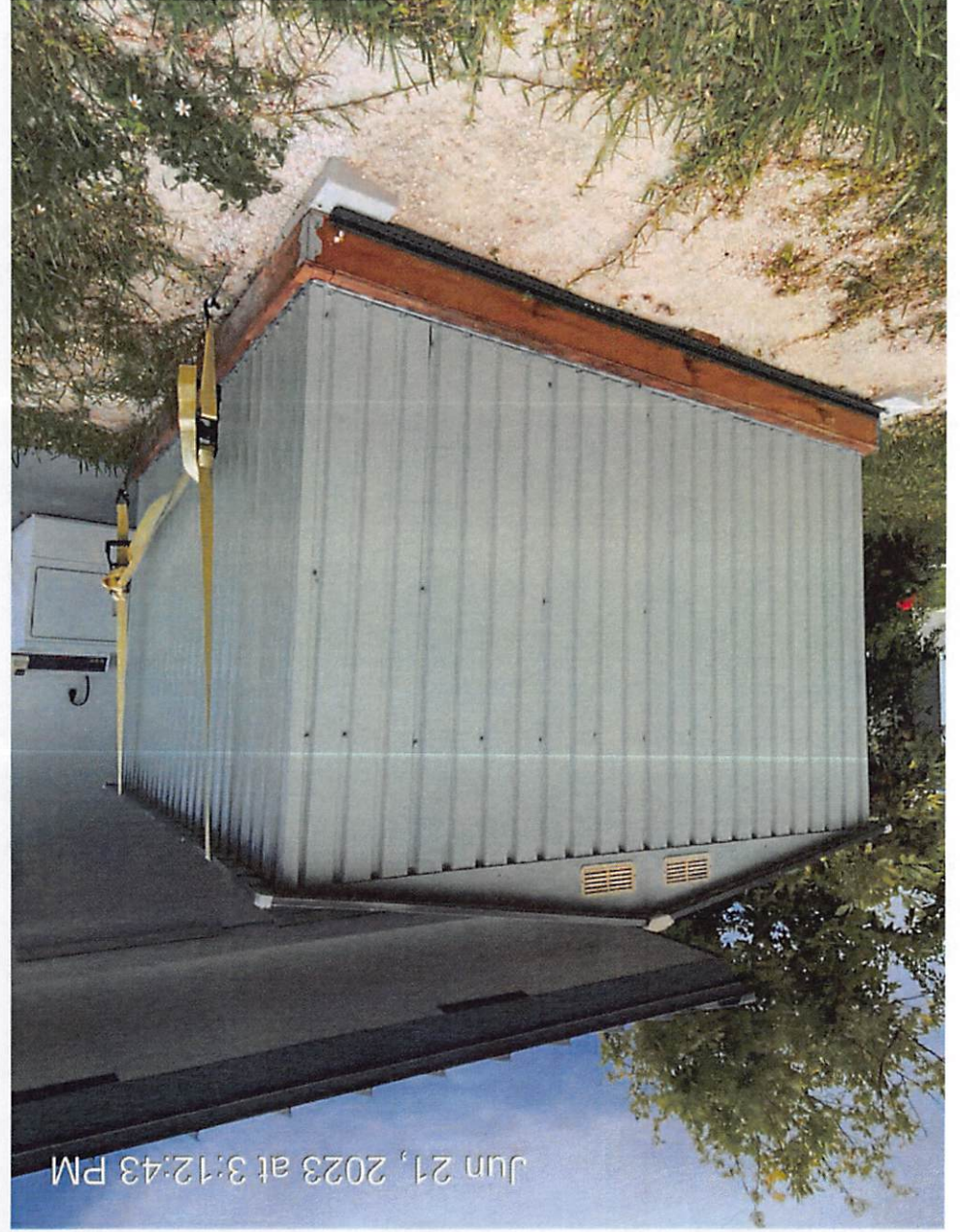
Document Images

04/21/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
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04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format









TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

24 APR 2026 PM 4 L

9589 0710 5270 3205 4407 60



quadiant

CORRECTION
IMI

\$010.44⁹

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

ANOC

HCF

8689

Pembroke Park Labs Inc

3196 W Hallandale Beach Blvd

Pembroke Park, FL 33009

NIXIE

326 DE 1

0004/30/26

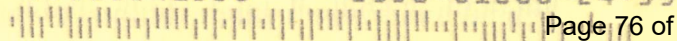
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

33009-541596

BC: 33023541350

*2938-01860-24-39



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 9175 4225 2447 48

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4407 60

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

MAY 04 2026

3. Service Type

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

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

Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

28 JUN 2023 PM 6 L

Pembroke Park Lakes INC
Nov #8689



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/28/2023 ZIP 33023
043M30245597

US POSTAGE

3196 W Hallandale Beach Blvd,
Pembroke Park, FL 33009

PEMB196 330094025-1N

07/30/23

NIXIE

221 DE 1

0000/05/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

9308100070820200528

IA FWD

BC: 33023541350

*2606-03102-28-41

33023009-5145

33009-5145

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

12 AUG 2024 PM 6 L

9589 0710 5270 1605 9258 87



quadrant

CORRECTION

IMI

\$009.64⁰

08/22/2024 ZIP 33023

043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC

FO #8689

3196 W HALLANDALE BEACH BLVD

PEMBROKE PARK, 33009

SEP 03 2024

NIXIE

331 DE 1

0808/31/24

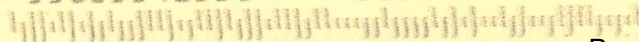
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 33023541350

*2606-00312-22-44

330235413
33009-514596



CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8582 3244 8664 59

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9258 87

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

TOWN OF PEMBROKE PARK

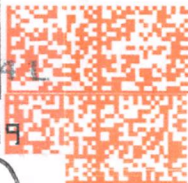
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

19 JUL 2024 PM 4:1

9589 0710 5270 1605 9251 39



quadiant

CORRECTION
IMI

\$009.64⁰

07/19/2024 ZIP 33023
043M30245597

US POSTAGE

Handwritten signature/initials

PEMBROKE PARK LAKES INC

NOH #8689

3196 W HALLANDALE BEACH BLVD

PEMBROKE PARK, 33009

Handwritten "FWD"

AUG 14 2024

NIXIE

331 FE 1

0008/11/24

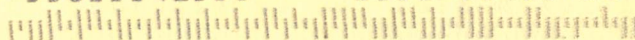
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTE FWD

BC: 33023541350

*2938-03401-19-46

00000-514596



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
NOH #8889
3196 W HALLANDALE BEACH BLVD
PEMBROKE PARK, 33009



9590 9402 8582 3244 8712 17

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(0)

WN OF PEMBROKE PARK

W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

FW



9589 0710 5270 1605 9258 70



quadiant

CORRECTION

IMI

\$009.64⁰

08/22/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC

FO : #8689

43-A W LAKE DR

PEMBROKE PARK, 33009

SEP 03 2024

33009-502443

NIXIE

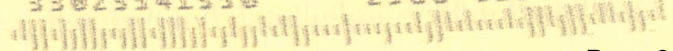
331 PE 1

0808/31/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

EC: 33024559

*2506-00021-22-43



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC

Fo #8689

43-A W LAKE DR

PEMBROKE PARK, 33009



9590 9402 8582 3244 8707 84

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9258 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

00)

OWN OF PEMBROKE PARK

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



MIAMI FL 330

19 JUL 2024

PM 4:45

9589 0710 5270 1605 9251 08



quadrant

CORRECTION

IMI

\$009.64⁰

07/19/2024 ZIP 33023
043M30245597

US POSTAGE

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

Vacant

MIAMI

331 DE 1

0007/24/24

RETURN TO SENDER

VACANT

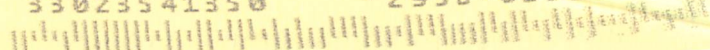
UNABLE TO FORWARD

VAC

BC: 33023541350

*2938-02999-19-45

33009-502443



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8582 3244 8712 48

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9251 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

(10)

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	3535 SW 52 AVE, PEMBROKE PARK, FL 33009

Folio

514230130330

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

Case Status Closed **Case #** 4566

Notes -Temporary generator installed to electrical panel without proper permits. Property owner and contractor will need a permit from the Building Department.

Double permit fee has been assessed to the violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/26/2019		Notice of Violation	Hand
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/28/2019	8/22/2019	Final Order	
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Hand
1/7/2020		Affidavit of Non-Compliance	Hand
1/28/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/5/2022		Affidavit of Compliance	Regular Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/5/2022

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	8/5/2022	\$52,450.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$52,550.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$52,550.00

Town of Pembroke Park

INVOICE

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



DATE: July 2, 2026
INVOICE No.: 435
FOR:

Case No. 4566
3535 SW 52ND AVENUE LLC
3535 SW 52 AVE
PEMBROKE PARK, FL 33009

Bill To:
3535 SW 52ND AVENUE LLC
3535 SW 52 AVE
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-2(a).		
1	Final Order 08/22/2019 Admin Fee	\$ 100.00	\$ 100.00
1049	Day(s) of Per Diem from (09/21/2019 - 08/05/2022)	\$ 50.00	\$ 52,450.00
	Recording of Lien	\$ 44.00	\$ 44.00
	Release of Lien	\$ 10.00	\$ 10.00
	Recommend to Abate Per Diem Fine by 90%		\$ 5,245.00
	\$5,245.00 + \$100.00 + \$44.00 + \$10.00		\$ 5,399.00
BALANCE DUE			\$ 52,604.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

4566

Date:

06/23/2026

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Property Description:

514230130330

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3535 SW 52ND AVENUE LLC

CASE NO. 4566

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3535 SW 52ND AVENUE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: 3535 SW 52ND AVENUE LLC AT 11:34 AM ON
THE 1st DAY OF July 2026.

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

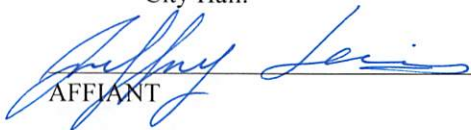
TYPE OF SERVICE

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

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

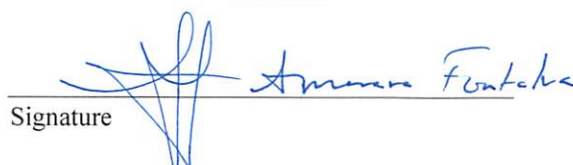
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

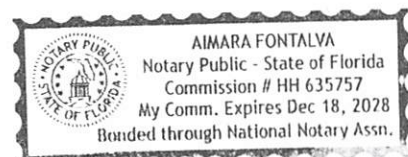
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

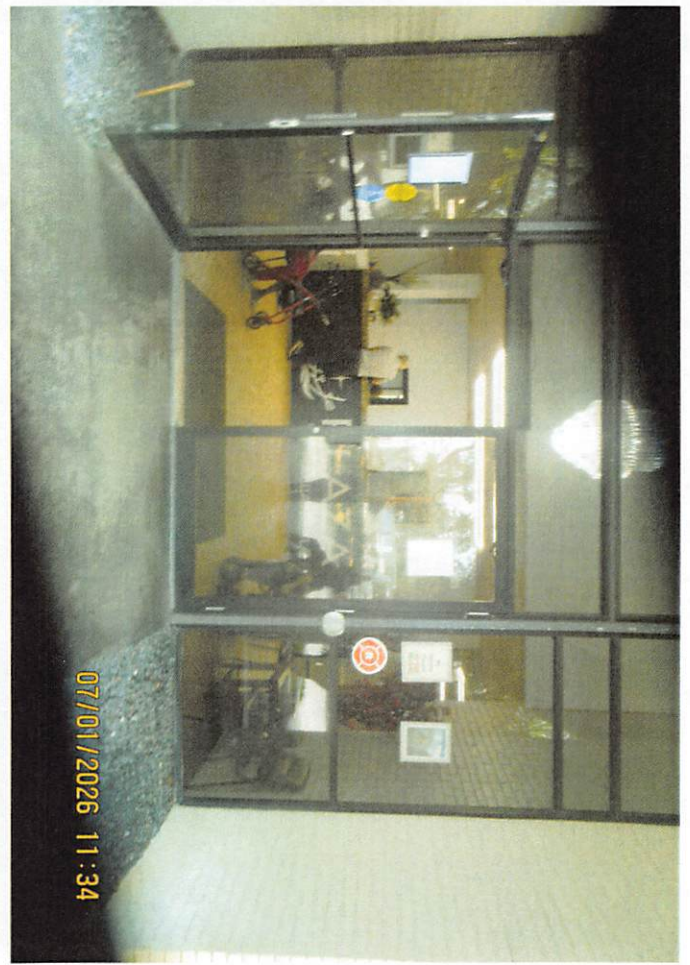
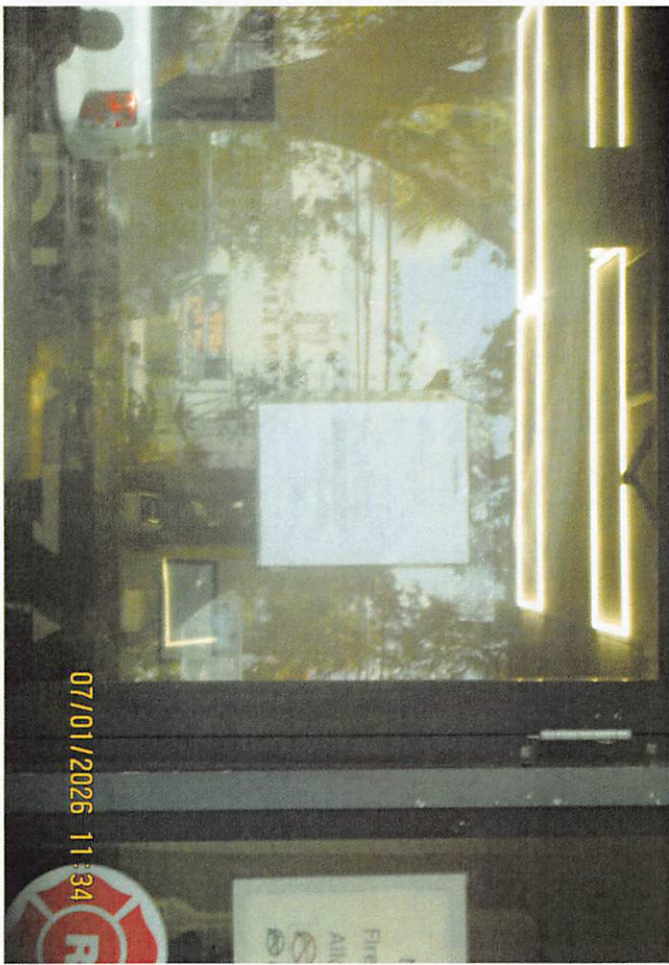
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 1st day of July, 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 _____



3535 - Case 4566

9589 0710 5270 3205 4402 96

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$10.44

Sent To
 3535 SW 52ND AVENUE LLC
 Street and Apt. No., or PO Box No.
 2071 Flatbush Ave #22 HAF
 City, State, ZIP+4® Brooklyn, NY 11234 4566

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

HILLCREST POSTAL STORE
 JUN 23 2026
 HOLLYWOOD, FL 33021

9589 0710 5270 3205 4417 05

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$10.44

Sent To
 3535 SW 52ND AVENUE LLC
 Street and Apt. No., or PO Box No.
 3535 SW 52 AVE HAF
 City, State, ZIP+4® Pembroke Park, FL 33009 4566

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

HILLCREST POSTAL STORE
 JUN 23 2026
 HOLLYWOOD, FL 33021

9589 0710 5270 3205 4417 43

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 Fees
 \$10.44

Sent To
 Vstate Filings LLC RE: 3535 SW 52ND AVENUE LLC
 Street and Apt. No., or PO Box No.
 4522 Inverrary Blvd HAF
 City, State, ZIP+4® Lauderdale, FL 33319 4566

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

HILLCREST POSTAL STORE
 JUN 23 2026
 HOLLYWOOD, FL 33021

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:

3535 SW 52ND AVENUE LLC
 3535 SW 52 AVE
 Pembroke Park, FL 33009
 HIAF 4566



9590 9402 9175 4225 2425 46

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4417 05

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

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

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

JUN 29 2026

3. Service Type

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

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

Mail
 Restricted Delivery
 (500)

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	3535 SW 52 AVE, PEMBROKE PARK, FL 33009
Folio		
514230130330		

Legal Description

Case Status Closed **Case #** 4566

Notes -Temporary generator installed to electrical panel without proper permits. Property owner and contractor will need a permit from the Building Department.

Double permit fee has been assessed to the violation.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/26/2019		Notice of Violation	Hand
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail - See below
8/28/2019	8/22/2019	Final Order	Certified Mail - See below
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail - See below
1/7/2020		Affidavit of Non-Compliance	
1/28/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail - See below
5/11/2022	6/15/2022	Authorization for Foreclosure	Certified Mail - See below
8/5/2022		Affidavit of Compliance	Not Sent

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	8/5/2022

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	8/5/2022	\$52,450.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$52,550.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$52,550.00

<u>TYPE</u>	<u>DATE</u>	<u>DELIVERY</u>	<u>ADDRESS</u>	<u>RECIP #</u>	<u>RETURN RECIEPT</u>
NOV	7/1/2019	REGULAR MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009		
NOV	7/1/2019	REGULAR MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234		
NOH	8/9/2019	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7018 2290 0000 5950 5313	NO
NOH	8/9/2019	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7018 2290 0000 5950 5320	NO
FO	9/3/2019	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7019 1120 0000 9007 2526	YES
FO	9/3/2019	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7019 1120 0000 9007 2519	YES
HCF	1/8/2020	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7018 2290 0000 5950 5825	NO
HCF	1/8/2020	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7018 2290 0000 5950 5818	NO
SOCL	2/4/2020	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7019 1120 0000 9007 3486	NO
SOCL	2/4/2020	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7019 1120 0000 9007 3479	NO
RECORDED LIEN	5/18/2020	CERTIFIED COPY RECORDED	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	INSTR# 116505783	
NHAF	5/13/2022	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 5028	YES
NHAF	5/13/2022	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7021 1970 0000 4566 0008	NO
NHAF	5/13/2022	CERTIFIED MAIL	100 SE 2ND ST, STE 2000 #209, MIAMI, FL 33131	7021 1970 0000 4565 5011	YES
AFFL	6/29/2022	CERTIFIED MAIL	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 6681	NO
AFFL	6/29/2022	CERTIFIED MAIL	2071 FLATBUSH AVE #22, BROOKLYN NY 11234	7021 1970 0000 4565 6674	NO
AFFL	6/29/2022	CERTIFIED MAIL	100 SE 2ND ST, STE 2000 #209, MIAMI, FL 33131	7021 1970 0000 4565 6759	YES

7019 1120 0000 9007 3486

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OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee 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 \$ 4.40

Sent To **3535 SW 52 Avenue LLC C/O TL Management LLC**

Street and Apt. No., or PO Box **3535 SW 52 Ave**

City, State, ZIP+4® **Pembroke Park, FL 33009**

PS Form 3800, April 2015 **S.O.C.L# 4566**

Postmark Here **FEB 04 2020**

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 \$ 3.55

Extra Services & Fees (check box, add fee 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 **3535 SW 52 Avenue LLC C/O TL Management LLC**

Street and Apt. No., or PO Box **2071 Flatbrush Ave #22**

City, State, ZIP+4® **Brooklyn, NY 11234**

PS Form 3800, April 2015 **S.O.C.L# 4566**

Postmark Here **FEB 04 2020**

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.

**3535 SW 52ND AVENUE LLC
C/O TL MANAGEMENT LLC
3535 SW 52 Ave
Pembroke Park, FL 33009
F.O. #4566**


9590 9402 4839 9032 7073 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2526

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee

B. Received by (Printed Name) **Shawana Shpirt** C. Date of Delivery **9/5/19**

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail (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.

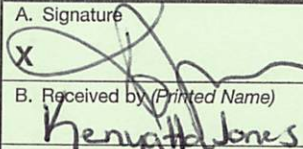
**3535 SW 52 Avenue LLC C/O TL Management LLC
3535 SW 52 Ave
Pembroke Park, FL 33009
HCF/AONC# 4566**


9590 9402 4839 9032 7064 47

2. Article Number (Transfer from service label)
7018 2290 0000 5950 5825

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee

B. Received by (Printed Name) **Henry Jones** C. Date of Delivery **1/10/20**

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

3. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☒ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail (0)

Domestic Return Receipt

7018 2290 0000 5950 5320

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Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To 3535 SW 52ND AVENUE LLC

C/O TL MANAGEMENT LLC

Street and Apt. No. 2071 FLATBUSH AVE, #22

City, State, ZIP+4® BROOKLYN, NY 11234

PS Form 3800 NOH #4566

Postmark
Here

7018 2290 0000 5950 5313

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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 Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

3535 SW 52ND AVENUE LLC

C/O TL MANAGEMENT LLC

3535 SW 52 Ave

Pembroke Park, FL 33009

NOH #4566

Postmark
Here

7019 1120 0000 9007 2526

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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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 Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

3535 SW 52ND AVENUE LLC

C/O TL MANAGEMENT LLC

3535 SW 52 Ave

Pembroke Park, FL 33009

F.O. #4566

Postmark
Here

7019 1120 0000 9007 2519

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Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

3535 SW 52 Ave LLC c/o TLMng LLC

2071 Flatbrush Ave, #22

Brooklyn, NY 11234

Postmark
Here

7018 2290 0000 5950 5825

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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 Fees

\$

Sent To

Street and Apt.

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

3535 SW 52 Avenue LLC C/O TL

Management LLC

3535 SW 52 Ave

Pembroke Park, FL 33009

HCF/AONC# 4566

Postmark
Here

7018 2290 0000 5950 5818

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\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt.

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047

See Reverse for Instructions

3535 SW 52 Avenue LLC C/O TL

Management LLC

2071 Flatbrush Ave #22

Brooklyn, NY 11234

HCF/AONC# 4566

Postmark
Here

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:

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC
N.H.A.F #4566
3535 SW 52 AVENUE,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 8092 10

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5028

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X AT Rt 27 ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Covid 19

C. Date of Delivery

5/16/22

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INTERSTATE AGENT SERVICES, LLC.
N.H.A.F #4566
100 SE 2ND STREET SUITE 2000 #209,
MIAMI, FL, 33131



9590 9402 6921 1104 8092 03

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5011

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

U.S. Postal Service™

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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

\$ 7.33

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC
N.H.A.F #4566
2071 FLATBUSH AVE #22,
BROOKLYN, NY, 11234

U.S. Postal Service™

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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

\$ 7.33

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC
N.H.A.F #4566
3535 SW 52 AVENUE,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 6674

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Certified Mail Fee

\$

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

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

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

 3535 SW 52ND AVENUE LLC
 %TL MANAGEMENT LLC
 A.F.F.L #4566
 2071 FLATBUSH AVE #22,
 BROOKLYN, NY, 11234

PS Form 3800, April 2019

7021 1970 0000 4565 6759

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Certified Mail Fee

\$

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

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

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

 INTERSTATE AGENT SERVICES, LLC.
 A.F.F.L #4566
 100 SE 2ND STREET SUITE 2000 #209,
 MIAMI, FL, 33131

PS Form 3800, April 2019

7021 1970 0000 4565 6681

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Certified Mail Fee

\$

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

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

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

 3535 SW 52ND AVENUE LLC
 %TL MANAGEMENT LLC
 A.F.F.L #4566
 3535 SW 52 AVENUE,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019

7021 1970 0000 4565 5011

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Certified Mail Fee

\$

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

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

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

 INTERSTATE AGENT SERVICES, LLC.
 N.H.A.F #4566
 100 SE 2ND STREET SUITE 2000 #209,
 MIAMI, FL, 33131

PS Form 3800, April 2019

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:

 INTERSTATE AGENT SERVICES, LLC.
 A.F.F.L #4566
 100 SE 2ND STREET SUITE 2000 #209,
 MIAMI, FL, 33131


9590 9402 6921 1104 9868 12

2. Article Number (Transfer from service label)

7021 1970 0000 4565 6759

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?

If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

07/01/2019

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Property Manager
3535 SW 52 Ave
Pembroke Park, FL 33023
NOV #4566



TOWN OF PEMBROKE PARK

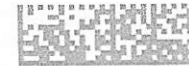
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

07/01/2019

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Case

4566



Site Address	3535 SW 52 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 30 13 0330
Property Owner	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	Millage	0613
Mailing Address	2071 FLATBUSH AVE #22 BROOKLYN NY 11234	Use	74-03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD		

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.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022*	\$468,430	\$4,650,710	\$5,119,140	\$4,747,290				
2021	\$468,430	\$3,847,290	\$4,315,720	\$4,315,720	\$92,807.84			
2020	\$468,430	\$3,708,770	\$4,177,200	\$4,177,200	\$90,151.50			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$5,119,140	\$5,119,140	\$5,119,140	\$5,119,140				
Portability	0	0	0	0				
Assessed/SOH	\$4,747,290	\$5,119,140	\$4,747,290	\$4,747,290				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$4,747,290	\$5,119,140	\$4,747,290	\$4,747,290				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/27/2017	SWD-D	\$7,400,900	114188422	\$5.00	93,686	SF		
7/30/2013	SWD-D	\$8,079,300	111722289					
5/24/2012	SWD-D	\$2,478,500	48798 / 1563					
8/16/1996	WD	\$3,505,000	25288 / 610					
12/1/1985	WD	\$234,000	13040 / 185	Adj. Bldg. S.F. (Card, Sketch)		61565		
				Eff./Act. Year Built: 1989/1988				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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 #:
4566

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/9/2022 I ERIK RICHWAGEN 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: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC
Address: 2071 FLATBUSH AVE #22 BROOKLYN, NY 11234
Folio: 514230130330
Site Address: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	9/9/2022

Notes/Mean of Correction:

Temporary generator installed. COMPLIED PERMIT # 2111184-0 FOR NEW GENERATOR

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/9/2022

NOTARY PUBLIC, STATE OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	4566	05/11/2022

Property Owner:	Property Description:	Certified Mail #:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC 2071 FLATBUSH AVE#22 BROOKLYN, NY 11234	514230130330	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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 Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA,)
Petitioner,)
vs.)
RESPONDENTS NAMED AND LISTED)
ON EXHIBIT A)

Respondent(s)

**ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES
AND LIENS**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

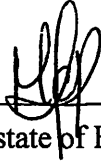
Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

Ramirez, Code Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

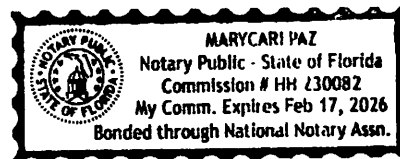
WITNESS my hand and official in the County and State aforesaid this date:

June 17, 2022.



Notary Public, state of Florida

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



PREPARED BY/RETURN TO:
CHRISTOPHER J. RYAN
RYAN & RYAN, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
954-920-2921

DOCUMENT COVER PAGE

Incorporated in and become a PERMANENT PART of:

Document Description : Certified Copy of Town of Pembroke Park Supplemental
Order/Claim of Lien Case No. 4566

Re : 3535 SW 52ND AVE LLC
%TL MANAGEMENT LLC

Brief Legal Description : HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS
W 15 FOR RD

Parcel ID: 5142-30-13-0330

Street Address: 3535 SW 52 Avenue
Pembroke Park, FL 33009

L:\Lisette\Chris\Town of Pembroke Park\Release of Lien\Document Cover Page.Case No.4566.wpd



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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK
3150 SW 52 AVENUE
PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

Respondent(s)

Case #: 4566

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: 3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22 BROOKLYN, NY 11234

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 8/22/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities
(a)

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 8/22/2019, or a \$50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 8/22/2019. The Board considered the circumstances relating to this case and confirmed fine of \$6,300.00 (Six Thousand Three Hundred and 00/100 dollars). 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 if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

Town of Pembroke Park, Broward County, Florida, I do hereby certify that the foregoing is a true and correct copy on file in this office April 28, 2020



Deputy Town Clerk

FOLIO #: 514230130330
LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD
STREET ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL
33023

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

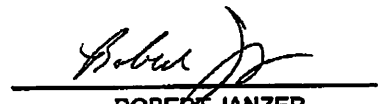
Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this 23RD Day of January, 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

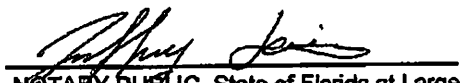

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

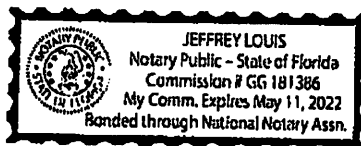

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 23 day of January,
2020 by Marlen Martell and Robert Janzer, Code Board,
respectively, of the Town of Pembroke Park, who are personally known to me and who did not
take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large



Jeffrey Louis
Print, type or stamp name of Notary

GG181386
Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park

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

Bill To:

3535 SW 52nd Avenue LLC
c/o TL Management LLC
2071 Flatbush Ave # 22
Brooklyn, NY, 11234



DATE:
INVOICE #
FOR:

June 6, 2022
259

Case # 4566
3535 SW 52nd Avenue LLC
c/o TL Management LLC
3535 SW 52nd Ave, Pembroke
Park, FL, 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2		
	Code Board Hearing on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
998	Day(s) of Per Diem from (09/21/19 to 06/15/22)	\$ 50.00	\$ 49,900.00
1	Recording Fee	\$ 28.50	\$ 28.50
84	Town's Commission Motion to Cancel Daily Fine Due to COVID-19 03/18/2020 - 06/10/2020	\$ 50.00	\$ 4,200.00
Balance			\$ 45,828.50

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!



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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK
3150 SW 52 AVENUE
PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

Respondent(s)

Case #:

4566

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: 3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22 BROOKLYN, NY 11234

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

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(a)

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 8/22/2019, or a \$50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 8/22/2019. The Board considered the circumstances relating to this case and confirmed fine of \$6,300.00 (Six Thousand Three Hundred and 00/100 dollars). 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 if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 514230130330
LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD
STREET ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL
33023

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this 23RD Day of January, 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA


MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

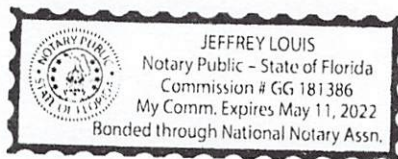

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of January,
2020 by Marlen Martell and Robert Janzer, Code Board,
respectively, of the Town of Pembroke Park, who are personally known to me and who did not
take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large



Jeffrey Louis
Print, type or stamp name of Notary

GG181386
Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

Town of Pembroke Park

INVOICE

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



DATE: January 23, 2020
INVOICE # 259
FOR:

Bill To:

3535 SW 52nd Avenue LLC
c/o TL Management LLC
2071 Flatbush Ave # 22
Brooklyn, NY 11234

Case # 4566
3535 SW 52nd Avenue LLC
c/o TL Management LLC
3535 SW 52nd Ave, Pembroke
Park, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2		
	Code Board Hearing on 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
124	Day(s) of Per Diem from (09/21/19 to 01/23/20)	\$ 50.00	\$ 6,200.00
Balance			\$6,300.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

**CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA**

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

Petitioner,

vs.

**3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC**

**3535 SW 52 AVE, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Case #:

4566

Date:

01/07/2020

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Property Description:

514230130330

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **23rd day of January, 2020 at 7:00 p.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT BOARD 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,

Marlen D. Martell

Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954) 966-4600 Ext. 235



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 #:
4566

Petitioner,

vs.

3535 SW 52ND AVENUE
LLC %TL MANAGEMENT
LLC
3535 SW 52 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 1/7/2020 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: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC
Address: 2071 FLATBUSH AVE #22 BROOKLYN, NY 11234
Folio: 514230130330
Site Address: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/22/2020

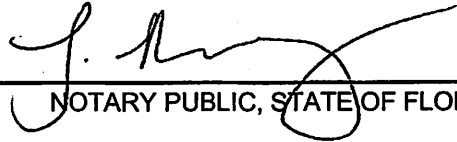
Further, Affiant sayeth naught

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 1/7/2020


NOTARY PUBLIC, STATE OF FLORIDA



Case Overview

Property/Incident Information

Owner	Address	Site Address
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	3535 SW 52 AVE, PEMBROKE PARK, FL 33009

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD

Description

Temporary generator installed.

Case Status	Open	Case #	4566	Date Next Inspection	9/21/2019
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Notes -Temporary generator installed to electrical panel without proper permits. Property owner and contractor will need a permit from the Building Department.

Double permit fee has been assessed to the violation.

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
6/26/2019	Notice of Violation
8/7/2019	Notice of Formal Hearing
8/28/2019	Final Order

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/21/2019

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$3,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$3,850.00

Payments

Date	Payment Type Name	Amount
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Case Overview

	Total Payments	\$0.00
	Fees Outstanding	\$3,850.00



TOWN OF PEMBROKE PARK

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

PERMIT NO.

E-90434

APPLICATION NO.

AMT DUE



InkForce 90434

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: THE PLAZA AT PEMBROKE PARK - ASSISTED LIVING FACIL					
JOB ADDRESS: 3535 SW 52 AVE					
OWNER NAME: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC					
OWNER ADDRESS: 2071 FLATBUSH AVE #22					
CITY: BROOKLYN					
PHONE: 7543670480		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: EMILIO ELECTRIC SERVICES CORPORATIN					
MAIL ADDRESS: 1901 BERMUDA CIR APT J1					
CITY STATE ZIP: COCONUT CREEK FL 33063					
PHONE: 9546475873		FAX: 3055949100		EMAIL: RAMBO007@AOL.COM	
CERT. COMPENTENCY: EC13007058			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: ASSISTED LIVING FACILITIES		PROPOSED USE: ASSISTED LIVING FACILITIES	
FOLIO NUMBER: 514230130330			SUBDIVISION: n/a		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 2400		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION : INSTALL TEMP MANUAL TRANSFER SWITCH FOR TEMP GENERATOR					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

(Please Complete Second Page)



R202 Permit Messages For Permit (90434)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
78713	8/22/2019	Teressa Malcolm	Teressa Malcolm	Send To Discipline
<i>Permit application processed & routed to plan review & emailed process number to Rambo07r@aol.com</i>				
78953	9/3/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
<i>Emailed denied plan review comments to Rambo007r@aol.com</i>				
78954	9/3/2019	Teressa Malcolm	Teressa Malcolm	Returned Plans To Applicant
<i>Emailed denied plan review comments to Rambo007r@aol.com; rapidrenovations@gmail.com</i>				
79943	10/9/2019	Teressa Malcolm	Teressa Malcolm	Open
<i>Emailed (24 Day courtesy prior of Null & Void) to Ramboo07@aol.com</i>				
80077	10/15/2019	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
<i>Received correction and routed to electrical plan reviewer. Sheet E-2, E-3</i>				
80155	10/17/2019	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
<i>Comment emailed to Wesley Curran <designmybuilding@gmail.com></i>				
80238	10/21/2019	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
<i>comment emailed to Wesley Curran <designmybuilding@gmail.com></i>				

Structural

78732	8/22/2019	Miguel A Nunez	Miguel A Nunez	Denied
<i>B-90434 (Generator) First Review - 08/2282019</i>				
<i>1) provide evidence of existing tank and equipment (see photos), to be installed above the SFHA-AH8.4, as per the FEMA and Town of Pembroke Park NFIP program; or, provide evidence of the noted equipment be installed with a pre-FIRM building permit. FBC-BCAP 107.2.1 and 107.2.5.1</i>				

80080	10/15/2019	Miguel A Nunez	Miguel A Nunez	Approved
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B-90434 (Generator)
First Review - 08/22/2019
Second Review - 10/15/2019
Approved

Electrical

78799	8/27/2019	Don W Jhonson	Don W Jhonson	Denied
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FBC 107.1

Provide electrical one line diagram for the temporary generator transfer switch.

78800	8/27/2019	Don W Jhonson	Don W Jhonson	Open
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FBC 107.1

Drawings inconsistent with MTS sizing.

Provide correct electrical one line diagram for the temporary generator transfer switch.

Drawings show a 600 MTS, A 1200 MTS and a 400 Amp MTS.

80147	10/17/2019	Don W Jhonson	Don W Jhonson	Denied
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1. Generator name plate indicates 120/280 volt.

2. 125KW provides 347-Amps at 208 volts 3-phase. Demand load is 366-amps. Size generator to load.

3. 4/0 conductor @75 degC free air is 360-amps; Load is 366-amps; Size conductors to Load.

4. Provide detail on routing and protection of cables.

5. Provide conduit type, size and conductors for connection between ATS and MDP. Electrical one line diagram indicates temporary SC cable connection between ATS and MDP.

Mechanical

78924	8/29/2019	John Besu	John Besu	N/A
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N/A equipment is on a trailer.

501.3.1 Location of exhaust outlets.

1. *2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade.*

Zoning

78937	8/30/2019	Michael Miller	Michael Miller	Approved
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As requested MJM reviewed the BP application at Town Hall on 8/29/19. The request is for a temporary Emergency Power Generator (EPG) / electrical transfer switch for the Plaza ALF. We were informed the EPG / other work had already been installed without permits. The Town's Zoning Code / other LDRs do not address EPG. The location is on the north side of the building in a service area (loading / dumpster). The EPG is not within any minimum setback area or would block access. Bollards are shown for safety. State law requires all ALFs to have a EPG for severe storm events. OK.

Fire

80235	10/21/2019	Craig Braun	Craig Braun	Denied
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Process #90434: Reviewed by CB on 10-21-2019: Denied

- 1. Per the AHJ a fixed modified Level II as per NFPA 1-11.7.3, Emergency and legally required Standby Power Systems. This modified Level II must include any life safety systems and/or features, to include but not limited to, illumination of means of egress, emergency lighting, fire alarm system, standalone smoke alarms connected to the occupancies electrical system, air conditioning in order to maintain the occupancies ambient temperature at 80 degrees or less for a period of 96 hours in the event of the loss of electrical power. Air conditioning Plaza at Pembroke Park requirement are per AHCA Rule FAC #58A-5.036 Emergency and Environmental Control. (A/C does not have to operate the entire occupancy if in an approved emergency plan, it identifies the area/rooms that will house the occupants).*
- 2. Provide a Scope of Work*
- 3. Provide emergency shut off switch location and Sequence of operation of the generator.*
- 4. Demonstrate fire alarm interface with required alarm signals per NFPA 72 (2013 ed.)*
- 5. Provide correct Code Reference editions per FFPC NFPA 1: 6th edition (2017) for All other applicable referenced Codes.*
- 6. Provide cut (spec sheets) for all equipment*
- 7. Correct the facility name: which is The*

80236	10/21/2019	Craig Braun	Craig Braun	Denied
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**7. The Plaza of Pembroke Park.*

Joseline Ramirez

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Thursday, October 17, 2019 11:21 AM
To: Joseline Ramirez
Subject: Referral for possible unpermitted construction - The Plaza of Pembroke Park



AINSP - Annual Fire Inspection Report

The Plaza of Pembroke Park
3535 SW 52nd Ave
Pembroke Park, FL 33023-5420
Occupancy ID:157511

Pembroke Park - Construction or work without permit.

Obtain permits for the generator.

The referenced occupancy appears to have unpermitted construction. Please have a building inspector follow up.













/***** 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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #: 4566

Petitioner,

vs.

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL
33009

FOLIO: 514230130330

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

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, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were present 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
BUILDING AND BUILDING REGULATIONS...	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall ...	9/21/2019		\$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 compliance has occurred.

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.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:



NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/07/2019

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

4566

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Certified Mail #:

Property Description:

514230130330

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25A LESS W 15 FOR RD

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2019 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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

-Temporary generator installed to electrical panel without proper permits. Property owner and contractor will need a permit from the Building Department.

Double permit fee has been assessed to the violation.

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 22nd day of August, 2019 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


8/7/2019



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3535 SW 52 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 30 13 0330
Property Owner	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	Millage	0613
Mailing Address	2071 FLATBUSH AVE #22 BROOKLYN NY 11234	Use	74
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD		

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			
2019	\$468,430	\$3,708,770	\$4,177,200	\$4,177,200				
2018	\$468,430	\$3,706,310	\$4,174,740	\$4,174,740	\$89,870.07			
2017	\$468,430	\$3,706,310	\$4,174,740	\$4,174,740	\$90,542.60			
2019 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200				
Portability	0	0	0	0				
Assessed/SOH	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/27/2017	SWD-D	\$7,400,900	114188422	\$5.00	93,686	SF		
7/30/2013	SWD-D	\$8,079,300	111722289					
5/24/2012	SWD-D	\$2,478,500	48798 / 1563					
8/16/1996	WD	\$3,505,000	25288 / 610					
12/1/1985	WD	\$234,000	13040 / 185	Adj. Bldg. S.F. (Card, Sketch)		61565		
				Eff./Act. Year Built: 1989/1988				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	4566	06/26/2019
2071 FLATBUSH AVE#22 BROOKLYN, NY 11234		
Property Owner:	Property Description:	Certified Mail #:
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	514230130330	
2071 FLATBUSH AVE#22 BROOKLYN, NY 11234		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25A LESS W 15 FOR RD	3535 SW 52 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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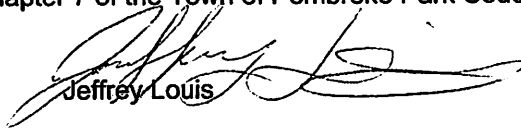
Notes/Mean of Correction:

-Temporary generator installed to electrical panel without proper permits. Property owner and contractor will need a permit from the Building Department.

Double permit fee has been assessed to the violation.

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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.


Jeffrey Louis



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BROWARD
 COUNTY
 PROPERTY APPRAISER

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2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200
Portability	0	0	0	0
Assessed/SOH	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,177,200	\$4,177,200	\$4,177,200	\$4,177,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/27/2017	SWD-D	\$7,400,900	114188422	\$5.00	93,686	SF
7/30/2013	SWD-D	\$8,079,300	111722289			
5/24/2012	SWD-D	\$2,478,500	48798 / 1563			
8/16/1996	WD	\$3,505,000	25288 / 610			
12/1/1985	WD	\$234,000	13040 / 185			
				Adj. Bldg. S.F. (Card, Sketch)		61565
				Eff./Act. Year Built: 1989/1988		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME 3535 SW 52 Ave LLC DATE 6/26 2019
LT Management
SITE ADDRESS 3535 SW 52nd Avenue

PERMIT # _____ 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 # <u>5-2</u> | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS Temp generator
installed to electrical panel
without proper permits. Property owner
and Contractor will need permit
from Building Dept.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

TOWN HALL
966-4600

- | | |
|--|--------------------------------------|
| ☐ STRUCTURAL | ☐ CODE ENF. |
| ☐ PLUMBING | ☐ SEWER |
| ☒ MECHANICAL | ☐ ZONING |
| ☒ ELECTRICAL | ☐ ENGINEERING |

Jeffrey Louis
INSPECTOR

EXT. # 213

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
6/23/2026	7/15/2026	Notice of Formal Hearing - Abate Fine	Certified Mail
6/23/2026	6/17/2026	Supplemental Order/Claim of Lien	

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

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$15,800.00

Town of Pembroke Park

INVOICE

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



DATE: July 2, 2026
INVOICE No.: 435
FOR:

Case No. 4904
HALLANDALE 4520 LLC
4520 W HALLANDALE BEACH
BLVD
PEMBROKE PARK, FL 33023

Bill To:
HALLANDALE 4520 LLC
4520 W HALLANDALE BEACH
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(h), 5-105, and 5-17.		
1	Final Order 02/27/2020 Admin Fee	\$ 100.00	\$ 100.00
314	Day(s) of Per Diem from (03/08/2020 - 01/16/2021)	\$ 50.00	\$ 15,700.00
	Recommend to Abate Per Diem Fine by 90%		\$ 1,570.00
	\$1,570.00 + \$100.00		\$ 1,670.00
BALANCE DUE			\$ 15,800.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HALLANDALE 4520 LLC

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

NOTICE OF HEARING TO ABATE FINE

Sent To:

HALLANDALE 4520 LLC

Case #:

4904

Date:

06/23/2026

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:

HALLANDALE 4520 LLC

Property Description:

514230090720

Certified Mail #:

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

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HALLANDALE 4520 LLC

CASE NO. 4904

Respondent

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

TO BE SERVED: HALLANDALE 4520 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4520 W HALLANDALE BEACH BLVD, BAY #3, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: HALLANDALE 4520 LLC AT 01:18PM ON THE 1st DAY OF July 2026.

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

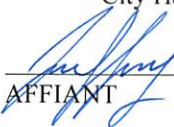
T Y P E O F S E R V I C E

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

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

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

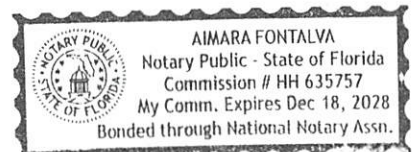
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

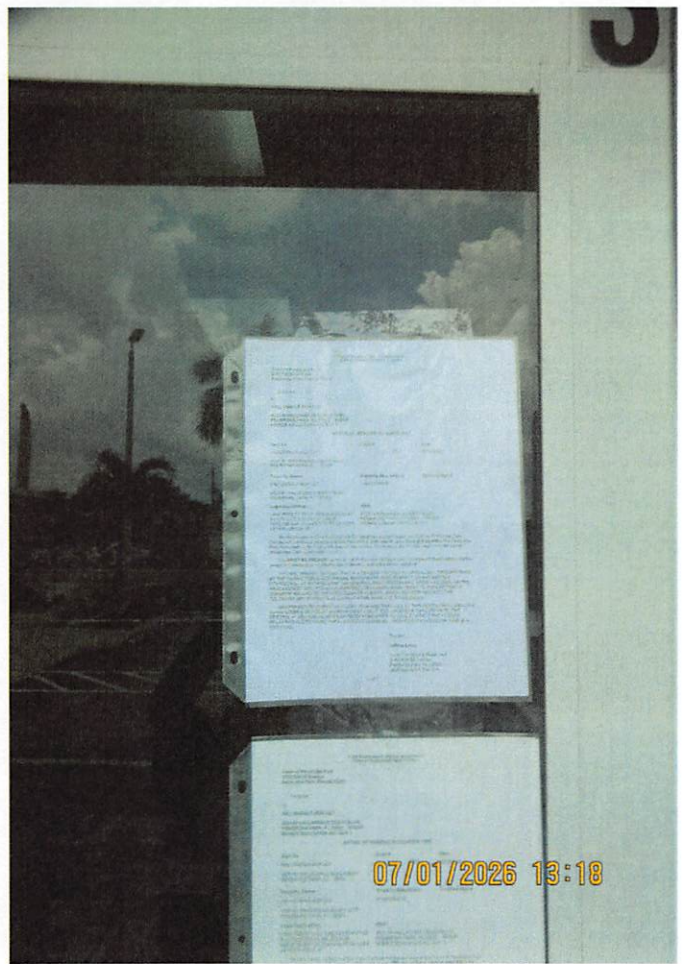
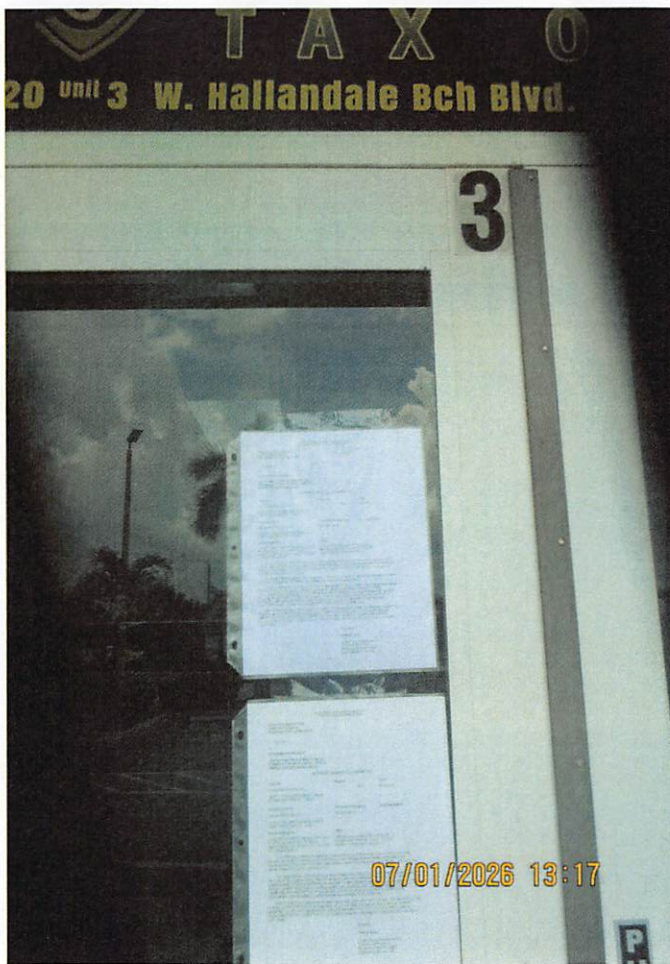
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 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 4415 76

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Hallandale 4520 LLC

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

4520 W. Hallandale Beach Blvd Bay 3

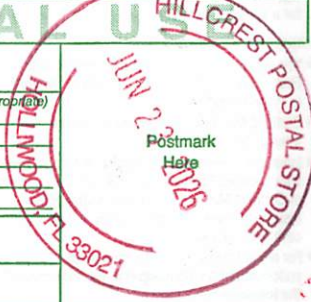
City, State, ZIP+4®

Kembridge Park FL 33023

HAF 4904

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

See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Hallandale 4520 LLC

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

470 Anson Blvd STE K

City, State, ZIP+4®

Hallandale Beach, FL 33009

HAF

4904

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

See Reverse for Instructions



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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 Fees

\$ 10.44

Sent To

Hallandale 4520 LLC

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

4520 W. Hallandale Beach Blvd

City, State, ZIP+4®

Kembridge Park, FL 33023

HAF

4904

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

See Reverse for Instructions



9589 0710 5270 3205 4416 06

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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 Fees

\$ 10.44

Sent To

Nahabedian, Rodrigo RE: Hallandale 4520 LLC

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

470 Anson Blvd STE G

City, State, ZIP+4®

Hallandale, FL 33009

HAF

4904

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:

HAF
4904
Hallandale 4520 LLC
4520 W Hallandale Beach Blvd
Box #3
Bembroke Park, FL 33023



9590 9402 9175 4225 2439 49

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4415 76

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

JUN 29 2026

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery (0)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Nahaktian, Rodrigo
RE: Hallandale 4520 LLC
470 Ausin Blvd
STE G
Hallandale, FL 33009
HAF
4904



9590 9402 9175 4225 2439 18

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4416 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

N. RODRIGO

C. Date of Delivery

6/25/26

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

JUN 29 2026

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery (0)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 6/12/26

Phone #: 954-394-5978

Case # 4904

E-mail: TAND1998@GMAIL.COM

Address of Violation: 4520 W. HAUANDALE BEACH BLVD, PEMBROKE PARK
FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, ESTEBAN ALOIA (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4904 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/13/26 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of \$ 15800 - for violation(s) of the Town's Code of Ordinances: _____

Brief summary for request: TENANT LEFT WITHOUT PAYING FOR A YEAR DURING COVID PANDEMIC - IT WAS COPIED ON 2021
TENANT DEFAULTED CONTRACT -
ESTEBAN ALOIA
HAUANDALE 4520, LLC

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, ESTEBAN ALOIA and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on

6/12/26

Notary Public State of Florida:



My Commission expires: _____

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 4904

vs.

HALLANDALE 4520 LLC,
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 17th, 2026, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 27th, 2020. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4520 W HALLANDALE BEACH BLVD, BAY 3, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HALLANDALE 4520 LLC

FOLIO NO.: 514230090720

1. The Special Magistrate entered a Final Order on February 27th, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN TEN (10) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 27th, 2020, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on February 27th, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$15,800.00 (FIFTEEN THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**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**

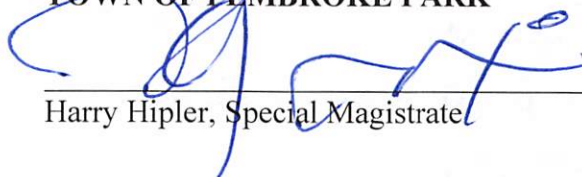
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of June 2026.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

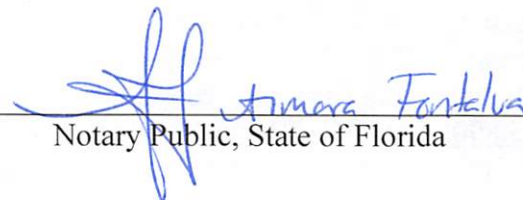
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

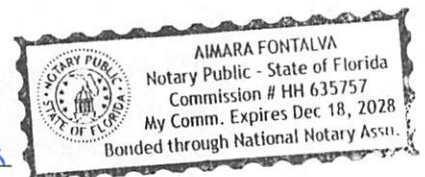
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Chief Code Compliance Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

WITNESS my hand and official in the County and State aforesaid this date:

June 17, 2026.



Notary Public, State of Florida

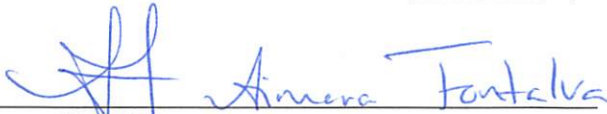


Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 17 day of June, 2026.



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

9589 0710 5270 3205 4415 21

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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 Fees

\$ 10.44

Sent To

Hallandale 4520 LLC

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

4520 W Hallandale Beach Blvd Bay 3

City, State, ZIP+4®

Pembroke Park, FL 33023

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



Postmark
Here

9589 0710 5270 3205 4415 14

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OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy)

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☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Hallandale 4520 LLC

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

470 Ansin Blvd STE K

City, State, ZIP+4®

Hallandale Beach, FL 33009

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



Postmark
Here

9589 0710 5270 3205 4415 07

U.S. Postal Service™
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☐ Adult Signature Restricted Delivery

Postage

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Total Postage and Fees

\$ 10.44

Sent To

Nahabethan, Rodrigo RE: Hallandale 4520 LLC

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

470 Ansin Blvd STE G

City, State, ZIP+4®

Hallandale Beach, FL 33009

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



Postmark
Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: Hallandale 4520 LLC 4520 W Hallandale Beach Blvd Bay #3 Pembroke Park, FL 33023 SOCL No. 4904  9590 9402 9175 4225 2440 14		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 JUN 25 2026	
2. Article Number (Transfer from service label) 9589 0710 5270 3205 4415 21		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: Nahabetian, Rodrigo RE: Hallandale 4520 LLC 470 Ansin Blvd STE G Hallandale Beach, FL 33009 SOCL 4904  9590 9402 9175 4225 2440 38		B. Received by (Printed Name) J. GARIE C. Date of Delivery 6/22/26 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No JUN 25 2026	
2. Article Number (Transfer from service label) 9589 0710 5270 3205 4415 07		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (0)	

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

Domestic Return Receipt

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>
-------------	--------------------------	---------------

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:

HALLANDALE 4520 LLC

Case #:

4904

Date:

06/05/2026

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Property Owner:

HALLANDALE 4520 LLC

Property Description:

514230090720

Certified Mail #:

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

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/Mean of Correction:

Out of Business as of 1/16/2021

Further, Affiant sayeth naught

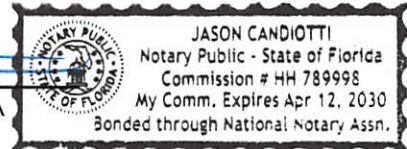
STATE OF FLORIDA

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

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

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.

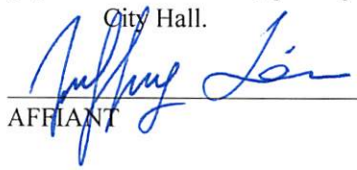
T Y P E O F S E R V I C E

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

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

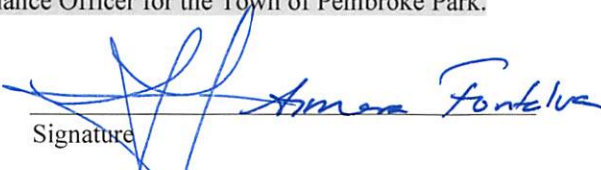
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

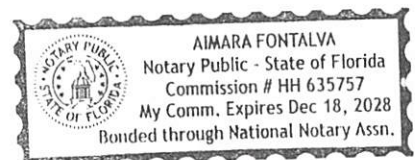
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

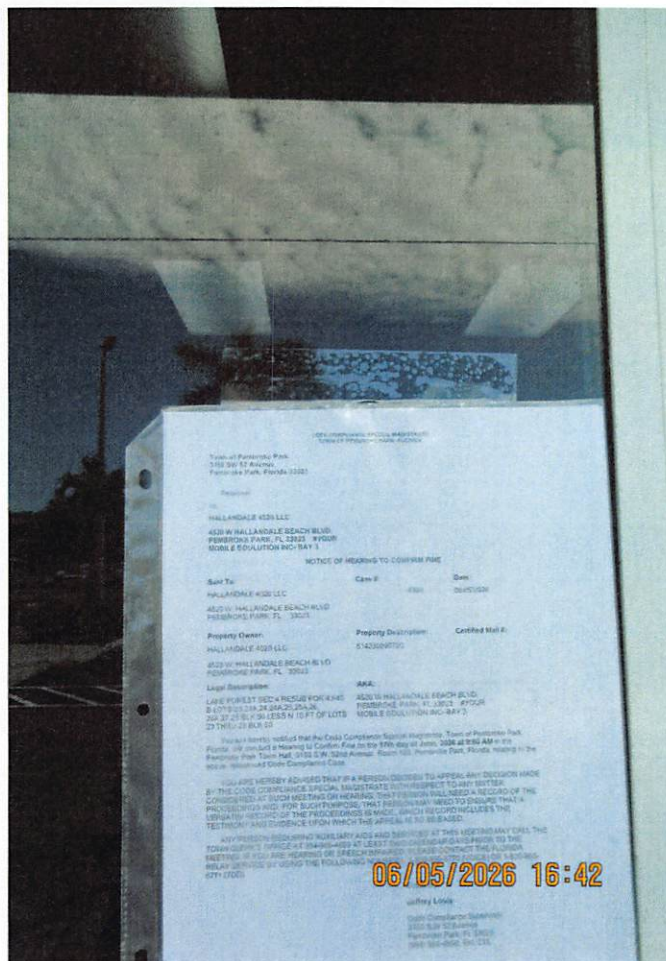
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 5th day of June, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known x OR Produced Identification _____

Type of Identification Produced _____



9589 0710 5270 3205 4413 61

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
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

HILLTOP POSTAL STORE
JUN - 5 2023
Postmark Here
33021

9589 0710 5270 3205 4413 47

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and
\$ 10.44

Sent To
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

HILLTOP POSTAL STORE
JUN - 5 2023
Postmark Here
33021

9589 0710 5270 3205 4413 30

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
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

HILLTOP POSTAL STORE
JUN - 5 2023
Postmark Here
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
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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)	
☐ 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.
4520 W. Hallandale Beach Blvd
Bay 3
Pembroke Park, FL 33023
F.O. 4904

PS Form 3800, April 2015 PSN 7

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)	
☐ 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
470 Ansin Blvd Ste. K
Hallandale Beach, FL 33009
F.O. 4904

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

X

- ☐ 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

- ☐ 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

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

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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
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

Date Issue

1/10/2020

2/5/2020

2/11/2020

Document Type

Courtesy Notice 12 days

Notice of Violation

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



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

Sent To:

YOUR MOBILE SOLUTION, INC.

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

4904

Date:

2/11/2020 12:00:00 AM

Property Owner:

YOUR MOBILE SOLUTION, INC.

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

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 SOULTION 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

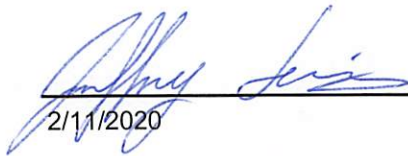
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Board Clerk in writing at least five working days before the Hearing.

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

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)

- ☐ 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

Street and Apt. No., or PO Box

HALLANDALE 4520 LLC

470 ANSIN BLVD STE K

City, State, ZIP+4®

HALLANDALE BEACH, FL 33009

PS Form 3800, April 2015 PSN

N.O.F.H. 4904

Postmark
Here

7019 1120 0000 9007 3998

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

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Postage

\$.50

Total Postage and Fees

\$ 6.90

Sent To

Street and Apt. No., or PO Box

YOUR MOBILE SOLUTION INC.

4520 W. HALLANDALE BEACH BLVD

City, State, ZIP+4®

PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN

N.O.F.H. 4904

Postmark
Here**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

Article Number (Transfer from service label)

7019 1120 0000 9007 4001

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

2/20/20

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

3. Service Type

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

Domestic Return Receipt



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

Sent To:

YOUR MOBILE SOLUTION, INC.

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:

4852

Date:

1/10/2020 12:00:00 AM

Property Owner:

YOUR MOBILE SOLUTION, INC.

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

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

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.

4520 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

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

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/Mean 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 ☒ Second ☐

Name of Respondent: Metco 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) | ☐ Overgrown vegetation (# h, l) |
| ☐ Exterior surfaces (# a, e, n, o) | ☐ Roofs (# b) |
| ☐ Fences, misc. structures, pools, hedges (# c) | ☐ Signage (# g) |
| ☐ Dead or dying trees (# i) | ☐ Ground surface hazards (# k) |
| ☐ Loose or overhanging objects (# j) | ☐ Off street parking spaces (# m) |

☐ Other _____

- | | |
|--|---|
| ☐ Overloaded dumpster (# 11-32) | ☐ Un-permitted structure (FBC) |
| ☐ Illegal and prohibited sign (# 21-19) | ☐ Graffiti (# 5-207) |
| ☐ Abandoned property / vehicle (# 13-1) | ☐ Outside storage (# 28-188) |

☒ 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



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Metro PCS
Site Address 4520 W. Hallandale Beach Blvd
Permit # Bay 3

Date 2-5-20
Case # _____
Sub/Park _____

- ☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 15-17
☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

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 Louis
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 ☒ 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) | ☐ Overgrown vegetation (# h, l) |
| ☐ Exterior surfaces (# a, e, n, o) | ☐ Roofs (# b) |
| ☐ Fences, misc. structures, pools, hedges (# c) | ☐ Signage (# g) |
| ☐ Dead or dying trees (# i) | ☐ Ground surface hazards (# k) |
| ☐ Loose or overhanging objects (# j) | ☐ Off street parking spaces (# m) |

☐ Other _____

- | | |
|--|---|
| ☐ Overloaded dumpster (# 11-32) | ☐ Un-permitted structure (FBC) |
| ☐ Illegal and prohibited sign (# 21-19) | ☐ Graffiti (# 5-207) |
| ☐ Abandoned property / vehicle (# 13-1) | ☐ Outside storage (# 28-188) |

☒ 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

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

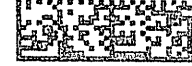
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

01/13/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

SENT TO:

YOUR MOBILE SOLUTION, INC.

SENT TO:

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

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

Hasler

FIRST-CLASS MAIL

02/12/2020

US POSTAGE

\$000.50⁰⁰



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

3302343431001

3302343413

MEXIE

SEP 2

2020/21/20

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

3302343413



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



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		

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2020 Exemptions and Taxable Values by Taxing Authority				
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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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	2250 S PARK RD, PEMBROKE PARK, FL 33009
Folio		
514220000390		

Legal Description

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS
COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N
674.33, E 15 TO POB

Case Status	Closed	Case # 8365
--------------------	--------	--------------------

Notes

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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>
3/31/2023		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail
12/10/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Amended Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
5/21/2025	5/21/2025	2nd Amended Final Order	Certified Mail
9/23/2025		Affidavit of Compliance	Hand
6/23/2026	7/15/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	9/23/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	9/23/2025
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	9/3/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	9/23/2025	\$16,250.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$16,550.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$16,550.00

Town of Pembroke Park

INVOICE

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



DATE: July 2, 2026
INVOICE NO.: 435
FOR:

Case No. 8365
TRINITY BROADCASTING OF
FL INC
2250 S PARK RD
PEMBROKE PARK, FL 33009

Bill To:
TRINITY BROADCASTING OF
FL INC
2250 S PARK RD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(c)(k)(m), 5-105, 5-17, and 28-333.		
1	Final Order 10/16/2024 Admin Fee	\$ 100.00	\$ 100.00
	Final Order 01/15/2025 Admin Fee	\$ 100.00	\$ 100.00
	2nd Amended Final Order 05/21/2025 Admin Fee	\$ 100.00	\$ 100.00
65	Day(s) of Per Diem from (07/20/2025 - 09/23/2025)	\$ 250.00	\$ 16,250.00
	Recommend to Abate Per Diem Fine by 90%		\$ 1,625.00
	\$1,625.00 + \$100.00 + \$100.00 + \$100.00		\$ 1,925.00
BALANCE DUE			\$ 16,550.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

06/23/2026

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



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 #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/23/2025 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

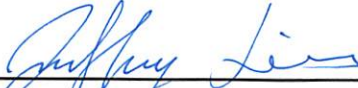
Owner Name:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

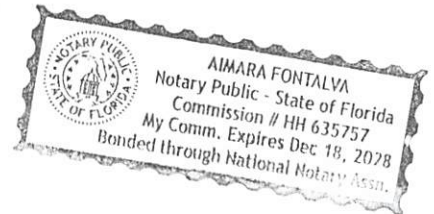


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/23/2025



NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

TRINITY BROADCASTING OF FL INC
Respondent

CASE NO. 8365

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT
12:42 PM ON THE 1st DAY OF July 2026.

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

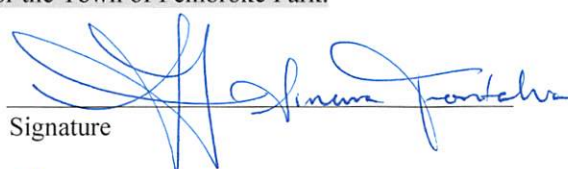
TYPE OF SERVICE

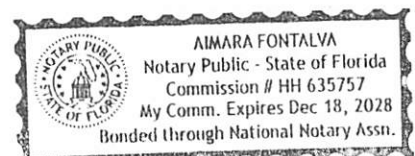
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

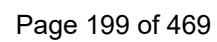
STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature



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



9589 0710 5270 3205 4416 13

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Certified Mail Fee \$

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

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

Postage \$

Total Postage and Fees
 \$ 10.44

Sent To
 Trinity Broadcasting of FL Inc
 Street and Apt. No., or PO Box No.
 2250 S Park Rd HAF
 City, State, ZIP+4®
 Pembroke Park, FL 33009 8365

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

9589 0710 5270 3205 4416 20

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

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

Postage \$

Total Postage and Fees
 \$ 10.44

Sent To
 Trinity Broadcasting of FL Inc
 Street and Apt. No., or PO Box No.
 4302 Hollywood Blvd HAF
 City, State, ZIP+4®
 Hollywood, FL 33021 8365

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

9589 0710 5270 3205 4416 37

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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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 Fees
 \$ 10.44

Sent To
 Everett, Michael RE: Trinity Broadcasting of FL Inc
 Street and Apt. No., or PO Box No.
 1278 SW 115 AVE HAF
 City, State, ZIP+4®
 Davie, FL 33325 8365

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:

Everett, Michael
RE: Trinity Broadcasting of FL Inc
1278 SW 115 AVE
Davie, FL 33325
HAF 8365



9590 9402 9175 4225 2438 88

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4416 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ ☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

06/25/20

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

JUN 29 2026

3. Service Type

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

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

Mail Restricted Delivery
(00)

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:

Trinity Broadcasting of FL Inc
4302 Hollywood Blvd
Hollywood, FL 33021
HAF 8365



9590 9402 9175 4225 2438 95

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4416 20

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

JUN 29 2026

3. Service Type

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

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

Mail Restricted Delivery
(00)

000-9053

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8365
Petitioner,)
)
vs.)
)
TRINITY BROADCASTING OF FL INC,)
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: 2250 S PARK ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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.

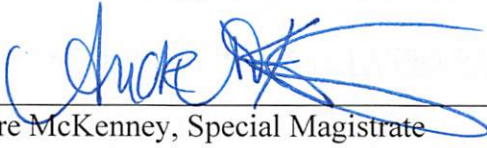
ORDER

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 \$ 250.00 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 ____
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 ____ day of ____, 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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9589 0710 5270 1814 1941 42

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

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

Postage

Total Postage an

Sent To

Street and Apt. N

City, State, ZIP+4

TRINITY OF BROADCASTING OF FL INC
AFO NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009



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

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Postage

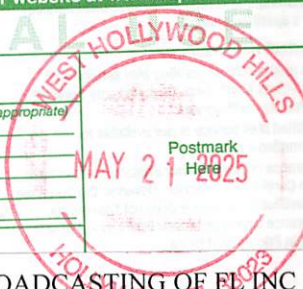
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Sent To

Street and Apt. N

City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
AFO NO. 8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021-6635



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

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Postage

Total Postage an

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Street and Apt. N

City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
AFO NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021	2250 S PARK RD, PEMBROKE PARK, FL 33009
Folio		
514220000390		

Legal Description

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS
COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N
674.33,E 15 TO POB

Case Status	Open	Case #	8365	Date Next Inspection	5/21/2025
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Notes

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.

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>
3/31/2023		Notice of Violation	Regular Mail
7/24/2024		Affidavit of Non-Compliance	Regular Mail
9/3/2024		Affidavit of Non-Compliance	Certified Mail
9/5/2024	10/16/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	Final Order	Certified Mail
12/10/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Amended Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	7/24/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	9/3/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$16,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$16,200.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$16,200.00

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

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

Petitioner,

vs.

**TRINITY BROADCASTING
OF FL INC**

**2250 S PARK RD, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

04/11/2025

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC

CASE NO. 8365

Respondent

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

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT 09:41 A.M. ON THE 08 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.

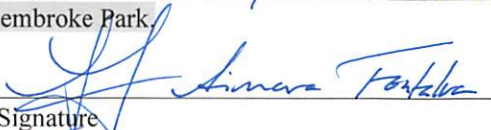
T Y P E O F S E R V I C E

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

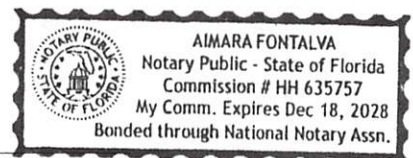

AFFIANT

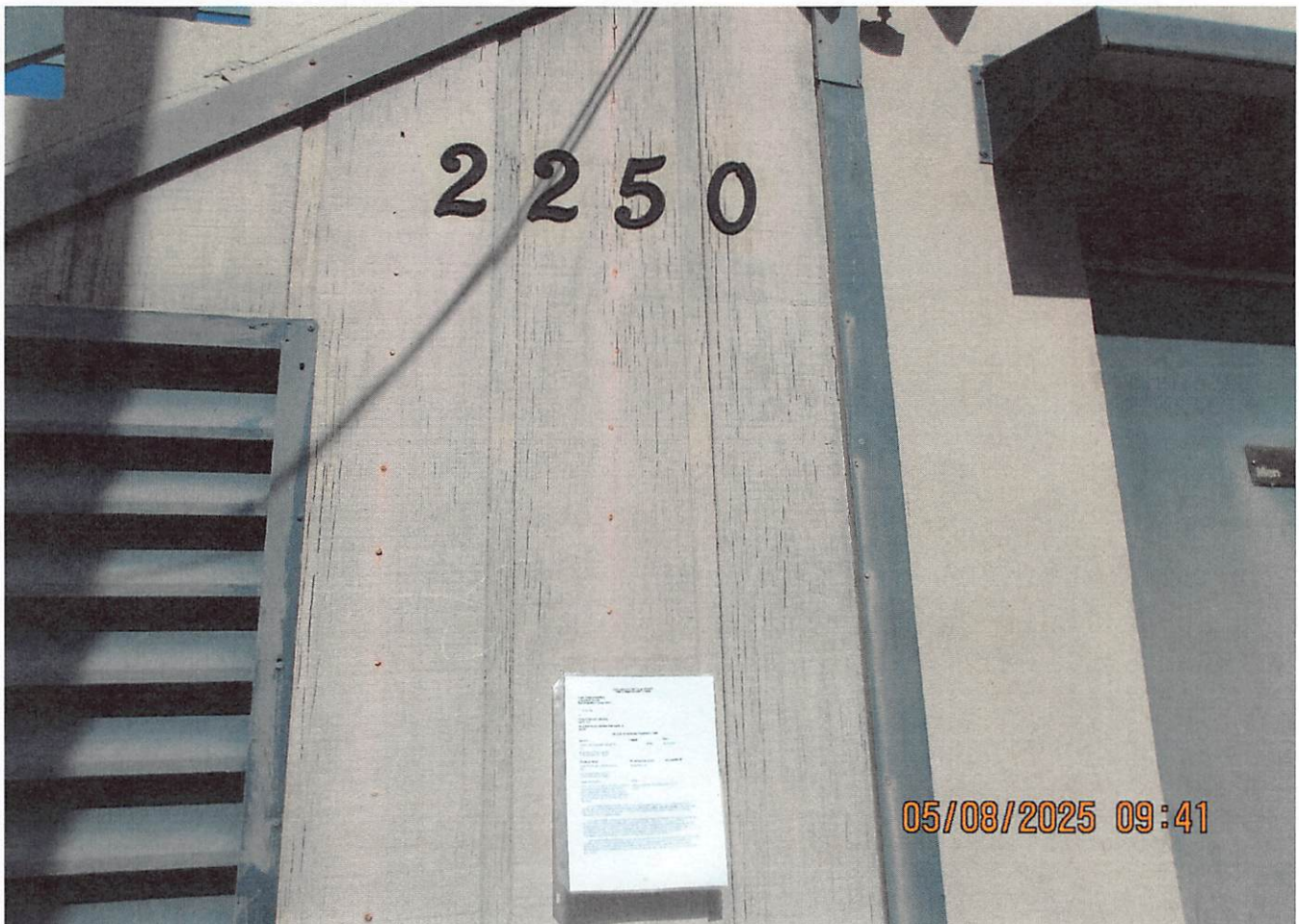
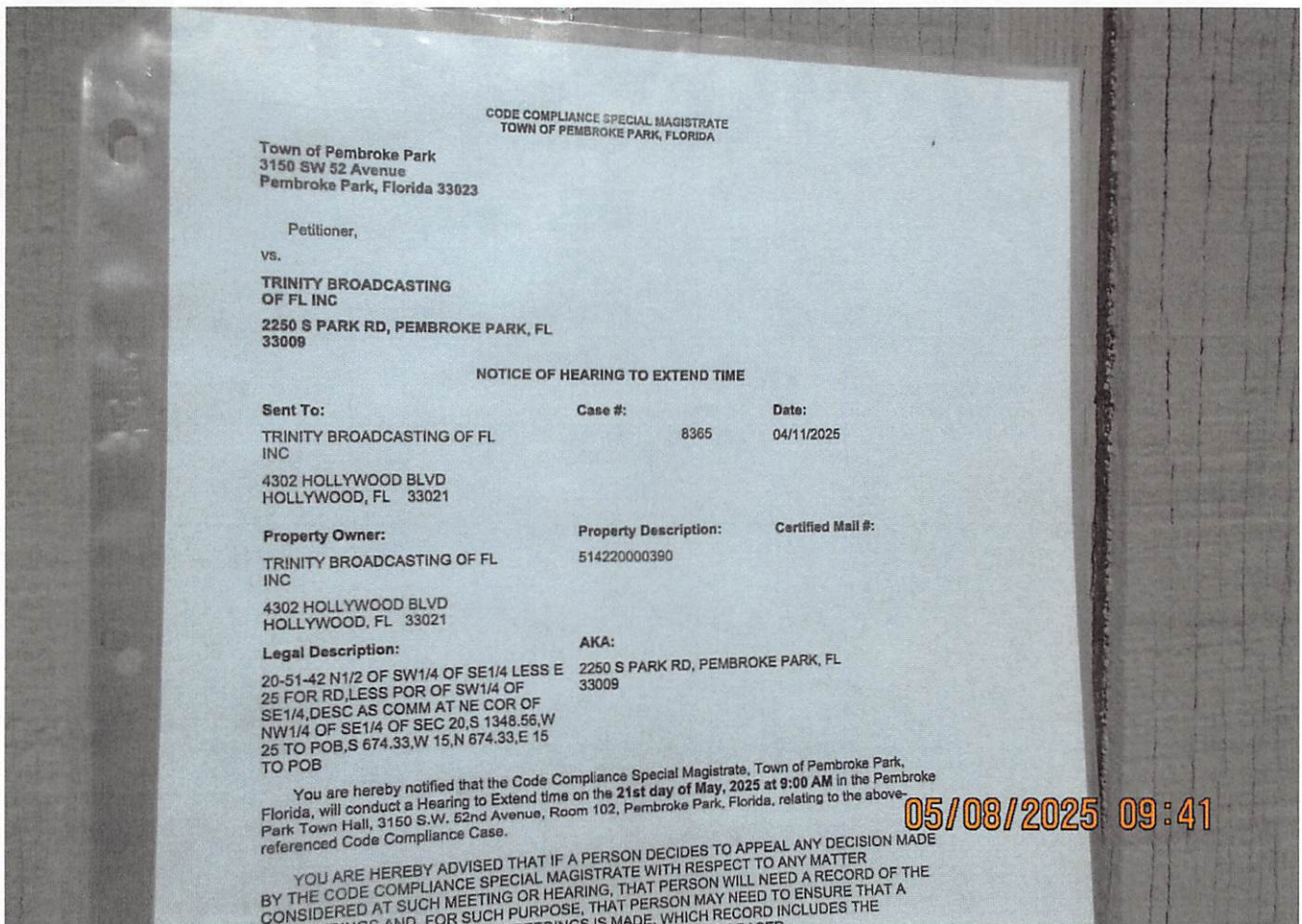
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 08 day of May, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/8/2025 Phone: 786-650-4368
Email: Kevin@tpropertyolutions.net
Property Address: 2250 Spark Rd.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the
Special Magistrate for Code Compliance Case # 8365 to ask for an extension of
time. I also affirm that this request shall serve as Notice of Hearing to the
May 21 9:00 AM

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

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued
on January 15 imposing the fine of \$ 250 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.

Kevin Mirabal
Petitioner's Name (Print)

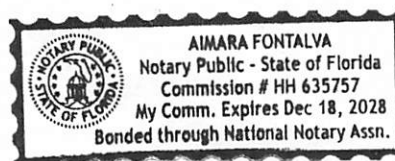
K. Mirabal
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 8th day of April, 20 25.

Aimara Fontalva
Notary
My Commission expires Dec 18, 2028



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HET NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

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

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Street and Apt.
City, State, ZIP

TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
HET NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

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

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TRINITY BROADCASTING OF FL INC
HET NO.8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8365
Petitioner,)
)
vs.)
)
TRINITY BROADCASTING OF FL INC,)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 2025 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 514220000390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

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

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) 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 15th of January 2025.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

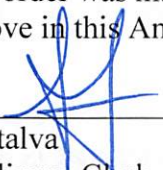
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No ✓

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 15 day of January, 2025.



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

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BLVD HOLLYWOOD FL 33021-6635

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TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
AFO NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

Postmark
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PEMBROKE PARK, FL 33009

Postmark
Here

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
AFO NO. 8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635



9590 9402 9016 4122 6507 25

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2166 15

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

1-17-25

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

3. Service Type

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

Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC

2250 S PARK RD, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Date:

12/10/2024

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description:

514220000390

Certified Mail #:

Legal Description:

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25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of January, 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC

CASE NO. 8365

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: TRINITY BROADCASTING OF FL INC AT
10:00 A.M. ON THE 03 DAY OF JANUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

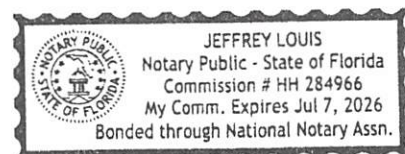

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

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





Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/6/24 Phone: 786-650-4368
Email: Kmirabal23@yahoo.com
Property Address: 2250 S Park Rd, Pembroke FL

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kevin Mirabal (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8365 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 1/15/24 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 10/16/24 imposing the fine of \$ 250 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.

Kevin Mirabal
Petitioner's Name (Print)

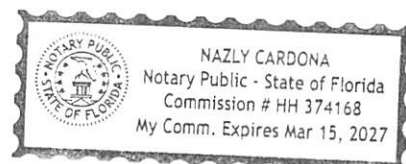
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 6 day of Dec, 20 24.

Nazly Cardona
Notary
My Commission expires Mar 15, 27.



9589 0710 5270 1814 1906 56

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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

\$ 9.64

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
HET #8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

Postmark
Here

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

9589 0710 5270 1814 1906 25

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

Postage

\$ 9.64

Total Pos

\$

Sent To

Street and

City, State

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
HET #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

Postmark
Here

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

9589 0710 5270 1814 1906 70

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- ☐ Return Receipt (hardcopy) \$
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Postage

\$ 9.64

Total Postage at

\$

Sent To

Street and Apt. #

City, State, ZIP+4

TRINITY BROADCASTING OF FL INC
HET #8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

Postmark
Here

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
HET #8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635



9590 9402 9016 4122 6512 03

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 56

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

12-13-29

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

3. Service Type

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

Domestic Return Receipt

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:

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
HET #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 9016 4122 6513 26

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 25

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

Sherri Patko

12-16-24

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

3. Service Type

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8365
Petitioner,)
)
vs.)
)
TRINITY BROADCASTING OF FL INC)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2250 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC

FOLIO NO.: 5142 20 00 0390

LEGAL DESCRIPTION: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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 16th day of October 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

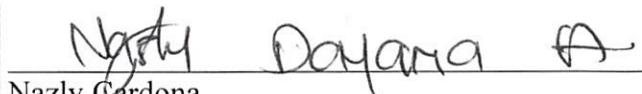
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of OCT., 2024.



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

9589 0710 5270 1814 2150 45
9589 0710 5270 1814 2150 76
9589 0710 5270 1814 2150 69

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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

EVERETT, MICHAEL

FO #8365

4525 VINELAND ROAD STE 200

ORLANDO, FL 32711

Postmark
Here

OCT 17 2024

MIAMI NORLAND BRANCH
FLORIDA 33169-9598

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TRINITY BROADCASTING OF FL INC

FO #8365

4302 HOLLYWOOD BLVD

HOLLYWOOD FL 33021

Postmark
Here

OCT 17 2024

MIAMI NORLAND BRANCH
FLORIDA 33169-9598

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☐ Return Receipt (hardcopy)

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☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

TRINITY BROADCASTING OF FL INC

FO #8365

2250 S PARK RD,

PEMBROKE PARK, FL 33009

Postmark
Here

OCT 17 2024

MIAMI NORLAND BRANCH
FLORIDA 33169-9598



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/05/2024

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365

Property Owner:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000390

Legal Description:

20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA:

2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	30

1. Damaged silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
 2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
 3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.
- 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 16th day of October, 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.

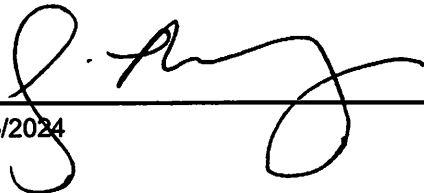
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


9/5/2024



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 #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 9/3/2024 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:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	9/3/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/3/2024
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: 9/3/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 9/3/2024

Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence. Damaged silt has been removed, but silt remains on South of the court. For privacy slats or hedges are permitted. Corrected.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections. Parking lot was maintenance, but permit was not obtained. Not corrected.
3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

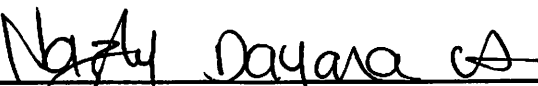
STATE OF FLORIDA

COUNTY OF BROWARD

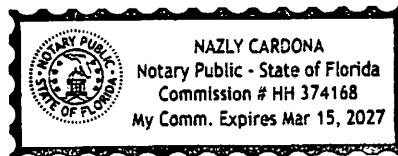


Code Enforcement Officer Signature

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 9/3/2024



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TRINITY BROADCASTING OF FL INC)

CASE NO. 8365

Respondent

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

TO BE SERVED: TRINITY BROADCASTING OF FL INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2250 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC AT 10:27 A.M. ON THE 04 DAY OF OCTOBER 2024.

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

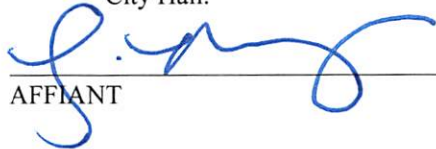
T Y P E O F S E R V I C E

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

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

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

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


AFFIANT

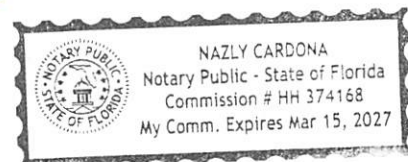
STATE OF FLORIDA
COUNTY OF BROWARD

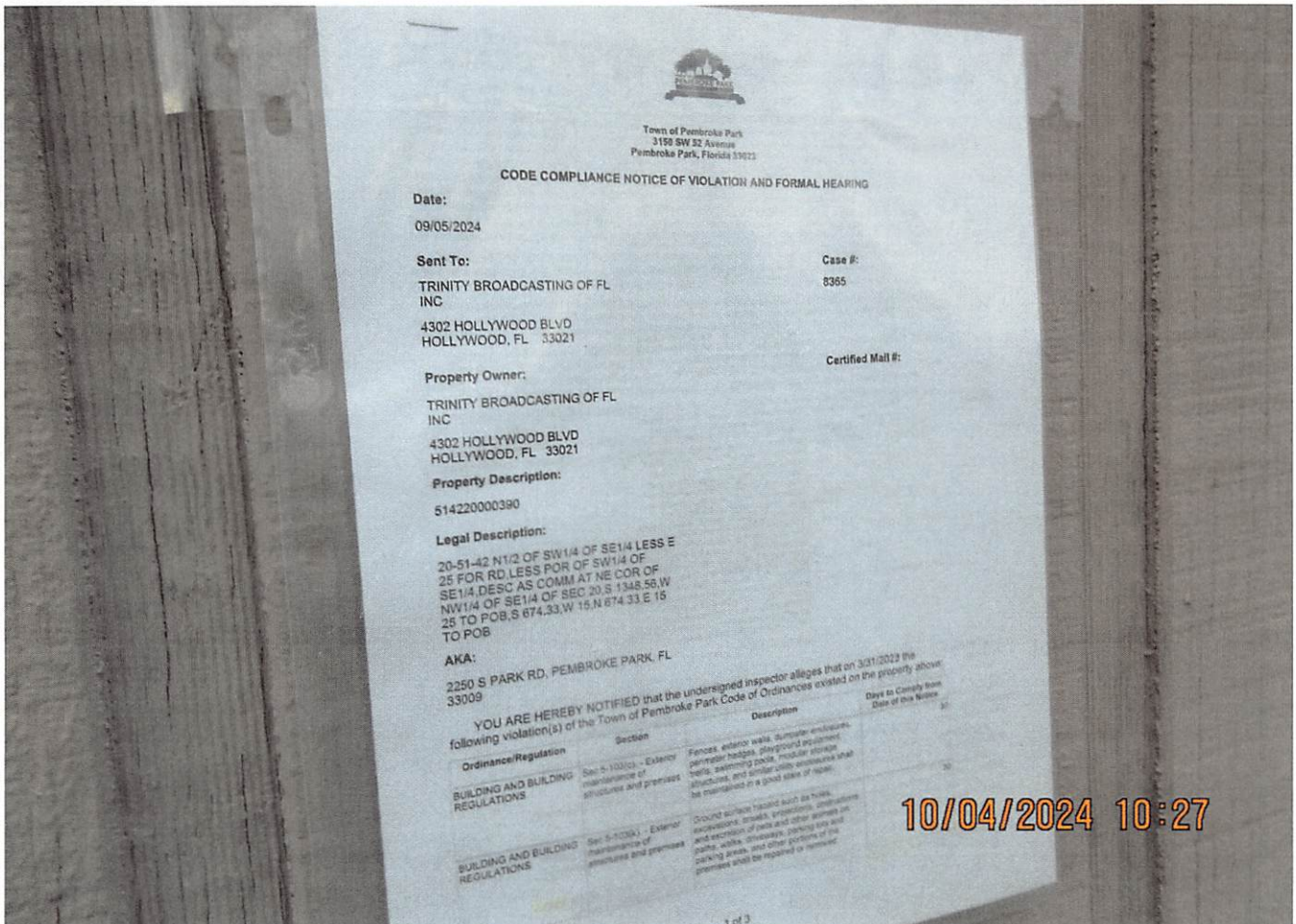
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of oct, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____





9589 0710 5270 2325 0910 74

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

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OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and Fees
\$

Sent To
TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

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

PS Form 3800, January 2023

Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33023

9589 0710 5270 2325 0910 81

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
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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
\$ **9.64**

Total Postage and Fees
\$

Sent To
EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

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

PS Form 3800, January 2023

Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33023

9589 0710 5270 2325 0910 98

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
\$ **9.64**

Total Postage and Fees
\$

Sent To
TRINITY BROADCASTING OF FL INC
NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021

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

PS Form 3800, January 2023

Postmark Here
SEP - 6 2024
HOLLYWOOD FL 33023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021



9590 9402 8582 3244 8703 64

2. Article Number (Transfer from service label)

9589 0710 5270 2325 0910 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8365

Petitioner,

vs.

TRINITY BROADCASTING
OF FL INC
2250 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 7/24/2024 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:	TRINITY BROADCASTING OF FL INC
Address:	4302 HOLLYWOOD BLVD HOLLYWOOD, FL 33021
Folio:	514220000390
Site Address:	2250 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD, LESS POR OF SW1/4 OF SE1/4, DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W 25 TO POB, S 674.33, W 15, N 674.33, E 15 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/24/2024
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 7/24/2024

Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence. Damaged silt has been removed, but silt remains on South of the court. For privacy slats or hedges are permitted.
2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections. Parking lot was maintenance, but permit was not obtained. Not corrected.
3. Parking curbs and stumps are damaged. Replace or repair curbs and stumps with plans for permit and inspections. corrected.

Further, Affiant sayeth naught

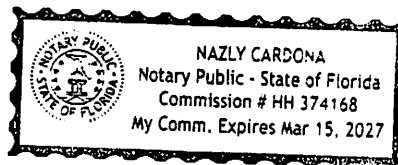
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/24/2024


NOTARY PUBLIC, STATE OF FLORIDA

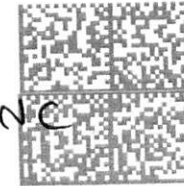


TOWN OF PEMBROKE PARK

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

Trinity Broadcasting of FL INC
AONC #B365.

2250 S Park Rd,
Pembroke Park, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Everett, Michael

AONC # 8365.

4525 Vineland Road Ste 200
Orlando, FL 32711.



quadiënt
FIRST-CLASS MAIL
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\$000.69⁰
08/01/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



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\$000.69⁰
08/01/2024 ZIP 33023
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US POSTAGE

AONC

Sent To:

TRINITY BROADCASTING OF FL
INC

4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #:

8365



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: TRINITY BROADCASTING OF FL
INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Case #: 8365

Date: 03/31/2023

Property Owner: TRINITY BROADCASTING OF FL
INC
4302 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

Property Description: 514220000390

Certified Mail #:

Legal Description: 20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E
25 FOR RD, LESS POR OF SW1/4 OF
SE1/4, DESC AS COMM AT NE COR OF
NW1/4 OF SE1/4 OF SEC 20, S 1348.56, W
25 TO POB, S 674.33, W 15, N 674.33, E 15
TO POB

AKA: 2250 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

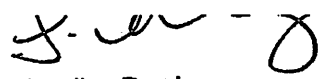
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	30

Notes/Mean of Correction:

1. Damage silt on chain-link fence (North & South). Construction silt is prohibited. Remove all silt on chain-link fence.
 2. Parking lot is in disrepair and is a blight nuisance. Pave and re-stripe with plans for permit and inspections.
 3. Parking curbs and stumps are damage. Replace or repair curbs and stumps with plans for permit and inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Compliance Officer



Site Address	2250 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0390
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	38-01
Abbr Legal Description	20-51-42 N1/2 OF SW1/4 OF SE1/4 LESS E 25 FOR RD,LESS POR OF SW1/4 OF SE1/4,DESC AS COMM AT NE COR OF NW1/4 OF SE1/4 OF SEC 20,S 1348.56,W 25 TO POB,S 674.33,W 15,N 674.33,E 15 TO POB		

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

* 2023 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$435,380	\$68,380	\$503,760	\$503,760		
2022	\$435,380	\$68,380	\$503,760	\$503,760	\$10,639.61	
2021	\$435,380	\$68,380	\$503,760	\$503,760	\$10,833.16	
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$503,760	\$503,760	\$503,760	\$503,760		
Portability	0	0	0	0		
Assessed/SOH	\$503,760	\$503,760	\$503,760	\$503,760		
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	\$503,760	\$503,760	\$503,760	\$503,760		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/25/2008	QC*-T	\$100	45376 / 12	\$21,780	19.99	AC
6/1/1994	QCD	\$100	22325 / 989			
				Adj. Bldg. S.F. (Card, Sketch)		1160
				Eff./Act. Year Built: 1977/1976		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

13600 Heritage Parkway
STE 200
Fort Worth, TX 76177

Changed: 03/08/2023

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4525 VINELAND ROAD
STE 200
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 03/08/2023

Officer/Director Detail

Name & Address

Title Director, President

TOWN OF PEMBROKE PARK

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

TRINITY BROADCASTING OF FL INC
NOV #8365
4302 HOLLYWOOD BLVD
HOLLYWOOD FL 33021



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
04/04/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 1814 2160 73

ORLANDO FL 328

APR 28 2025 PM 4 L



quadiant

CORRECTION
IMI

\$009.64⁰

04/11/2025 ZIP 33023
043M30245597

APR 28 2025

8365



TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
HET NO. 8365
4525 VINELAND ROAD STE
ORLANDO, FL 32711

NIXIE

339 FE 1

0004/22/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2938-02843-11-44



Page 250 of 469

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:

TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
HET NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 9016 4122 6605 33

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2160 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Restricted Delivery

TOWN OF PEMBROKE PARK

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

Handwritten signature/initials

CERTIFIED MAIL®



9589 0710 5270 1814 1906 70



quadiant

CORRECTION
IMI

\$009.64⁰

12/11/2024 ZIP 33023
043M30245597

US POSTAGE

TRINITY BROADCASTING OF FL INC
HET #8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

MAR 28 2025

NIXIE 331 DE 1 0003/26/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2006-01738-11-41

930809080800100

330330040058

25501

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF 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:

TRINITY BROADCASTING OF FL INC
HET #8365
2250 S PARK RD
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6512 27

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

10)

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

14 MAR 2025 PM 6 L

9589 0710 5270 1814 2166 22



quadiant

CORRECTION
IMI

\$009.64⁰

01/15/2025 ZIP 33023
043M30245597

US POSTAGE

FWD

MAR 24 2025

TRINITY BROADCASTING OF FL INC
AFO NO. 8365
2250 S PARK RD
PEMBROKE PARK,

NIXIE

331 DE 1

0003/20/25

RETURN TO SENDER
VACANT

UNABLE TO FORWARD

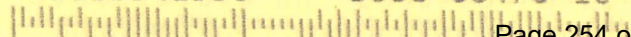
BC: 33023541350

*2006-00470-16-00

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33023541350



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
AFO NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6522 31

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2166 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 1814 2166 39

FEB 18 2025

B/V
1-12

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
AFO NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32817

210

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23

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CORRECTION
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\$009.64⁰

01/15/2025 ZIP 33023
3M30245507

US POSTAGE

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 20022541058 *2038-05287-11-45

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:

TRINITY BROADCASTING OF FL INC
MICHAEL EVERETT
AFO NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 9016 4122 6507 32

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2166 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery
(0)

TOWN OF PEMBROKE PARK

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



9589 0710 5270 2325 0910 74

Handwritten signature in blue ink

TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



quadiënt

CORRECTION
IMI

\$009.64⁰

09/06/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 07 2024

331 AA 1 N C0011/03/24
UNABLE TO FORWARD/FOR REVIEW
C025

FWD
33009-303959

BC: 33009303950 DU *2606-00584-06-42

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8703 88

2. Article Number (Transfer from service label)

9589 0710 5270 2325 0910 74

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

13



MIAMI FL 330

17 OCT 2024 PM 2 L

9589 0710 5270 1814 2150 69

As in past elections,
USPS is ready.

If you choose to vote by mail,
please mail only.

\$009.64⁹

10/17/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 13 2024

TRINITY BROADCASTING OF FL INC
FO #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

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22211/05/24

RETURN TO SENDER REVIEW

NOT DELIVERABLE

C025

UNAB

9327992735032650140

UTF FWD

BC: 33023009303950 DU *2106-06176-17-44

33009-009303

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:

TRINITY BROADCASTING OF FL INC
FO #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7709 23

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2150 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

all
all Restricted Delivery
))

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



ORLANDO FL 328

PM 4 L

9589 0710 5270 1814 2150 45

As in past elections,
USPS is ready.

If you choose to vote by mail,
please mail early.

IMI

\$009.64⁰

10/17/2024 ZIP 33023
043M30245597

US POSTAGE

NSN

EVERETT, MICHAEL
FO #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

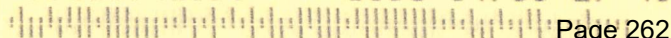
NOV 04 2024

NIXIE 339 DE 1 0010/30/24

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN
32811-72813

BC: 33023541350 *2938-04700-17-45



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:

EVERETT, MICHAEL

FO #8365

4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 7581 2098 7709 16

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2150 45

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

Mail

Mail Restricted Delivery

(0)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®

MIAMI FL 330



9589 0710 5270 1814 1941 42



quadiant

CORRECTION
IMI

\$009.64⁰

05/21/2025 ZIP 33023
043M30245597

US POSTAGE

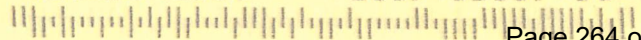
JUN 06 2025

TRINITY OF BROADCASTING OF FL
INC
AFO NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

NIXIE 331 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *1687-02937-30-27



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:

TRINITY OF BROADCASTING OF FL
INC
AFO NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6537 19

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1941 42

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)

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue

PEMBROKE PARK, FLORIDA 33023-5499

CERTIFIED MAIL



9589 0710 5270 1814 2160 11

RJS

8365

TRINITY BROADCASTING OF FL INC
HET NO.8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635

33021-663502

ANK

33021-663502

MIAMI FL 330

11 AM 2025 PM 402



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CORRECTION
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04/11/2025 ZIP 33023
043M30245597

US POSTAGE

365
JUN 06 2025

NIXIE

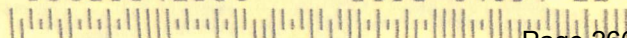
331 SE 1

2206/04/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2938-04054-11-44



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
HET NO. 8365
4302 HOLLYWOOD
BLVD HOLLYWOOD FL 33021-6635



9590 9402 9016 4122 6605 40

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2160 11

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

Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue

PEMBROKE PARK, FLORIDA 33023-5499

CERTIFIED MAIL



9589 0710 5270 1814 2160 66

MIAMI FL 330

11 APR 2025 PM 5:11



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CORRECTION
IMI

\$009.64⁰

04/11/2025 ZIP 33023
043M30245597

US POSTAGE

8365

APR 22 2025

TRINITY OF BROADCASTING OF FL
INC
HET NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009

NIXIE

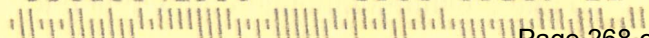
331 FE 1

0004/18/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

33009-30395
33023>5413

BC: 33023541350 *2506-05167-11-44



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:

TRINITY OF BROADCASTING OF FL
INC
HET NO. 8365
2250 S PARK RD
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6605 26

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2160 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ 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)

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

2 AUG 2024 PM 1:11

Trinity Broadcasting of FL INC
AONC #B365.

2250 S Park Rd,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
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\$000.69⁰

08/01/2024 ZIP 33023
043M30245597

US POSTAGE

AUG 14 2024

NIXIE

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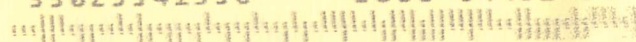
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 33023541350

*2006-04491-02-39

33023-33023



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

5 APR 2023 PM 5 L



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FIRST-CLASS MAIL
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\$000.60

04/04/2023 ZIP 33023
043M30245597

US POSTAGE

Handwritten signature

TRINITY BROADCASTING OF FL INC
NOV #8365
2250 S PARK RD,
PEMBROKE PARK, FL 33009

NIXIE

331 FE 1

0004/17/23

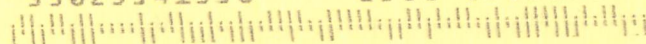
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 33023541350

*2506-05698-05-40

~~33023-3302350~~



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

5 APR 2023 PM 5:11



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/04/2023 ZIP 33023

043M30245597

US POSTAGE

EVERETT, MICHAEL
NOV #8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711

NIXIE

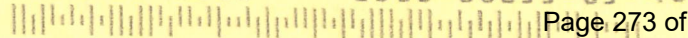
339 DE 1

0004/13/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2506-06855-05-40



Page 273 of 469

32911-723199
330235413

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



9589 0710 5270 1814 1941 35

27 MAY 2025 11:16 L

9589 0710 5270 1814 1941 35



quadiant

CORRECTION
IMI

\$009.64⁰

05/21/2025 ZIP 33023
043M30245597

US POSTAGE

VAC

JUN 03 2025

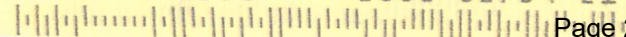
TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
AFO NO. 8365
4525 VINELAND ROAD STE 20
ORLANDO, FL 32711

NIXIE 339 DE 1 0006/01/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33023541350 *2006-02754-21-44

VAC
33023541350



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC
JOHN B CASORIA
AFO NO. 8365
4525 VINELAND ROAD STE 200
ORLANDO, FL 32711



9590 9402 9016 4122 6537 02

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1941 35

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt









Case Overview

Property/Incident Information

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

Folio

514230AA0500

Legal Description

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

Case Status	Open	Case #	9235	Date Next Inspection	7/15/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
5/20/2026		Notice of Continuance	Certified Mail
6/12/2026		Affidavit of Non-Compliance	Certified Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/15/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$388,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$388,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$388,100.00

Town of Pembroke Park

INVOICE

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



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

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

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

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b), 12-76(a)(b), 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
789	Day(s) of Per Diem from (05/17/2024 - 07/15/2026)	\$ 500.00	\$ 394,500.00
	Balance	\$	394,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 306**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

06/23/2026

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:

Legal Description:

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

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 11:55 AM ON THE 1st DAY OF July 2026.

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

TYPE OF SERVICE

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

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

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

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

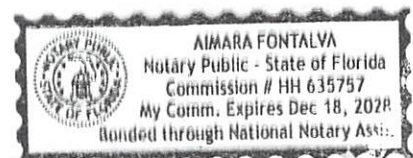

AFFIANT

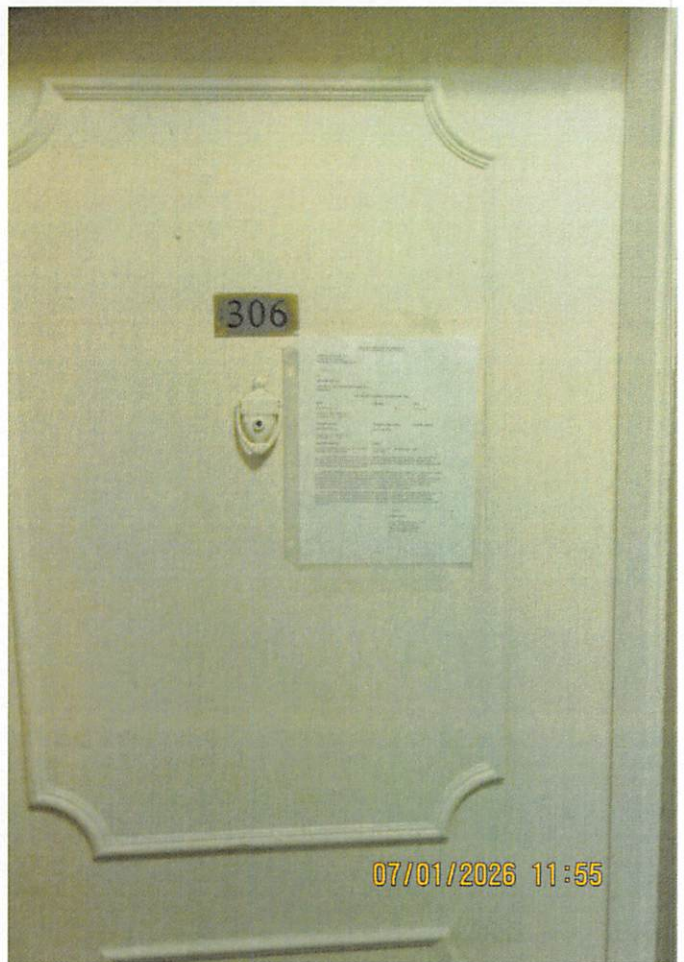
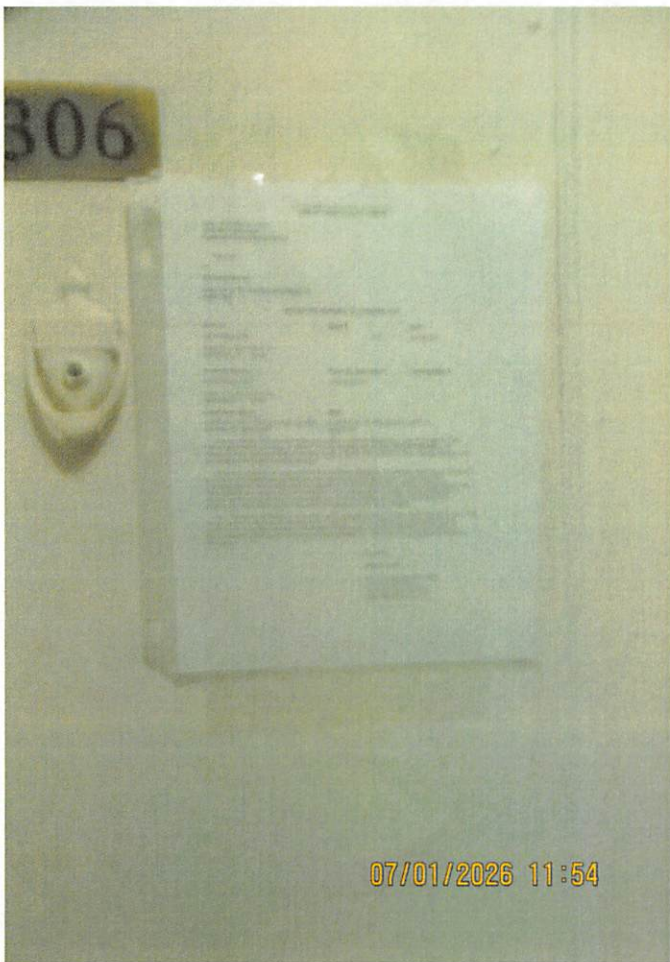
STATE OF FLORIDA
COUNTY OF BROWARD

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

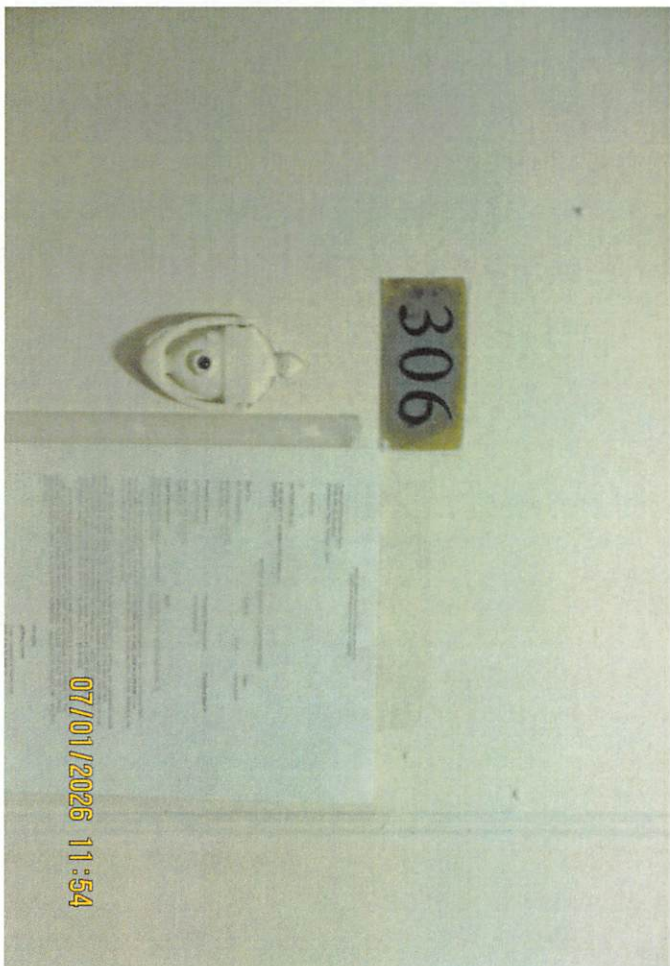

Signature

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





9235 - Case





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9235

Petitioner,

vs.

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

Respondent(s)

On 6/12/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

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

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/15/2026
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HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/15/2026

Notes/Mean of Correction:

Permit no. 26391365-0 is incomplete.

Further, Affiant sayeth naught

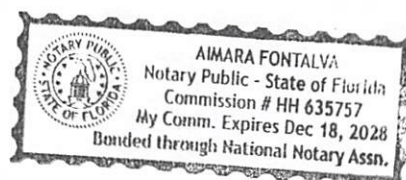
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/12/2026


NOTARY PUBLIC, STATE OF FLORIDA



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

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

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Savits, Nikita R; Natomdam Inc
Street and Apt. No., or PO Box No.
9559 Collins Ave #703
City, State, ZIP+4®
Sunrise, FL 33154

Postmark Here
JUN 23 2026
HILLCREST POSTAL STORE
HOLLYWOOD, FL 33021

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

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Certified Mail Fee
\$

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

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

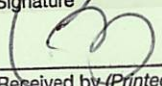
Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Natomdam Inc
Street and Apt. No., or PO Box No.
5100 SW 41 ST Unit 306
City, State, ZIP+4®
Pembroke Park, FL 33023

Postmark Here
JUN 23 2026
HILLCREST POSTAL STORE
HOLLYWOOD, FL 33021

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  B. Received by (Printed Name) C. Date of Delivery JUN 29 2026 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
1. Article Addressed to: Natomdam Inc 5100 SW 41 ST Unit 306 Pembroke Park, FL 33023 HCF 9235 9590 9402 9175 4225 2426 07		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
2. Article Number (Transfer from service label) 9589 0710 5270 3205 4416 44		Domestic Return Receipt													

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

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

TOWN OF PEMBROKE PARK, FLORIDA,

Petitioner,

vs.

NATIONDOM INC,

Respondent(s)

Case No.: 9235

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 514230AA0500

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

An administrative hearing was held before the undersigned Special Magistrate on May 20th, 2026. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 15th, 2026, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JULY 15th, 2026.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of May 2026.

TOWN OF PEMBROKE PARK, FLORIDA


Andre McKenney, Special Magistrate

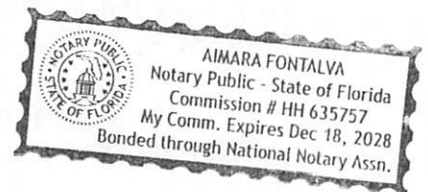
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:
May 20th, 2026.


Notary Public, State of Florida

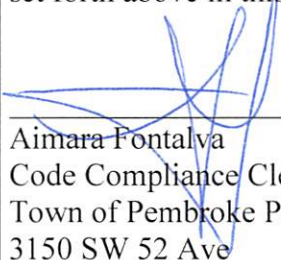


Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 20th day of May, 2026.


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

9589 0710 5270 3205 4414 53

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	10.44
Sent To	
Nationdom Inc	
Street and Apt. No., or PO Box No.	
9559 Collins Ave # 703	
City, State, ZIP+4®	
Gurtside, FL 33154	OC
	9235

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

9589 0710 5270 3205 4414 22

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	10.44
Sent To	
Nationdom Inc	
Street and Apt. No., or PO Box No.	
5100 SW 41 ST UNIT 306	
City, State, ZIP+4®	
Pembroke Park, FL 33023	OC
	9235

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

9589 0710 5270 3205 4414 60

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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 Fees	
\$	10.44
Sent To	
Savits, Nikita RE: Nationdom Inc	
Street and Apt. No., or PO Box No.	
9559 Collins Ave Ste 703	
City, State, ZIP+4®	
Gurtside, FL 33154	OC
	9235

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:

Nationdom Inc
9559 Collins Ave
703
Surfside, FL 33154
OC 9235



9590 9402 9175 4225 2439 56

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 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)

STEIN

C. Date of Delivery

6-22-26

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

JUN 24 2026

3. Service Type

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

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

Mail
Restricted Delivery
()

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Savits, Nikita
RE: Nationdom Inc
9559 Collins Ave
Suite 703
Surfside, FL 33154

OC
9235



9590 9402 9175 4225 2439 63

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

STEIN

C. Date of Delivery

6-22-26

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

JUN 24 2026

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
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Mail
Restricted Delivery
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nationdom Inc
5100 SW 41 ST UNIT 306
Pembroke Park FL 33023

OC 9235



9590 9402 9175 4225 2425 22

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

STEIN

C. Date of Delivery

6-22-26

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

JUN 25 2026

3. Service Type

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

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

Mail
Restricted Delivery
()

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

Domestic Return Receipt

Case Overview

Property/Incident Information

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

Folio

514230AA0500

Legal Description

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

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

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 5/20/2026

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Fines

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

Payments

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

Town of Pembroke Park

INVOICE

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



DATE:
INVOICE NO.:
FOR:

May 8, 2026
001

Bill To:

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

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

NOTICE OF HEARING TO CONFIRM FINE

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

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

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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of May, 2026 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9235

Petitioner,

vs.

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

Respondent(s)

On 4/22/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

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

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/22/2026
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HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 4/22/2026

Notes/Mean of Correction:

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

Further, Affiant sayeth naught

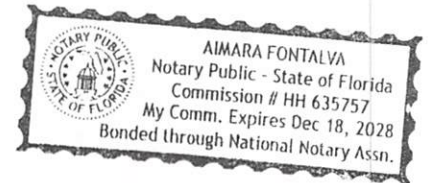
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

VS.)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

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

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 4:57 PM ON THE 7th
DAY OF May 2026.

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

TYPE OF SERVICE

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

Jeffrey Louis
AFFIANT

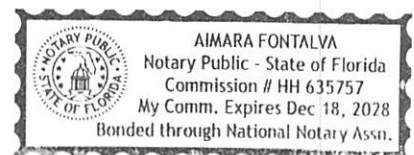
STATE OF FLORIDA
COUNTY OF BROWARD

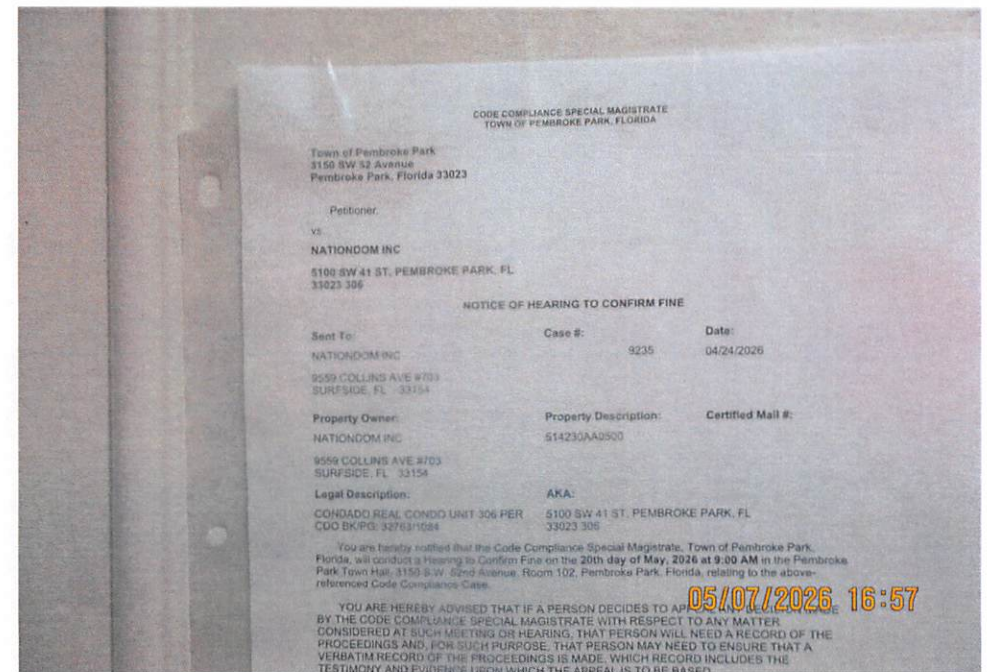
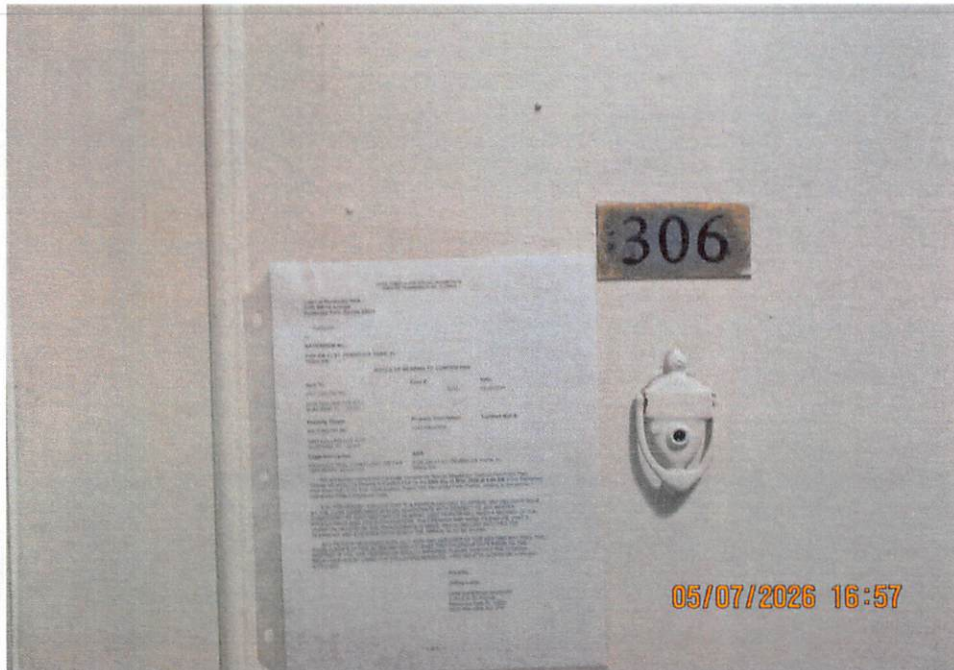
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

Signature

AIMARA FONTALVA

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





9589 0710 5270 3205 4407 15

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

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

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Nationdom Inc ANOC 7 HCF 9235

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

5100 SW 41 ST UNIT: 306

City, State, ZIP+4®

Pembroke Park, FL 33023

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

Postmark
Here

APR 24 2020

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Nikita Savits RE: Nationdom Inc

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

9559 Collins Ave Suite 703

City, State, ZIP+4®

Sunrise, FL 33154 ANOC/HCF 9235

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

Postmark
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APR 24 2020

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

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

FINAL ORDER

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

FINDINGS OF FACT

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

PROPERTY OWNER: NATIONDOM INC

FOLIO #: 5142 30 AA 0500

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b); 5-105; 5-17 and 12-76(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b); 5-105; 5-17 and 12-76(a)(b) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

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

Certificate of Service

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

Yes ____ No X

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



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

9589 0710 5270 0673 4022 07

U.S. Postal Service™
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Certified Mail Fee
\$ **8.69**

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

Postage
\$

Total Postage and
\$

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

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

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

APR 18 2024
HILL CREST POSTAL STORE
Postmark Here

9589 0710 5270 0673 4021 91

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
\$ **8.69**

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

Postage
\$

Total Postage and
\$

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

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

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

APR 18 2024
HILL CREST POSTAL STORE
Postmark Here

Case Overview

Property/Incident Information

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

Folio
514230AA0500

Legal Description

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

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

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

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0500

Legal Description:

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

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

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

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

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

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

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

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

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

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

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

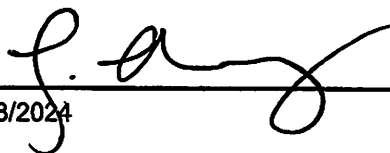
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9235

Petitioner,

vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306
Respondent(s)

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

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

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/20/2026
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HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Notes/Mean of Correction:

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

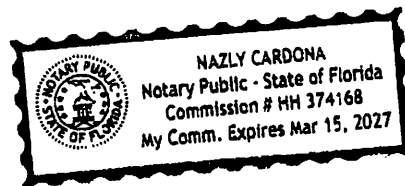
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 12:36 P.M. ON THE 05
DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

DATE: 04/08/2024

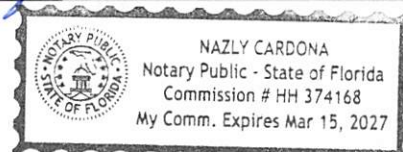
STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Apr 5, 2024 at 12:37:02 PM

306



CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/28/2024

Sent To: NATIONDOM INC

5559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Owner: NATIONDOM INC

5559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description: 514230AAD500

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

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

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 3

Apr 5, 2024 at 12:36:59 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC

5559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Owner:

NATIONDOM INC

5559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AAD500

Legal Description:

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

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

Case #:

9235

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

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

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

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

Certified Mail Fee

\$

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

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☐ Adult Signature Restricted Delivery

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8582 3244 8697 02

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Mail Restricted Delivery

Domestic Return Receipt

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



9590 9402 8582 3244 8696 96

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 23

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A. Signature

X

☐ Agent

☒ Addressee

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☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail
☐ Registered Mail Restricted Delivery

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

01/31/2024

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:**Legal Description:**

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

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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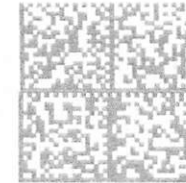
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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant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


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

Nestscheret, Nikita.

NOV

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

NATIONDOM INC

NOV #9235

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



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

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

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

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

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

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #306, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0500
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084		

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

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

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

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$93,740	\$93,740	\$93,740	\$93,740
Portability	0	0	0	0
Assessed/SOH	\$81,150	\$93,740	\$81,150	\$81,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$81,150	\$93,740	\$81,150	\$81,150

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

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







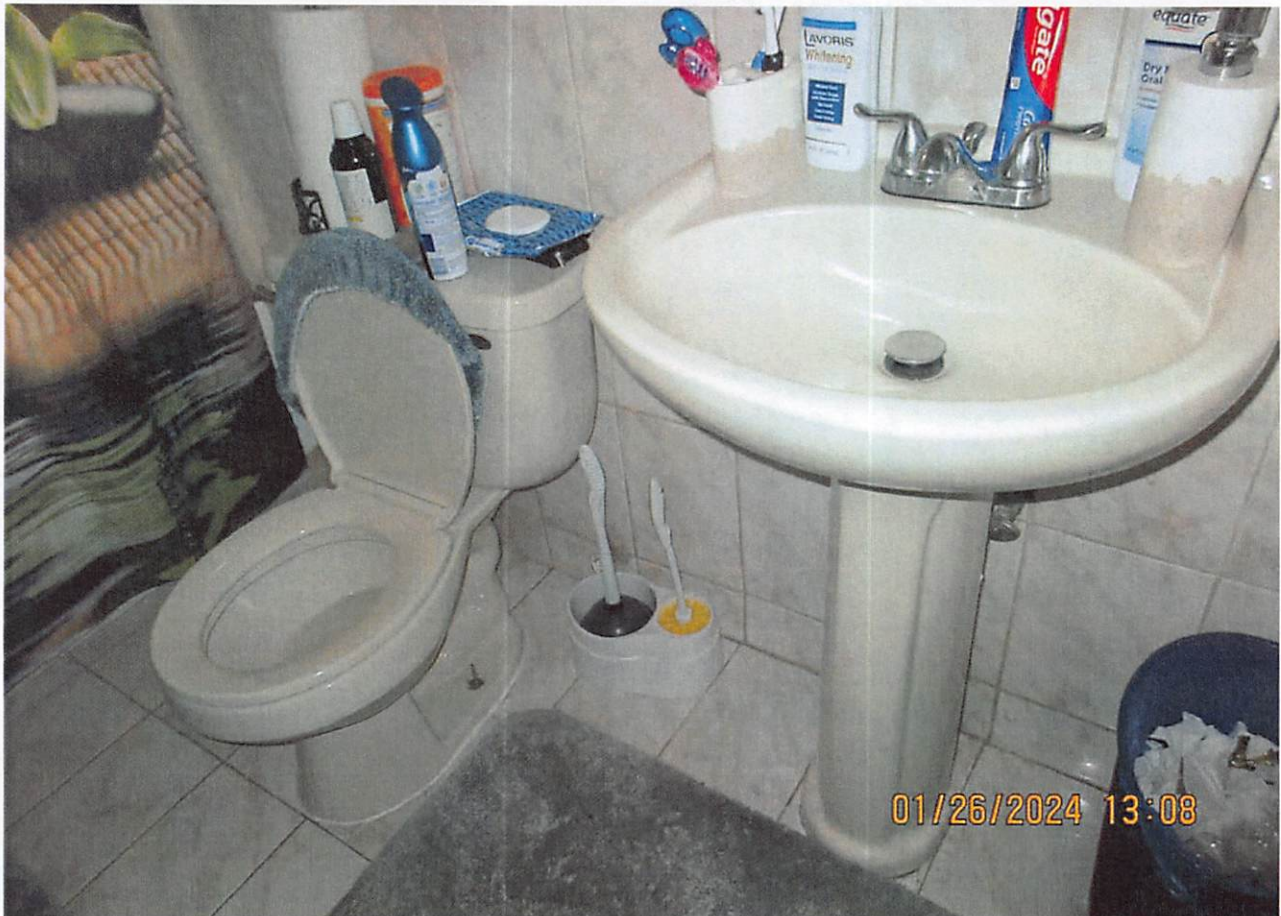




01/26/2024 13:03



01/26/2024 13:06

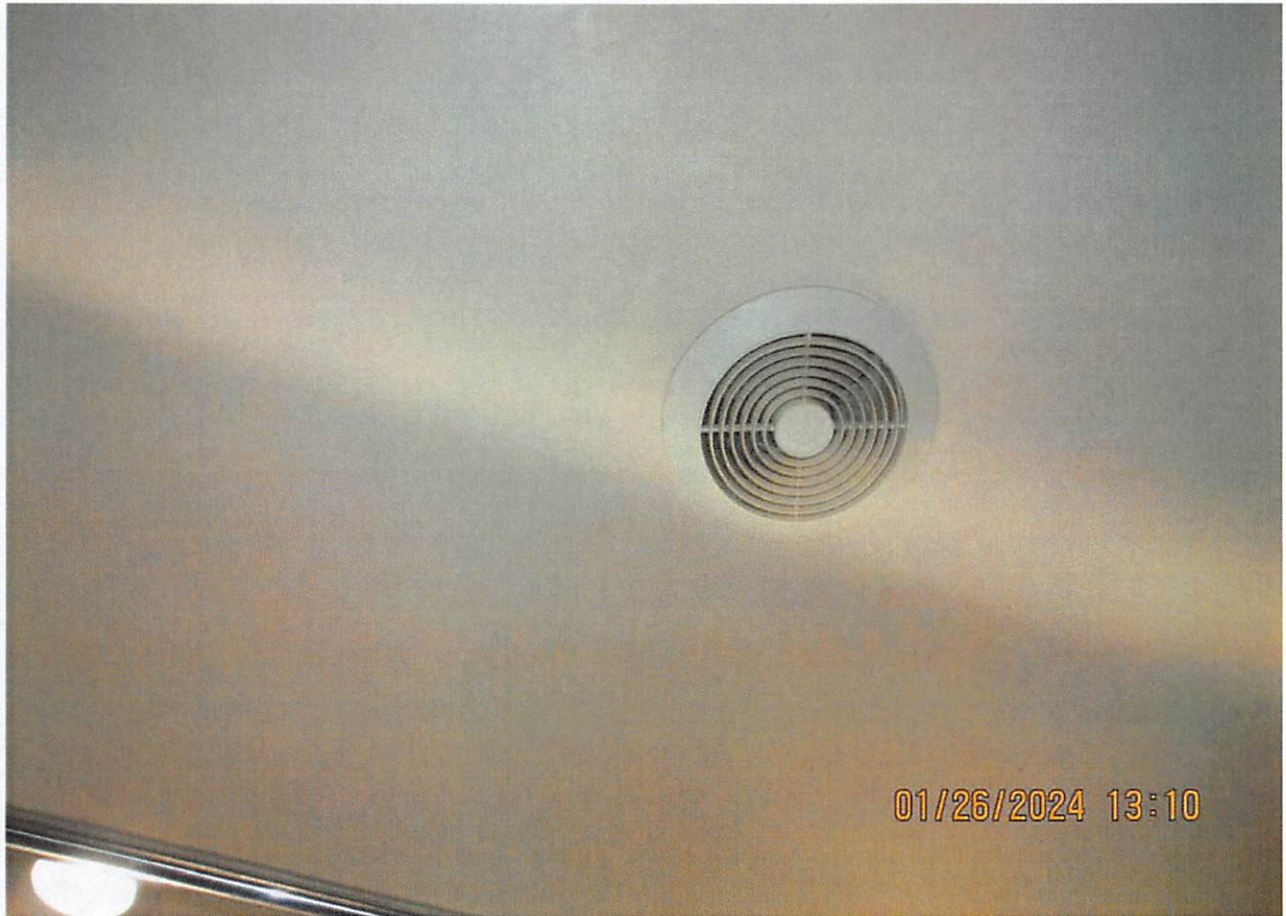


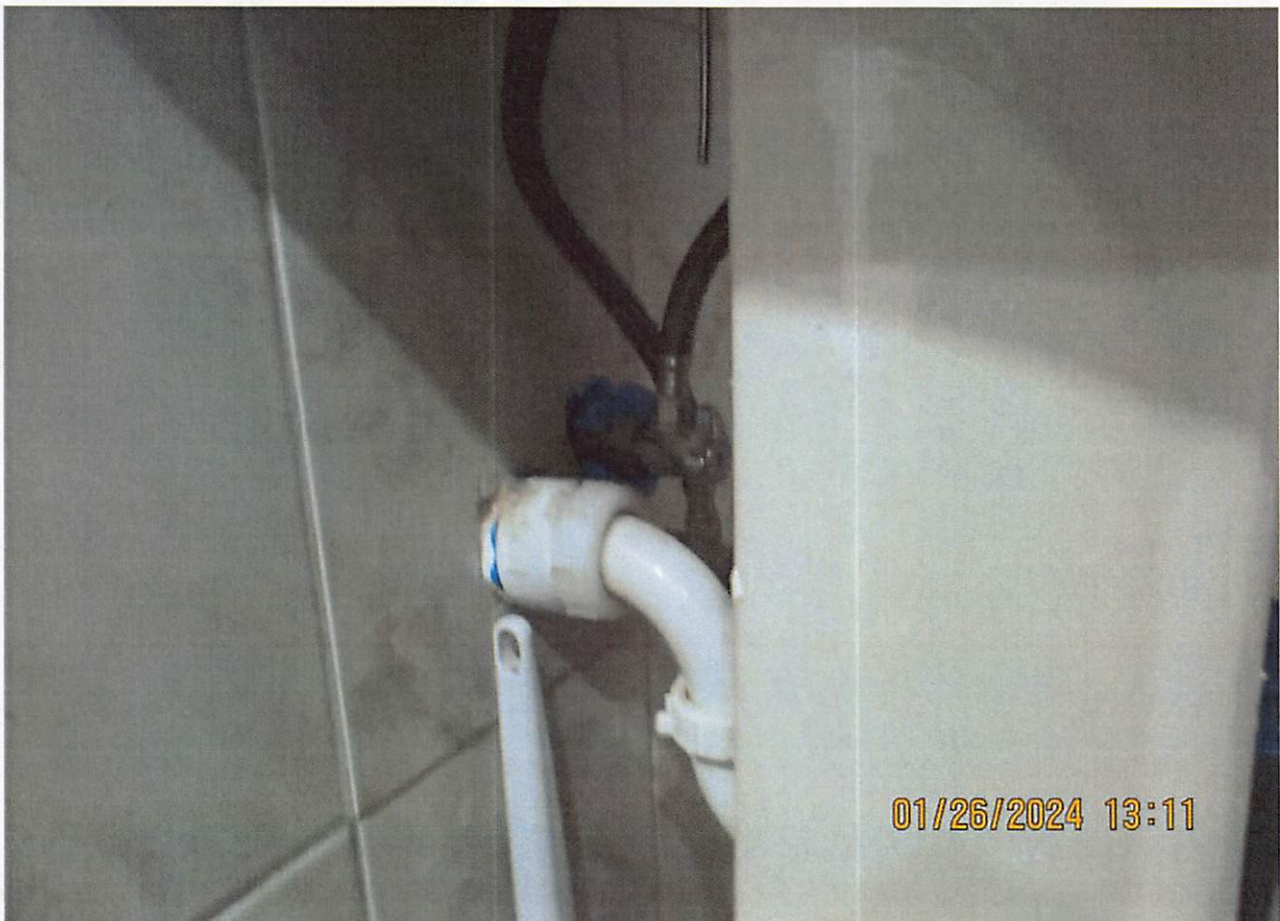


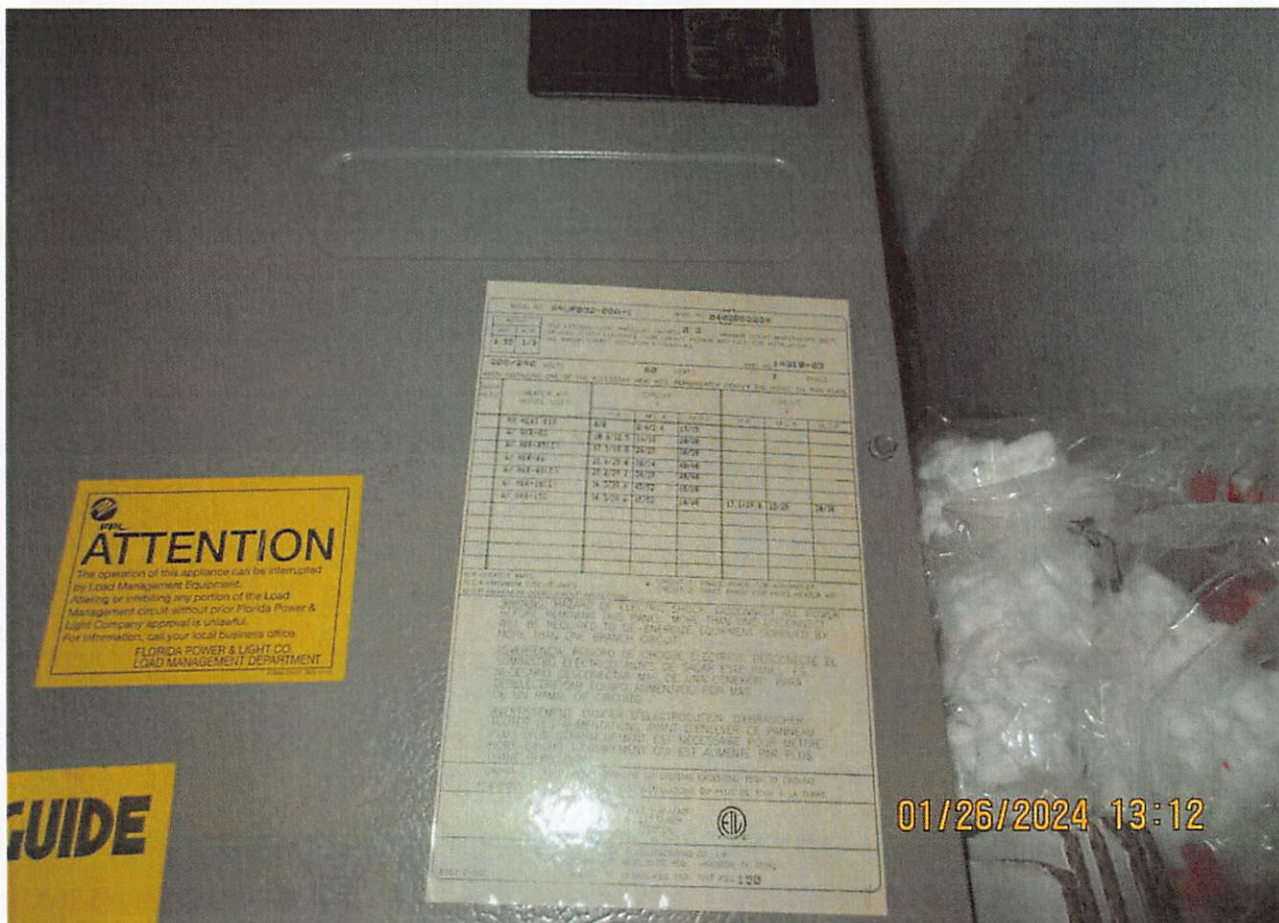




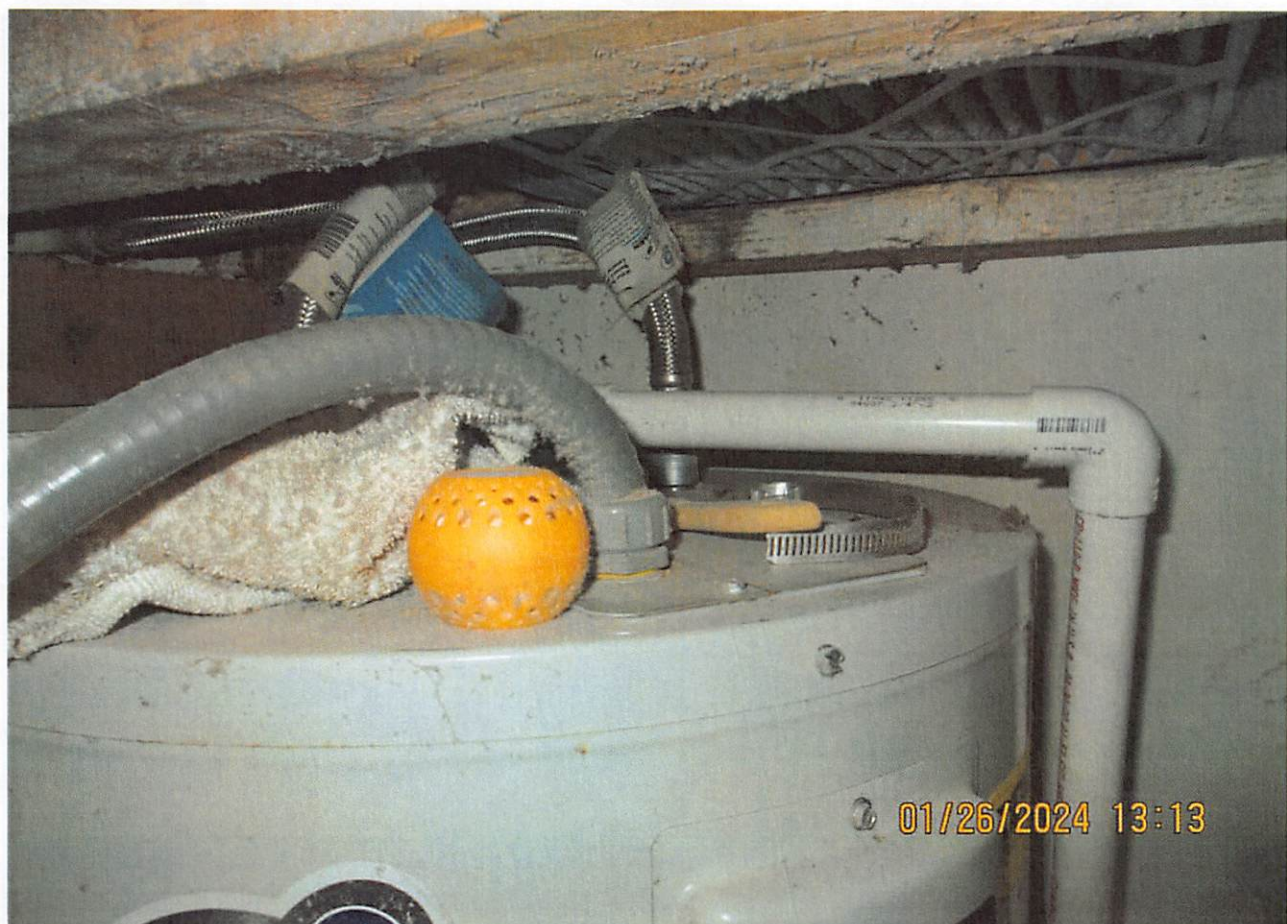
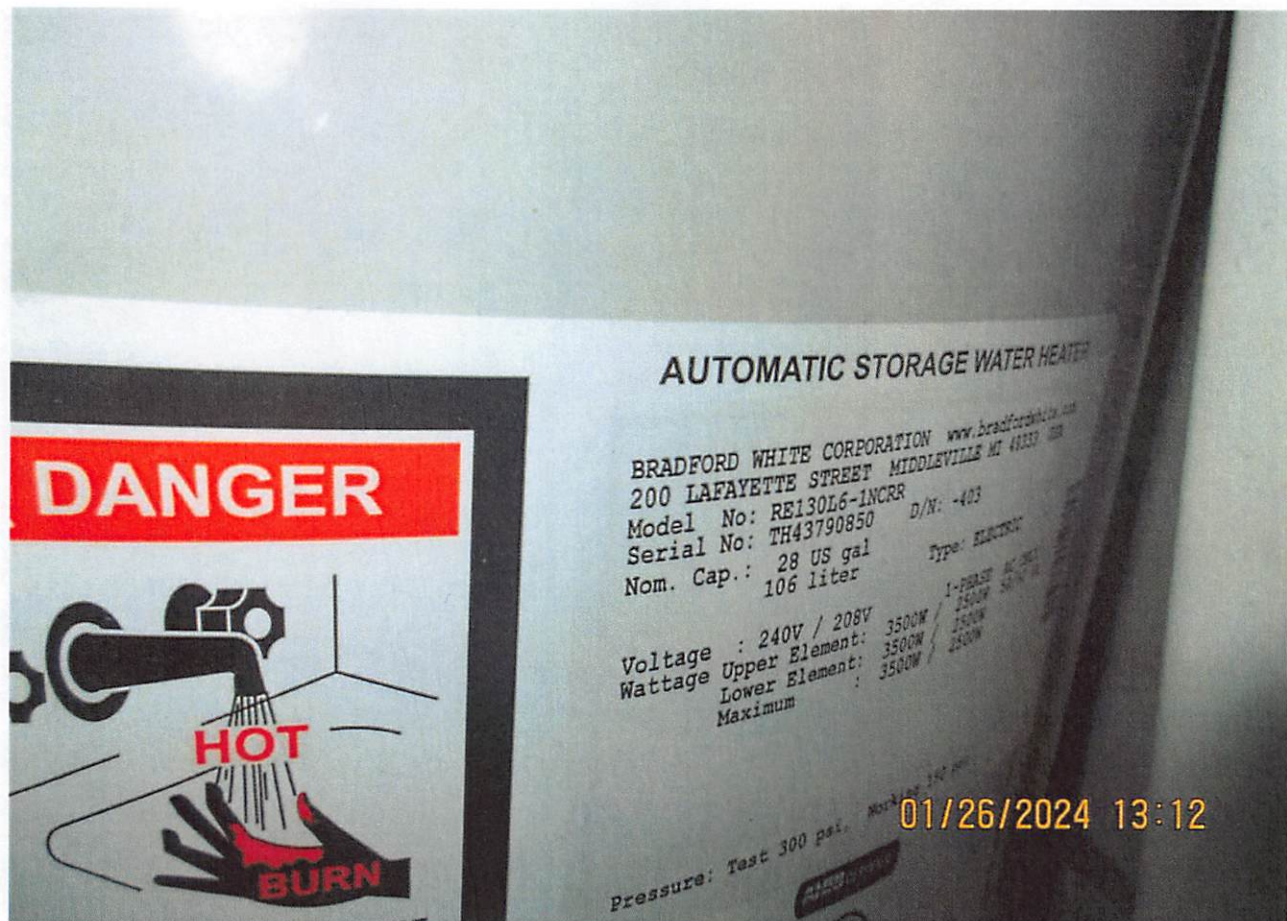












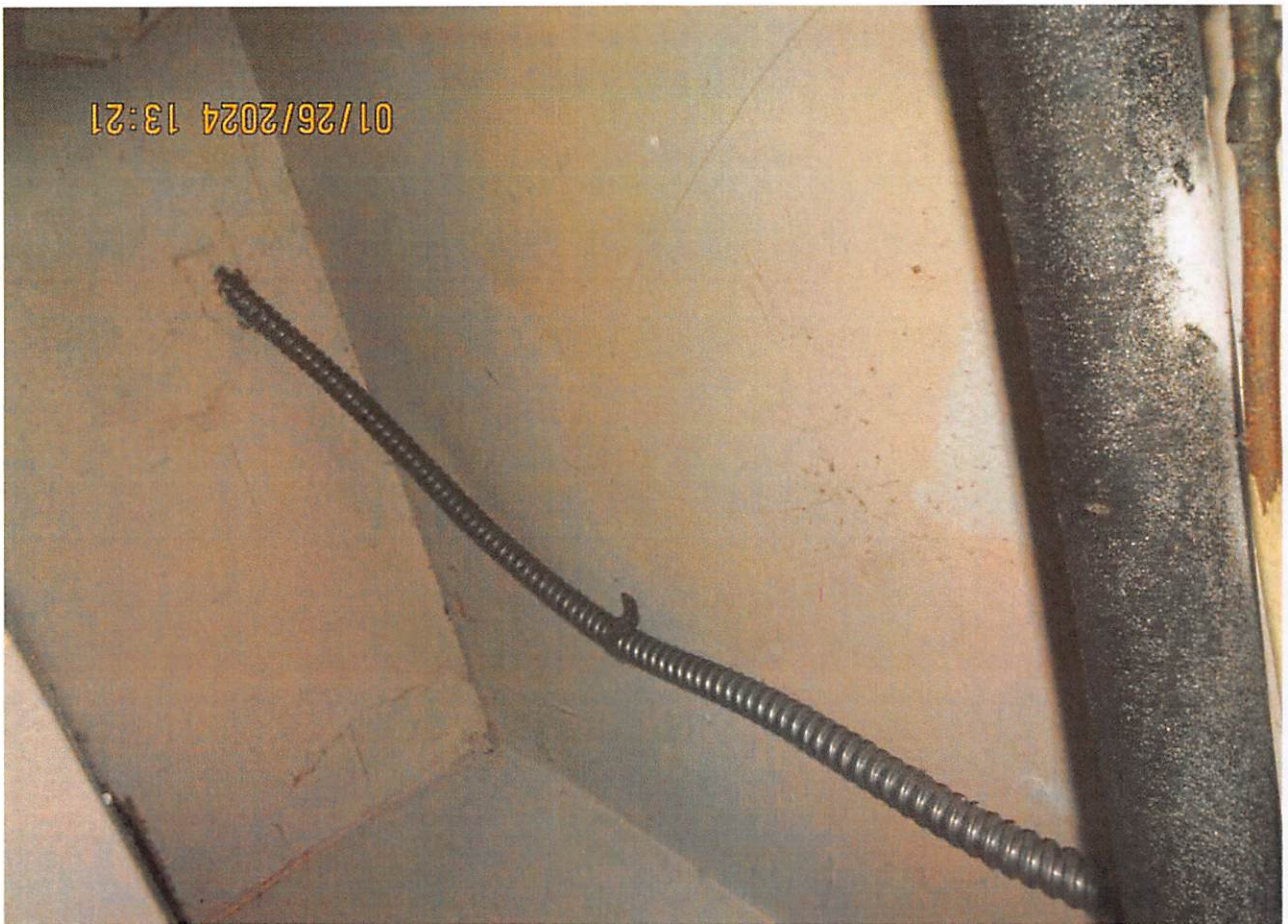




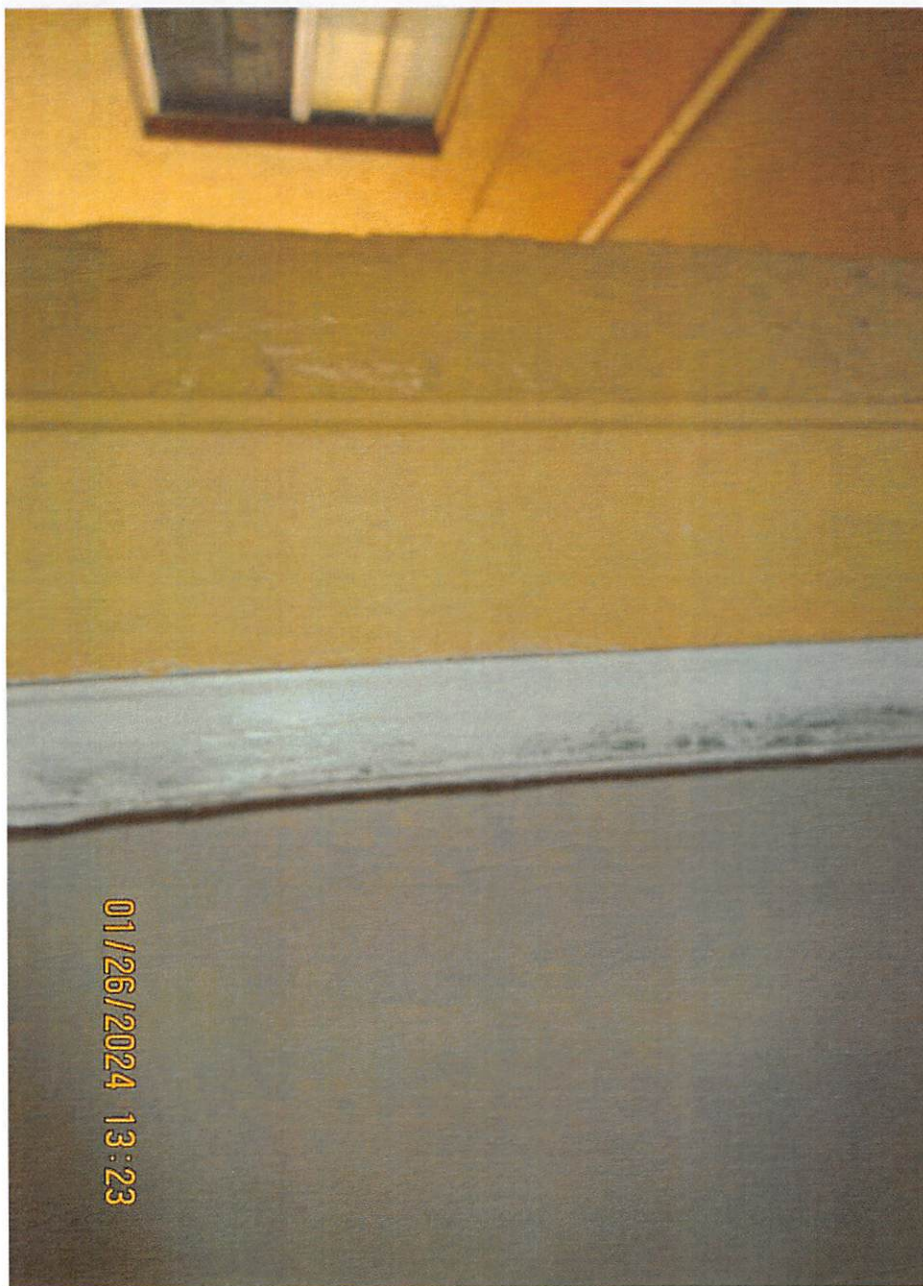


















Finance Department

TOWN OF PEMBR

3150 S.W. 52ND AVENUE • PEMBROKE



9589 0710 5270 0673 4021 91

quadrant
CORRECTION
IMI

\$008.69

04/18/2024 ZIP 33023
043M30245597

US POSTAGE

Handwritten: KEB
4/22
6/24

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

NIXIE 331 CE 1 2207/23/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ *1687-00196-06-13

95000000000000000000

UNC
99154-2057
5599879999

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 7581 2098 7710 74

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4021 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(0)

9400921587891198

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 3205 4407 08

quadiënt

CORRECTION
IMI

\$010.44⁹

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

ANOC
HCF
9235

Nikita Savits
Re: Nationdam Inc
9559 Collins AVE
Suite 703
Sunrise, FL 33154

MAY 18 2026

not
4/27/26

NIXIE 326 DE 1 0005/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

33154-255500
33023>5413

BC: 33023541350 *2106-02018-24-40

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:

Nikita Savrta
RE: Nationdom Inc
9559 Collins Ave
Suite 703
Suntside, FL 33154
ANOC 3 HET 9235



9590 9402 9175 4225 2449 60

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4407 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ 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
PEMBROKE VILLAS APARTMENTS LTD	4809 SW 41 Street, apt. 108 Pembroke Park, Flori 33009	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Folio		
514230130220		

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Case Status Closed **Case #** 9399

Notes

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.
3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/11/2024		Notice of Violation	Regular Mail
3/11/2024		Complaint	
11/7/2024		Affidavit of Non-Compliance	Regular Mail
12/18/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/6/2026		Affidavit of Compliance	
3/18/2026	3/18/2026	Supplemental Order/Claim of Lien	Certified Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	3/6/2026

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	3/6/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/25/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	3/25/2025	\$2,250.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/14/2025	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$2,250.00

Town of Pembroke Park

INVOICE

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



DATE: June 30, 2026
INVOICE NO.: 001
FOR:

Case No.: 9399
PEMBROKE VILLAS APARTMENTS
LTD
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE VILLAS APARTMENTS
LTD
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b) and 12-76(b).		
1	Final Order 01/15/2025 Admin Fee *PAID 02/14/2025*	\$ 100.00	\$ -
355	Day(s) of Per Diem from (03/16/2025 - 03/06/2026)	\$ 250.00	\$ 88,750.00
	Recommend to Abate Per Diem Fine by 95%		\$ 4,437.50
Balance			\$ 88,750.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 214

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE VILLAS
APARTMENTS LTD**

**4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108**

NOTICE OF HEARING TO ABATE FINE

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33009

Case #:

9399

Date:

06/23/2026

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori33009

Property Description:

514230130220

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD RW'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

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

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE VILLAS APARTMENTS LTD

CASE NO. 9399

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

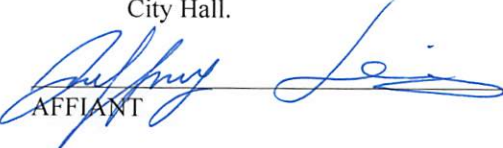
ADDRESS: 4809 SW 41 STREET, APT 108, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT
12:00PM ON THE 1st DAY OF July 2026.

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

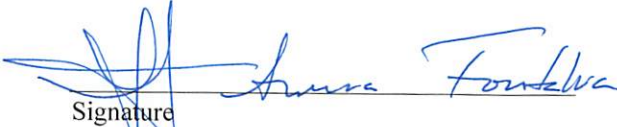
TYPE OF SERVICE

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

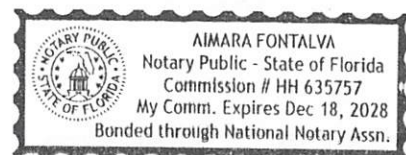

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

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



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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$10.44

Sent To
 Pembroke Villas Apartments LTD
 Street and Apt. No., or PO Box No.
 4809 SW 41 ST APT 108 HAF
 City, State, ZIP+4®
 Pembroke Park, FL 33009 9399

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$10.44

Sent To
 Swezy, Lewis V. PF: Pembroke Villas Apts. LTD
 Street and Apt. No., or PO Box No.
 7735 NW 146 ST #306 HAF
 City, State, ZIP+4®
 Miami Lakes, FL 33014 9399

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$10.44

Sent To
 Pembroke Villas Apartments LTD
 Street and Apt. No., or PO Box No.
 4803 SW 41 ST HAF
 City, State, ZIP+4®
 Pembroke Park, FL 33009 9399

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:

Pembroke Villas Apartments LTD
4809 SW 41 ST
APT 108
Pembroke Park, FL 33009
HAF 9399



9590 9402 9175 4225 2429 04

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4417 36

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

JUN 29 2026

3. Service Type

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

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

Mail
Mail Restricted Delivery
(0)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Pembroke Villas Apartments LTD
4803 SW 41 ST
Pembroke Park, FL 33009
HAF 9399



9590 9402 9175 4225 2448 30

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4409 82

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

JUN 29 2026

3. Service Type

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

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

Mail
Mail Restricted Delivery
(0)

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:

SW24, Lewis V
RE: Pembroke Villas Apts. LTD
7735 NW 146 ST
#306
Miami Lakes, FL 33016
HAF 9399



9590 9402 9175 4225 2448 16

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4417 67

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

JUN 29 2026

3. Service Type

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

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

Mail Restricted Delivery
(0)



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 #:
9399

Petitioner,

vs.

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

Respondent(s)

On 3/6/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE VILLAS APARTMENTS LTD
Address: 4809 SW 41 Street, apt. 108 Pembroke Park, Flori33009
Folio: 514230130220
Site Address: 4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

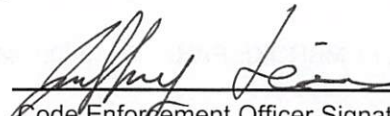


Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	3/6/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	3/6/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/25/2025

Further, Affiant sayeth naught

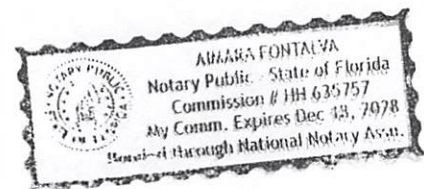
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/6/2026


NOTARY PUBLIC, STATE OF FLORIDA



INVOICE



Deco & More Corp.

Licensed & insured
 Phone: (786) 521-9630
 Email: Decomore78@gmail.com
 2200 NW 87th Avenue
 Pembroke Pines, FL 33024

DATE:	March 5, 2026
Client	013
Bill To:	Pembroke Villas Apt
Street	4801 SW 41 St
City	Pembroke Park
State	FL
Zip	33023
Project	
Invoice No.	1827

No	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
	Job completed. The A/C duct cleaning of the unit 4809 Apt 108 We clean each A/C duct line them after the cleaning we apply the Antimicrobial Envirocom. We left in the Apt, 2 Dehumidifier untill Satuday			
1	Price for the completion of the job. We check the humidity, We check for wet walls, Everything is OK in the Apt The humidity is at 70% we need it on 50%.	1	\$ 710.00	710.00



Make all checks payable to **Deco & More Corp.**
 Thank you for choosing Deco & More Corp!

SUBTOTAL	\$ 710.00
OTHER	
TOTAL	\$ 710.00

INVOICE PAY

[Handwritten signature]

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

Case No.: 9399

vs.

PEMBROKE VILLAS APARTMENTS LTD,
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 18th, 2026, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on January 15th, 2025. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4809 SW 41 ST APT 108,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD

FOLIO NO.: 5142 30 13 0220

1. The Special Magistrate entered a Final Order on January 15th, 2025, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(b) and 12-76(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 15th, 2025, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 15th, 2025. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$91,750.00 (NINETY-ONE THOUSAND SEVEN HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D
LESS RD R/W'S**

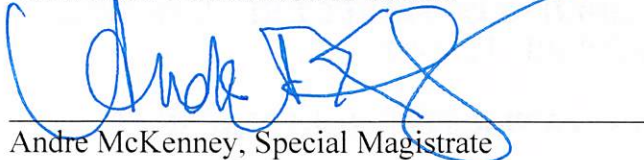
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of March 2026.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

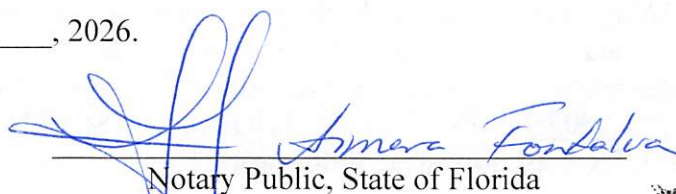
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

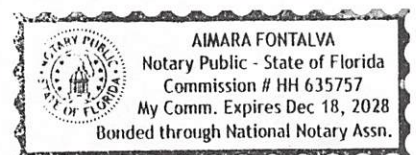
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Jeffrey Louis, Chief Code Compliance Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and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

WITNESS my hand and official in the County and State aforesaid this date:

March 18th, 2026.


Notary Public, State of Florida

2 of 2



Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 18 day of March, 2025.



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

Town of Pembroke Park

INVOICE

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



DATE: March 17, 2026
INVOICE NO.: 001
FOR:

Case No.: 9399
PEMBROKE VILLAS APARTMENTS
LTD
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE VILLAS APARTMENTS
LTD
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b) and 12-76(b).		
1	Final Order 01/15/2025 Admin Fee *PAID 02/14/2025*	\$ 100.00	\$ -
367	Day(s) of Per Diem from (03/16/2025 - 03/18/2026)	\$ 250.00	\$ 91,750.00
Balance			\$ 91,750.00

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

9589 0710 5270 3205 4411 87

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

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

OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 10.44

Sent To

Pembroke Villas Apartments LTD / Lewis V. Swacz

7735 NW 146 ST STE 306

Miami Lakes, FL 33096 SOCL 9399

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

See Reverse for Instructions

9589 0710 5270 3205 4404 94

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

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

OFFICIAL USE

Certif

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

\$ 10.44

Sent To

Pembroke Villas Apartments LTD

4809 SW 41 ST APT 108 SOCL

Miami Lakes, FL 33096 SOCL 9399

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:

Pembroke Villas Apartments LTD
4809 SW 41 ST APT 108
Pembroke Park, FL 33009
SOCL 9399



9590 9402 9175 4225 2434 20

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4404 94

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

MAR 23 2026

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3.

■ Print your name and address on the reverse so that we can return the card to you.

- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Pembroke Villas Apartments LTD
Lewis V. Swacz
7735 NW 146 ST STE 306
Miami Lakes, FL 33096
SOCL 9399



9590 9402 9175 4225 2434 13

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4411 87

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

MAR 25 2026

MAR 26 2026

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

Domestic Return Receipt



①

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 26390867-0

Job Address: 4803 SW 41 ST Unit#108,
PEMBROKE PARK, FL 33009
(Replace existing water heater)
(Case# 9399)

Job Name: Pembroke Villas LTD

Permit Status: Permit Complete

Permit Issued Date: 3/3/2026 3:01:27 PM

Submitted Into Plan Review Date: 11/21/2025 3:34:

Application Date: 11/21/2025 3:32:45 PM

Difference Between Application to Plan Review: 0 D

Difference Between Plan Review to Permit Issued: 10

Yazmina
OF: (954) 613. 4717
cell: (954) 665. 3509

Required Disciplines

Discipline	Status
Plumbing	Approved

11/21/2025 3:51:39 PM

case # 9399



12

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 25379028-0

Job Address: 4809 SW 41 ST, APT 108,
PEMBROKE PARK, FL 33009
(Replace Water Heater)

Job Name: 4809 SW 41 ST

Permit Status: Permit Complete

Permit Issued Date: 3/12/2025 9:34:24 AM

Submitted Into Plan Review Date: 2/24/2025 12:11:27 PM

Application Date: 1/13/2025 9:25:54 AM

Difference Between Application to Plan Review: 42 Day(s)

Difference Between Plan Review to Permit Issued: 16 Day(s)

Required Disciplines

Discipline	Status	Date
Plumbing	Approved	3/12/2025 9:16:25 AM

Case # 9399

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	4809 SW 41 Street, apt. 108 Pembroke Park, Flori 33023	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Folio		
514230130220		

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD RW'S

Case Status	Open	Case #	9399	Date Next Inspection	3/18/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.
3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/11/2024		Notice of Violation	Regular Mail
3/11/2024		Complaint	
11/7/2024		Affidavit of Non-Compliance	Regular Mail
12/18/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
3/25/2025		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 3/18/2026

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 3/18/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/25/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	3/25/2025	\$2,250.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/14/2025	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$2,250.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE VILLAS
APARTMENTS LTD**

**4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

Date:

02/27/2026

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori33023

Property Description:

514230130220

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

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

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Jeffrey Louis

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

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

CASE NO. 9399

AFFIDAVIT OF SERVICE

ADDRESS: 4809 SW 41 ST, APT 108, PEMBROKE PARK, FL 33009

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

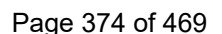
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

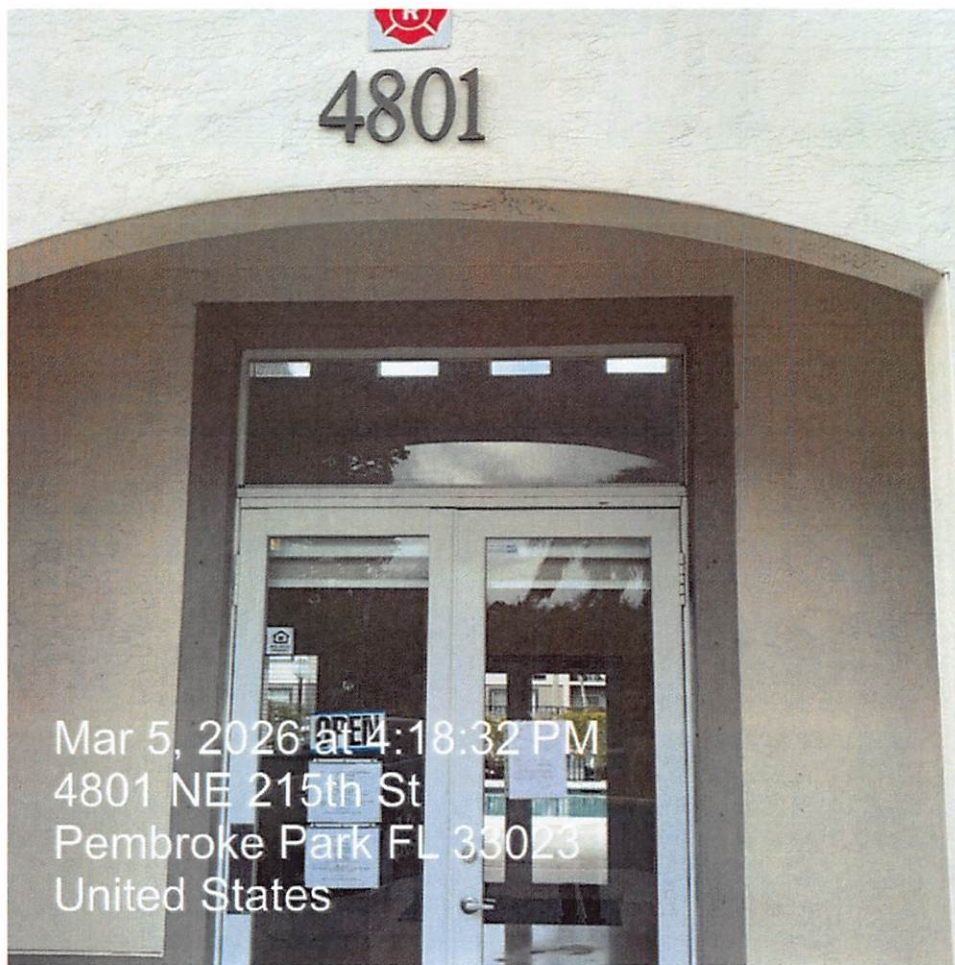
AFFILIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of MARCH, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Signature

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





Mar 5, 2026 at 4:18:32 PM
4801 NE 215th St
Pembroke Park FL 33023
United States



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03-03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2026*	\$926,190	\$14,210,750	\$15,136,940	\$9,158,280	
2025	\$926,190	\$14,210,750	\$15,136,940	\$8,325,710	
2024	\$926,190	\$14,210,750	\$15,136,940	\$7,568,830	

2026* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,136,940	\$15,136,940	\$15,136,940	\$15,136,940
Portability	0	0	0	0
Assessed/SOH	\$9,158,280	\$15,136,940	\$9,158,280	\$9,158,280
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 36-26	\$9,158,280	\$15,136,940	\$9,158,280	\$9,158,280
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/7/2001	DRR	\$100	31578 / 654
10/2/2000	WD	\$595,000	30909 / 449
3/15/1996	WD	\$245,000	24617 / 608
6/12/1985	WD	\$100	12621 / 411

Land Calculations		
Price	Factor	Type
\$2.00	463,094	SF
Adj. Bldg. S.F. (Card, Sketch)		158683
Units		180
Eff./Act. Year Built: 2004/2003		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
180								



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

Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number	A99000000760
FEI/EIN Number	65-0983522
Date Filed	05/11/1999
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

9589 0710 5270 3205 4410 71

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

Postmark
Here

FEB 27 2026

Total Postage and
\$ 10.44
Sent To
Street and Apt. No. PEMBROKE VILLAS APARTMENTS
LTD - HCF NO. 9399
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009
City, State, ZIP+4®

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

9589 0710 5270 3205 4410 88

**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	
\$	

Postmark
Here

FEB 27 2026

Total Postage and
\$ 10.44
Sent To
Street and Apt. No. PEMBROKE VILLAS APARTMENTS
LTD & SWEZY, LEWIS V
HCF NO. 9399
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
PEMBROKE VILLAS APARTMENTS
LTD - HCF NO. 9399
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33009



9590 9402 9175 4225 2430 55

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4410 71

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery	

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

MAR 06 2026

3. Service Type	
☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Mail Restricted Delivery (0)	

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

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9399

Petitioner,

vs.

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

Respondent(s)

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

Owner Name:	PEMBROKE VILLAS APARTMENTS LTD
Address:	4809 SW 41 Street, apt. 108 Pembroke Park, Flori33023
Folio:	514230130220
Site Address:	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	3/25/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	3/25/2025

Notes/Mean of Correction:

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Removed mold like substance and provide a mold remediation report. Not corrected.
2. A/C unit is not operating. Maintenance unit as required by a licensed a/c contractor. Permit #24367017-0 complete.
3. Water heater installed without a permit. Obtain plans for permit and inspections. Permit # 25379028-0 complete as of 3/24/2025.

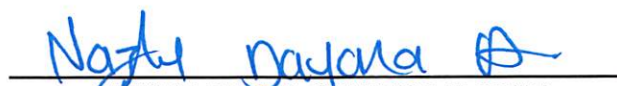
Further, Affiant sayeth naught

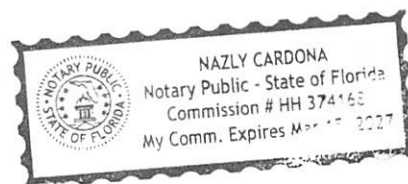
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

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


NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

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



SALES RECEIPT

Bill To:

Operating Account
7735 Nw 146 Street Ste 306
Miami Lakes, FL 33016

Date 2/14/2025 3:01:45 PM

Invoice # 26967

For Code Enforcement Case#
9399

Site Address:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

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	3/16/2025		\$250.00	0	\$0.00
Admin Fixed	1/16/2025		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
2/14/2025	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

PEMBROKE VILLAS APARTMENTS LTD.

OPERATING ACCOUNT
7735 NW 146 Street, Ste. 306
Miami Lakes, FL 33016
305-821-0330

SUNTRUST BANK
ACH RT 061000104
P.O. Box 622227
Orlando, FL 32862-2227
63-215/631

4101

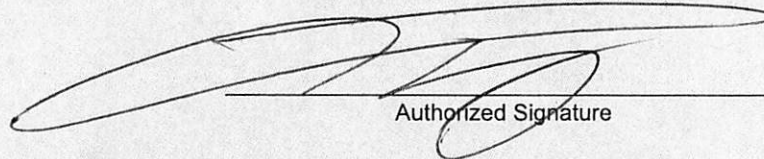
Date: 01/28/2025

Pay To
The Order Of Town Of Pembroke Park

One Hundred dollars

\$**100.00**

Town Of Pembroke Park
3150 S W 52 Ave
Pembroke Park, FL 33023-5413



Authorized Signature

⑈004101⑈ ⑆063102152⑆1000177324547⑈

Security features included. Details on back.



MP

PEMBROKE VILLAS APARTMENTS LTD.

TOWNPEMBROE--Town Of Pembroke Park
Print As: Town Of Pembroke Park

3150 S W 52 Ave
Pembroke Park, FL 33023-5413

4101
SUNTRUST BANK
PVILLAS-SUNTRUST-OPN 4547
Date: 01/28/2025

Date	Invoice #	Reference Number				
Acct	Memo	Department ID	Location	Amount Entered	Amount Paid	
01/28/2025	CASE# 9399					
6720.01--Other Taxes, LJ			PVillas	\$100.00	\$100.00	
Net Amount:					\$100.00	

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9399
Petitioner,)
)
vs.)
)
PEMBROKE VILLAS APARTMENTS LTD,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 2025, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4809 SW 41 ST, APT 108, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD

FOLIO NO.: 514230130220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS
20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b), 5-105, 5-17, and 12-76(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that -Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

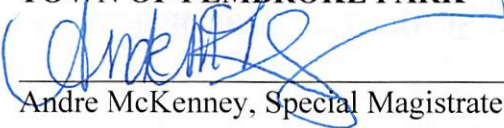
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b), 5-105, 5-17, and 12-76(b) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

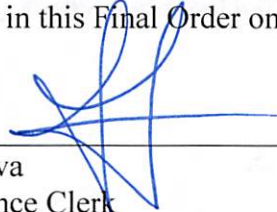
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No ✓

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of January, 2025.



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

9589 0710 5270 1814 2165 47

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

Postmark Here

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

PEMBROKE VILLAS APTS LTD
 FO NO. 9399
 4809 SW 41 ST APT 108
 PEMBROKE PARK, FL 33023

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

9589 0710 5270 1814 2163 56

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

Postmark Here

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

PEMBROKE VILLAS APTS LTD
 LEWIS V SWEZY
 FO NO. 9399
 7735 NW 146TH STREET STE 306
 MIAMI LAKES, FL 33016

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:

PEMBROKE VILLAS APTS LTD
 FO NO. 9399
 4809 SW 41 ST APT 108
 PEMBROKE PARK, FL 33023



9590 9402 9016 4122 6522 86

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2165 47

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X - *[Signature]* ☒ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	4809 SW 41 Street, apt. 108 Pembroke Park, Flori 33023	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Folio		
514230130220		

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Case Status	Open	Case #	9399	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.
3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/11/2024		Notice of Violation	Regular Mail
3/11/2024		Complaint	
11/7/2024		Affidavit of Non-Compliance	Regular Mail
12/18/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/15/2025

Case Overview

HEALTH AND SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.

Not in Compliance -
Reinspection Date:
1/15/2025



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/18/2024

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

Property Owner:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori33023

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty- five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15

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
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.

2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.

3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

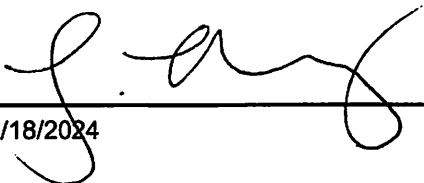
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



12/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE VILLAS APARTMENTS LTD

CASE NO. 9399

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4809 SW 41 ST APT 108, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE VILLAS APARTMENTS LTD
AT 10:19 A.M. ON THE 02 DAY OF JANUARY 2025.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

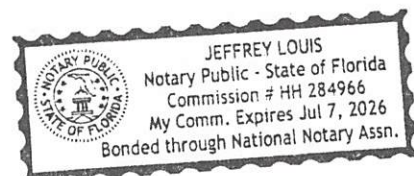
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 02 day of Jan, 2025, by Joseline Ramirez as Code Compliance Officer for the
Town of Pembroke Park.

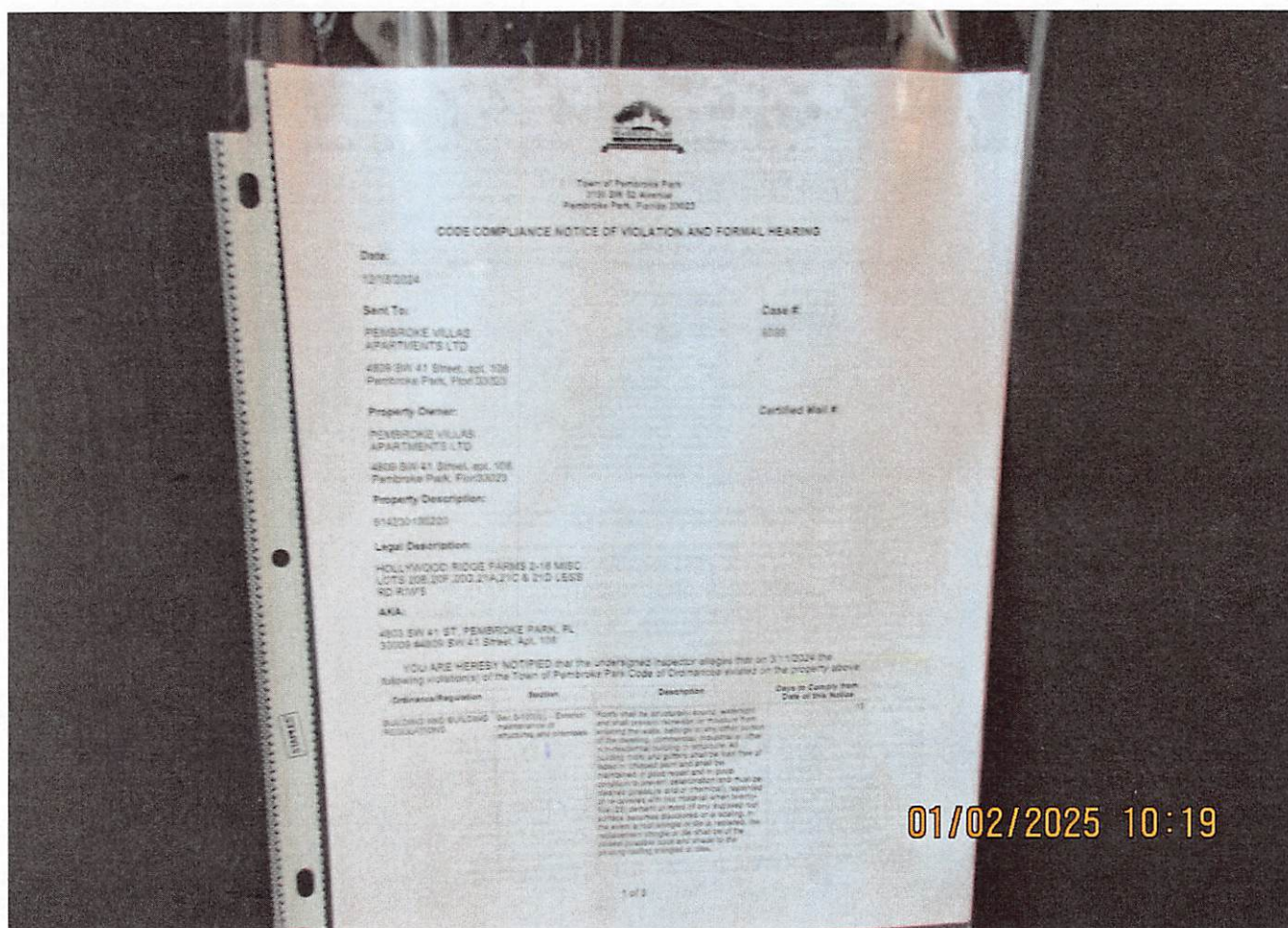

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



9399



9589 0710 5270 1814 1908 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE VILLAS APTS LTD

LEWIS V SWEZY

~~NO.~~ NO. 9399 Fort

7735 NW 146TH STREET STE 306

MIAMI LAKES, FL 33016

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail OnlyFor delivery information, visit our website at www.usps.com®.

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4

PEMBROKE VILLAS APTS LTD

~~NO.~~ NO. 9399 Fort

4809 SW 41 ST APT 108

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, *if front of mailpiece permits.*

1. Article Address

PEMBROKE VILLAS APTS LTD
LEWIS V SWEZY
~~NO.~~ NO. 9399 Fort
7735 NW 146TH STREET STE 306
MIAMI LAKES, FL 33016



9590 9402 9016 4122 6501 38

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 47

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
(00)

Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

9399

Petitioner,

vs.

PEMBROKE VILLAS
APARTMENTS LTD
4803 SW 41 ST, PEMBROKE PARK, FL
33009 #4809 SW 41 Street, Apt. 108

Respondent(s)

On 11/7/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE VILLAS APARTMENTS LTD
Address:	4809 SW 41 Street, apt. 108 Pembroke Park, Flori33023
Folio:	514230130220
Site Address:	4803 SW 41 ST, PEMBROKE PARK, FL 33009 #4809 SW 41 Street, Apt. 108
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/7/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/7/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/7/2024

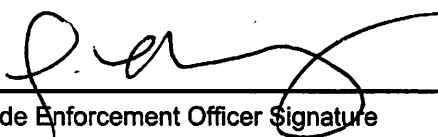
Notes/Mean of Correction:

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Removed mold like substance and provide a mold remediation report. Not corrected.
2. A/C unit is not operating. Maintenance unit as required by a licensed a/c contractor. Permit #24367017-0 complete.
3. Water heater installed without a permit. Obtain plans for permit and inspections. Not corrected.

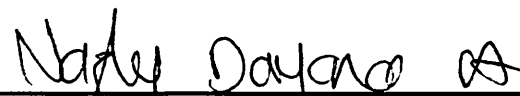
Further, Affiant sayeth naught

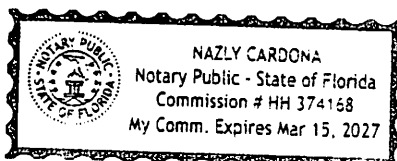
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

11/08/2024 ZIP 33023
043M30245597

US POSTAGE

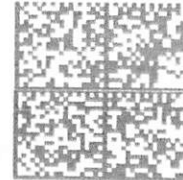
ANOC
9399

Pembroke Villas Apartments LTD
4803 Sw 41st st
Pembroke Park, FL 33009



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.69⁰

11/08/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC
9399

Sent To:

PEMBROKE VILLAS
APARTMENTS LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁹

11/08/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC
9399

Pembroke Villas Apartments LTD
Lewis V Swazy
7735 NW 146th St
306
Miami Lakes, FL 33016



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PEMBROKE VILLAS APARTMENTS
LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

9399

Date:

03/11/2024

Property Owner:

PEMBROKE VILLAS APARTMENTS
LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori33023

Property Description:

514230130220

Certified Mail #:**Legal Description:**

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/11/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty- five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	15
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.	15
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	(Ord. No. 13-09-01, § 2, 9-11-13) The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

Notes/Mean of Correction:

1. Mold like substance infestation in unit, mold like substance on furniture, ceiling, tenant personal belongings. Remove mold like substance and provide a mold remediation report. This is a health and sanitation violation.
2. A/C unit is not operating. Maintenance interior and exterior unit as required by a licensed a/c contractor.
3. Water heater installed without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

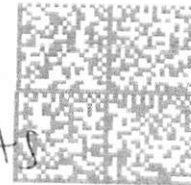

Joseline Ramirez
Chief Code Compliance Officer



Finance Department

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.64⁰

03/13/2024 ZIP 33023

043M30245597

US POSTAGE

Pembroke villas Apartments
ltd

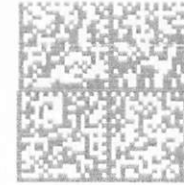
Nov #9399.

4803 SW 41 st.

Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/13/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

PEMBROKE VILLAS APARTMENTS
LTD

4809 SW 41 Street, apt. 108
Pembroke Park, Flori 33023

Case #:

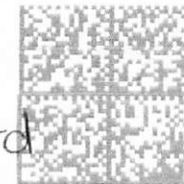
9399



Finance Department

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁰
03/13/2024 ZIP 33023
043M30245597

US POSTAGE

Suezy, Lewis V
Pembroke villas Apartments Ltd

Nov #9399.

7735 NW 146 St #306.

Miami Lakes, FL 33016.



Site Address	4803 SW 41 STREET, PEMBROKE PARK FL 33009	ID #	5142 30 13 0220
Property Owner	PEMBROKE VILLAS APARTMENTS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03-03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS 20B,20F,20G,21A,21C & 21D LESS RD R/W'S		

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*	\$926,190	\$14,210,750	\$15,136,940	\$7,568,830	
2023	\$926,190	\$14,210,750	\$15,136,940	\$6,880,760	
2022	\$926,190	\$14,210,750	\$15,136,940	\$6,255,240	

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$15,136,940	\$15,136,940	\$15,136,940	\$15,136,940
Portability	0	0	0	0
Assessed/SOH	\$7,568,830	\$15,136,940	\$7,568,830	\$7,568,830
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 36-26	\$7,568,830	\$15,136,940	\$7,568,830	\$7,568,830
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/7/2001	DRR	\$100	31578 / 654	\$2.00	463,094	SF
10/2/2000	WD	\$595,000	30909 / 449			
3/15/1996	WD	\$245,000	24617 / 608			
6/12/1985	WD	\$100	12621 / 411			
				Adj. Bldg. S.F. (Card, Sketch)		158683
				Units		180
				Eff./Act. Year Built: 2004/2003		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
180								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number	A99000000760
FEI/EIN Number	65-0983522
Date Filed	05/11/1999
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	09/22/2017
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330



quadiënt

FIRST-CLASS MAIL

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\$000.69⁹

11/08/2024 ZIP 33023
043M30245597

US POSTAGE

ANOC
9399

Pembroke Villas Apartments LTD
4803 SW 41st St
Pembroke Park, FL 33009

ZA

NOV 20 2024

IA K1: 9333189925

IA

33023-25533

NIXIE

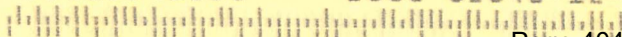
331 DE 1

0811/17/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2006-02048-12-45



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®



9589 0710 5270 1814 1908 23



quadiant

CORRECTION

IMI

\$009.64⁹

12/20/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE VILLAS APTS LTD

~~NO.~~ NO. 9399 *For*

4809 SW 41 ST APT 108

PEMBROKE PARK, FL 33023

JAN 21 2025

L & N

12-23-24

NIXIE

331 FE 1

0001/16/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

33023541350

33023>5413

BC: 33023541350

*0506-09028-21-02

ON THE RETURN ADDRESS FOR MAIL TO THE RIGHT
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE VILLAS APTS LTD
~~NO~~ NO. 9399 Fort
4809 SW 41 ST APT 108
PEMBROKE PARK, FL 33023



9590 9402 9016 4122 6512 96

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

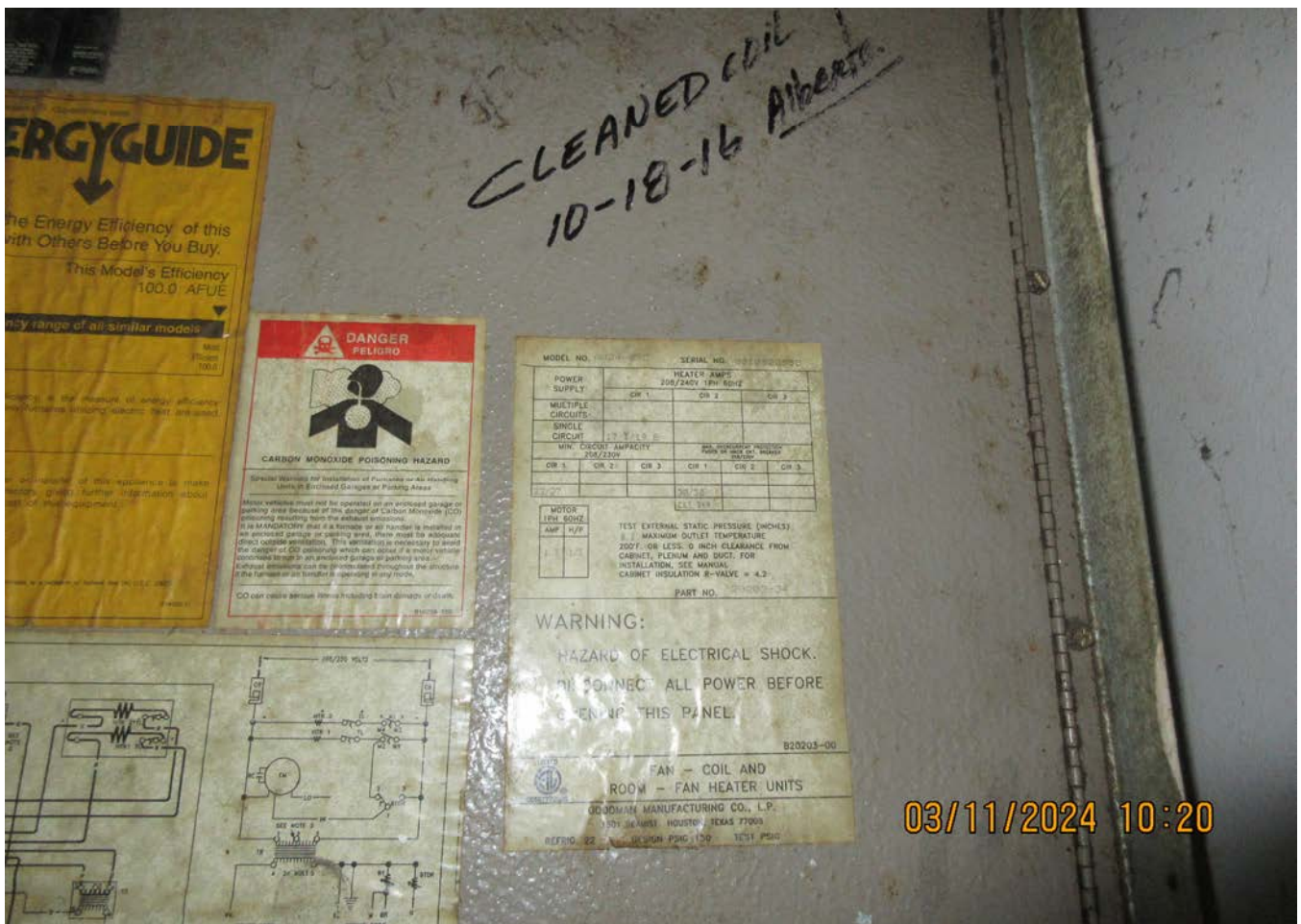
- D. Is delivery address different from item 1?** ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

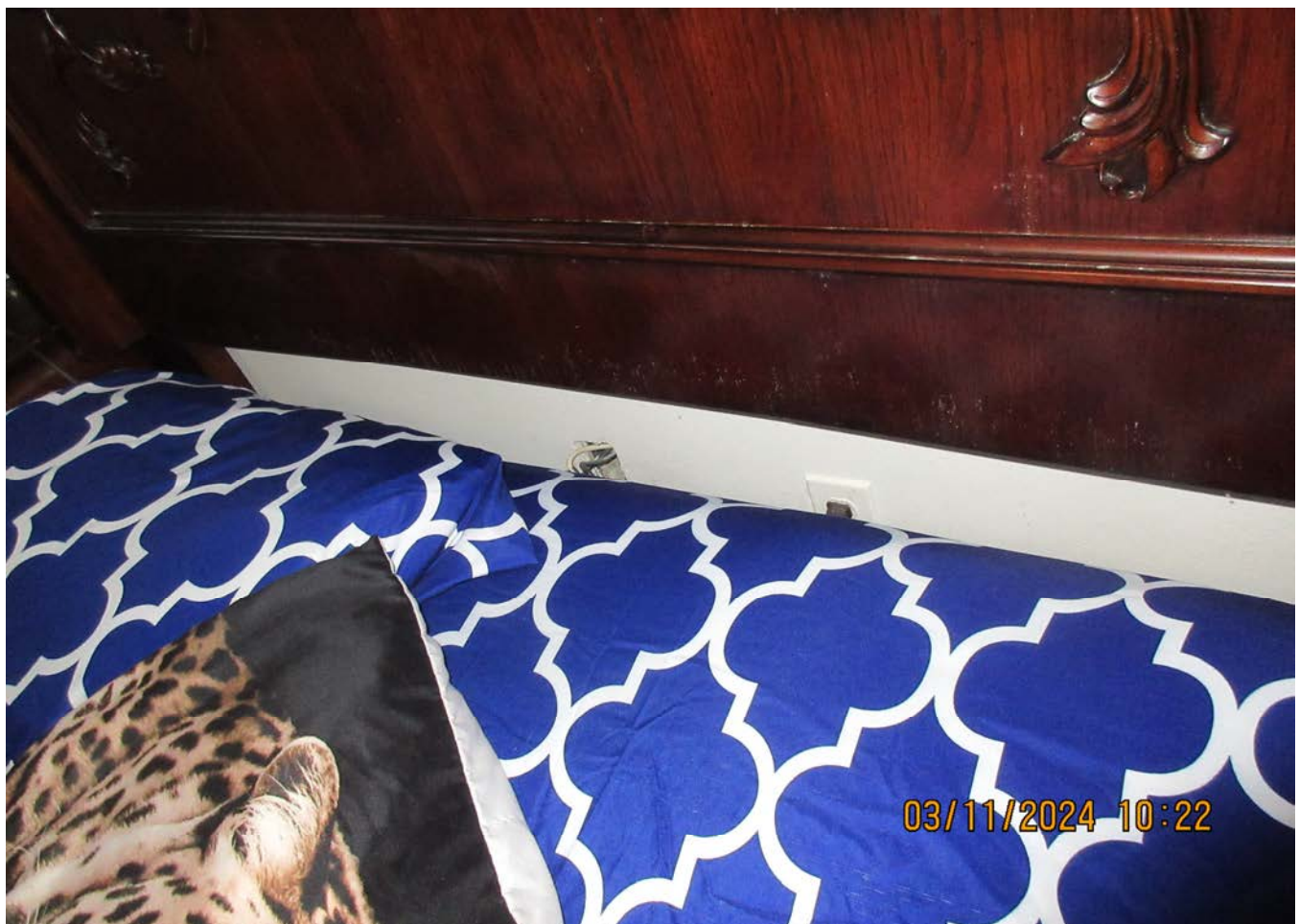
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Mail
Mail Restricted Delivery
(0)











03/11/2024 10:22



03/11/2024 10:22









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	7/15/2026
--------------------	------	---------------	------	-----------------------------	-----------

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
6/10/2026		Affidavit of Compliance	Hand
6/29/2026	7/15/2026	Notice of Formal Hearing - Dismissal	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/15/2026

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		\$68,400.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$68,500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
7/15/2024	Credit	\$103.00
	Total Payments	\$103.00
	Fees Outstanding	\$68,397.00

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 DISMISS

Sent To:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #:

8135

Date:

06/29/2026

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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Dismiss on the **15th day of July, 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

Sent To:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #:

8135

Date:

6/29/2026 12:00:00 AM

Property Owner:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

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

Mailing Purposes Only

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.

**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 DISMISS

ADDRESS: 148 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: HUMBERTO MESA AT 12:26 PM ON THE 1st DAY OF July 2026.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

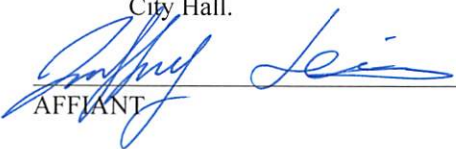
TYPE OF SERVICE

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

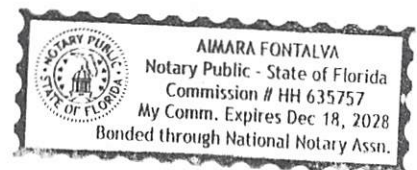
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

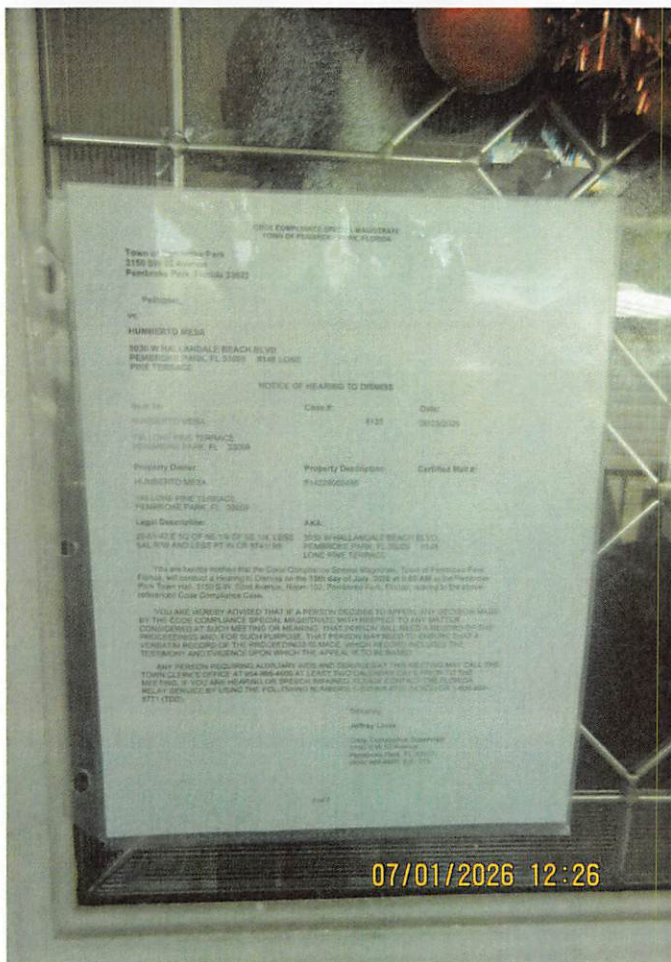
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 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 _____



Case 8135

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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 Fees
\$

Sent To
Parker Lane Pine West LLC RE: Humberto Mesa
Street and Apt. No., or PO Box No.
3030 W. Hallandale Beach Blvd HD
City, State, ZIP+4®
Pembroke Park, FL 33009 8135
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fees
\$

Sent To
Humberto Mesa
Street and Apt. No., or PO Box No.
148 Lane Pine Terrace HD
City, State, ZIP+4®
Pembroke Park, FL 33009 8135
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fees
\$

Sent To
Parker Lane Pine West LLC RE: Humberto Mesa
Street and Apt. No., or PO Box No.
8800 N. Bronx Ave 2nd FL HD
City, State, ZIP+4®
Skokie, IL 60077 8135
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fees
\$

Sent To
Parker Lane Pine West LLC
Corporation Service Company RE: Humberto Mesa
Street and Apt. No., or PO Box No.
1201 Hays Street HD
City, State, ZIP+4®
Tallahassee, FL 32301 8135
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



* Case to be dismissed for July 15 2026 *

* Order is voided *

- Aimara Fontalva, Code Compliance Clerk, 06/17/26

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 8135

vs.

HUMBERTO MESA,
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 17th, 2026, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on June 18th, 2024. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 148 LONE PINE TERRACE,
PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: HUMBERTO MESA

VEHICLE IDENTIFICATION NO.: FLFLN7BA10077GE

TITLE NO.: 64013546

1. The Special Magistrate entered a Final Order on June 18th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 18th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order on June 18th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$66,200.00** (SIXTY-SIX THOUSAND TWO HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

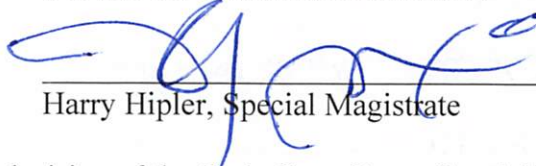
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of June 2026.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

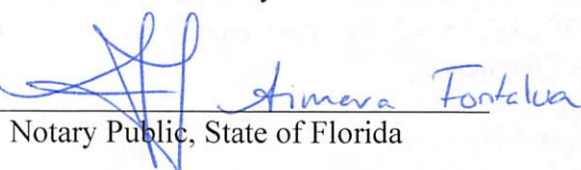
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

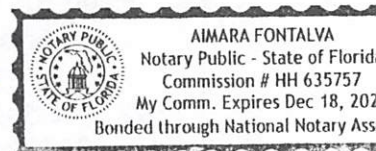
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

June 17, 2026.


Notary Public, State of Florida

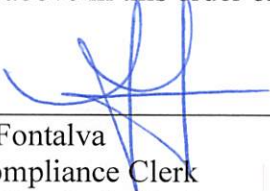


Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 17 day of June, 2026.



Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 3205 4434 84

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Parker Lane Air West LLC
 Street and Apt. No., or PO Box No.
 8800 N Bronx Ave 2nd FL SOCL
 City, State, ZIP+4® Skokie, IL 60077 8135 8154

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HALLANDALE FL
 JUN 17 2026
 USPS 33009

9589 0710 5270 3205 4434 46

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Corporation Service Company
 Street and Apt. No., or PO Box No.
 1201 Hays Street SOCL
 City, State, ZIP+4® Tallahassee, FL 32301 8135 8154

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HALLANDALE FL
 JUN 17 2026
 USPS 33009

9589 0710 5270 3205 4435 69

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Humberto Mesa
 Street and Apt. No., or PO Box No.
 148 Lone Pine Terrace SOCL
 City, State, ZIP+4® Pembroke Park, FL 33009 8135

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HALLANDALE FL
 JUN 17 2026
 USPS 33009

148 LONE PINE TERRACE (A/C)

Complete

Status Permit Issued ☒
Job Type Residential A.C. Changeouts
Master Process # 1003607
Permit # 24370722-0
Plan Review 6/20/2024 11:01:54 AM
Permit Issued 7/15/2024 1:33:11 PM
Permit Expired
Permit Complete



Overrides 7

Inspections

New Inspection

Inspection Requirements

▼	T...	▼	D...	▼	I...	▼	A...	▼	S...	▼	C...	▼	Remote
3...	(MEC) - Conde... Lines		7/15/2...		7/16/2... Aftern...		Gonzalo Corcuera		Passed		(805180) Fahren... A/C Inc		View Delete
3...	(MEC) - Rough Duct Insulati...		7/15/2...		7/16/2... Aftern...		Gonzalo Corcuera		Passed		(805180) Fahren... A/C Inc		View Delete
3...	(MEC) - Final Mecha...		7/15/2...		7/16/2... Aftern...		Gonzalo Corcuera		Passed		(805180) Fahren... A/C Inc		View Delete



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 #:
8135

Petitioner,

vs.

HUMBERTO MESA

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 LONE
PINE TERRACE

Respondent(s)

On 6/10/2026 I SAJAN KURIAN 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: 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: 6/10/2026
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: 6/10/2026

Notes/Mean of Correction:

Permit inspection passed complete

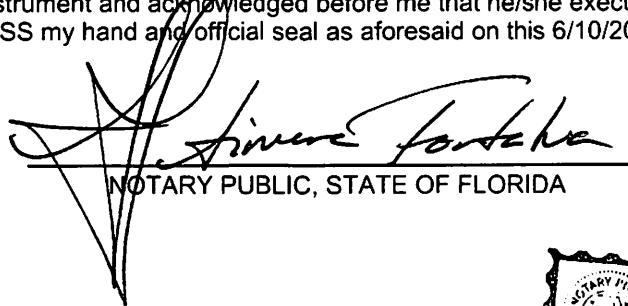
Further, Affiant sayeth naught

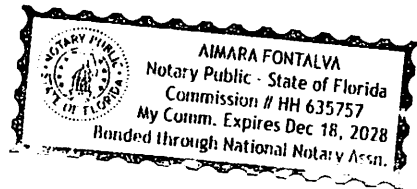
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/10/2026


NOTARY PUBLIC, STATE OF FLORIDA



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
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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

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
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	8135	06/05/2026
148 LONE PINE TERRACE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
HUMBERTO MESA	514229000480	
148 LONE PINE TERRACE 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 #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.

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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.

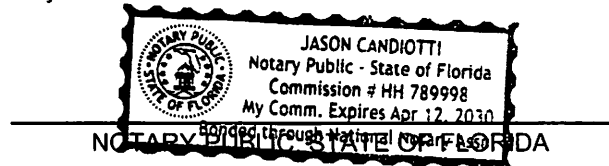
Further, Affiant sayeth naught

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

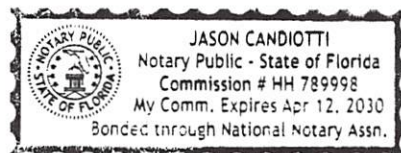
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

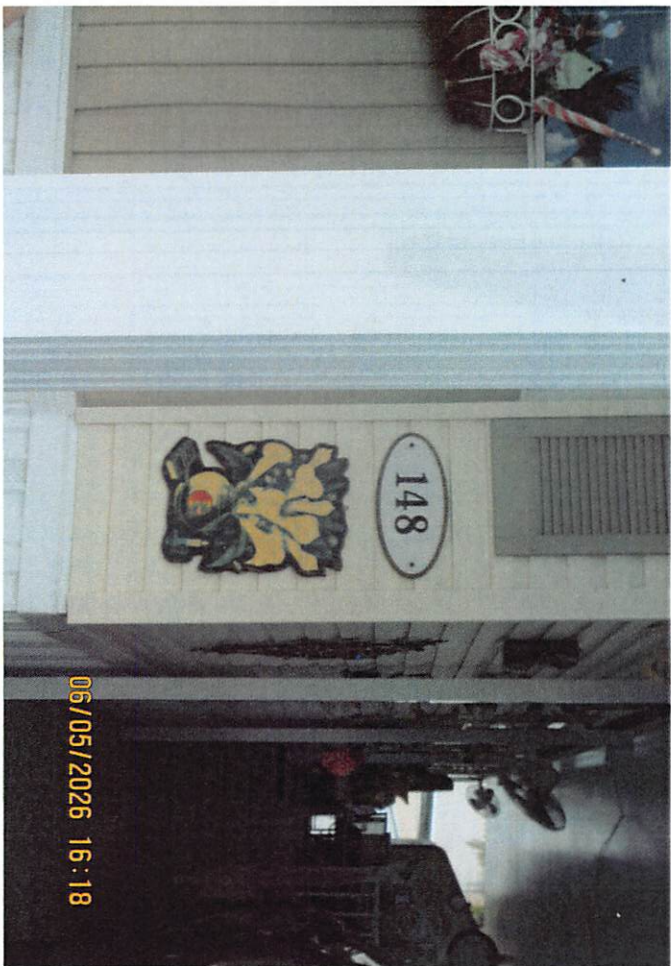
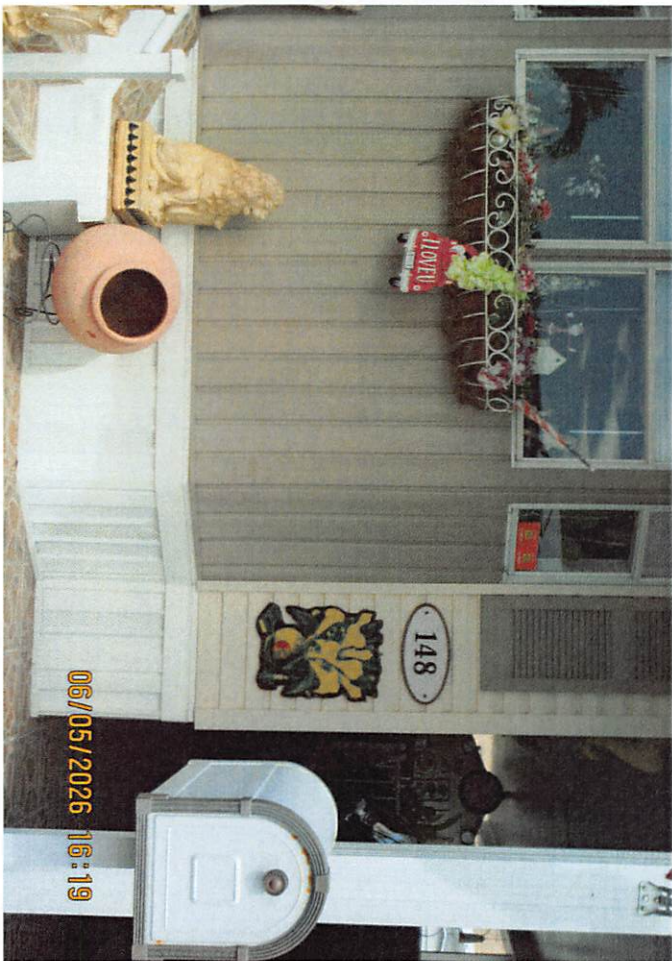
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____



9589 0710 5270 3205 4413 54

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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)

- ☐ 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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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

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
RE: PARKER LONE PINE WEST LLC
HCF NO. 8154 AND 8135
121 HAYS STREET



9590 9402 9175 4225 2432 39

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4413 54

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Dennis Rati

☐ Agent

☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 29 2026

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
0)

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 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

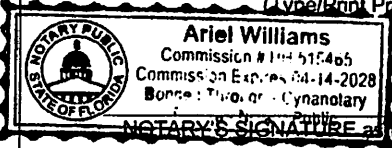
BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

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. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

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. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X <u>Humberto MESA</u> Signature of Property Owner or Agent (Including Contractor) STATE OF FLORIDA COUNTY OF <u>BROWARD</u> Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or _____ online notarization, this <u>17</u> day of <u>JUNE</u>, 20<u>24</u> by <u>HUMBERTO MESA</u> (Type/Print Property Owner or Agent Name)  Ariel Williams Commission #114515465 Commission Expires 04-14-2028 Bonded Through Cynanotary Public NOTARY'S SIGNATURE as to Owner or Agent's Signature Notary Name <u>ARIEL WILLIAMS</u> (Print, Type or Stamp Notary's Name) Personally Known _____ Produced Identification ☒ Type of Identification Produced <u>M200-320-65-180-C</u> <u>FL DL</u>	X <u>[Signature]</u> Signature of Qualifier STATE OF FLORIDA COUNTY OF <u>BROWARD</u> Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or _____ online notarization, this <u>14</u> day of <u>JUNE</u>, 20<u>24</u> by <u>OLBRY AMBROISE</u> (Type/Print Qualifier or Agent Name)  Ariel Williams Commission #114515465 Commission Expires 04-14-2028 Bonded Through Cynanotary Public NOTARY'S SIGNATURE as to Qualifier or Agent's Signature Notary Name <u>ARIEL WILLIAMS</u> (Print, Type or Stamp Notary's Name) Personally Known ☒ Produced Identification _____ Type of Identification Produced _____
---	---

APPROVED BY: _____ Permit Officer Issue Date: _____ Code in Effect: _____
FOR OFFICE USE ONLY FOR OFFICE USE ONLY 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: _____

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

Property Owner: Humberto Mesa Phone: 954 805 6131 Email: humberto.mesa53@yahoo.com

Owner's Address: 148 LONE PINE TERR City: HALLANDALE BEACH State: FL Zip: 33009

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: Olby Ambrose ☐ Owner-Builder License Number: CAC1816458

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

<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	8/17/2024		\$100.00	0	\$0.00
Admin Fixed	6/18/2024		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 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 X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 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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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Insurance
\$ **8.69**

Sent To
PARKER LONE PINE WEST LLC
FO #8135, #8154
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

48 6626 509T 0225 0120 6956

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Insurance
\$ **8.69**

Sent To
CORPORATION SERVICE COMPANY
FO #8135, #8154
1201 HAYS STREET,
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Insurance
\$ **8.69**

Sent To
PARKER LONE PINE WEST LLC
FO #8135, #8154
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

48 6626 509T 0225 0120 6956

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)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Insurance
\$ **8.69**

Sent To
HUMBERTO MESA
FO #8135, #8154
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

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

☐ Agent☐ Addressee

B. Received by (Printed Name)

Cheena 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
Mail Restricted Delivery (00)

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
Mail Restricted Delivery (00)

Domestic Return Receipt

Identification Number	Year	Make	Body	WT-L-DRP	Vessel Reg. No.	Title Number
FLFLN78E100770E	1982	GLEN	HS	48'		84013548

Registered Owner: **HUMBERTO MESA**
148 LONE PINE TER
HALLANDALE FL 33008-8084

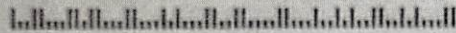
Date of Lien: 12/10/2020

Use Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

- IMPORTANT INFORMATION**
- 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.
 - Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
 - Remove your license plate from the vehicle.
 - 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/titler.html>

Mail To:

HUMBERTO MESA
148 LONE PINE TER
HALLANDALE FL 33008-8084



CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-DRP	Vessel Reg. No.	Title Number
FLFLN78E100770E	1982	GLEN	HS	48'		84013548
Prev State	Color	Primary Brand	Secondary Brand	No of Brand	Use	Prev Issue Date
FL	UNK				PRIVATE	12/20/2013
Odometer Status or Vessel Manufacturer or Oil 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

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number

143801259

Verry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal motor law requires that the seller state the vehicle, purchaser's name, 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 owner vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name

Address

Seller Must Enter Date Sold

and I hereby certify that to the best of my knowledge the information provided is true.

I, the undersigned, do hereby certify that the information provided is true.

I, the undersigned, do hereby certify that the information provided is true.

I, the undersigned, do hereby certify that the information provided is true.

I, the undersigned, do hereby certify that the information provided is true.

UNDER PENALTY OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED ARE TRUE.

CO-SIGNER Must

Sign Here

Print Name

For Use

TALLAHASSEE

Lakeshore Management

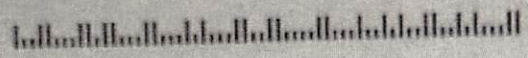
June 5, 2024 4:24 PM

STATE OF FLORIDA

HALLANDALE FL 33009

Mail To:

HUMBERTO MESA
148 LONE PINE TER
HALLANDALE FL 33009-8064



IMPORTANT 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 items required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.flhsmv.gov/titleretail.html>

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT/L-DRP	Vessel Reg. No.	Title Number	Class (Release)
FLFLN78A1007705	1992	GLEN	HS	48'		54013545	Interest in the described vehicle is hereby released
Dist. State	Color	Primary Brand	Secondary Brand	No. of Brands	Use	Prev Issue Date	By
FL	UNK				PRIVATE	12/20/2013	Title
Odometer (State or Vessel Manufacturer or OH use)				Hull Material	Prop	Date of Issue	Date
						12/10/2020	

Registered Owner

HUMBERTO MESA
148 LONE PINE TER
HALLANDALE FL 33009-8064

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number

149601258

Terry L. Rhoads
Terry L. Rhoads
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 state the vehicle, purchaser's name, selling price and date of a transaction with the vehicle 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 vehicle is hereby transferred to:

Seller Must Enter Purchaser's Name

Seller Must Enter Selling Price

I/we state that the ☐ is ☐ a gift otherwise as stated ☐ (x) for stated sales, date read

☐ vehicle ACTUAL MILEAGE

☐ IN EXCESS OF TEN THOUSAND MILES

☐ I DON'T KNOW ACTUAL MILEAGE

Seller Must Sign (Date)

and I hereby certify that to the best of my knowledge the odometer reading:

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE

SELLER'S SIGNATURE

DATE

DATE

Selling Dealer's License Number

Printed Name

Car No.

License Number

Printed Name

VEHICLE MAKE

VEHICLE MAKE

Lakeshore Management

June 5, 2024 4:32 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.

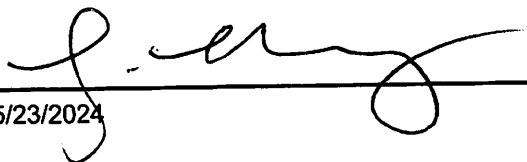
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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

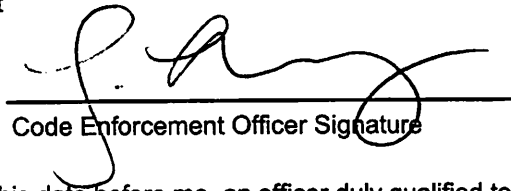
Notes/Mean of Correction:

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

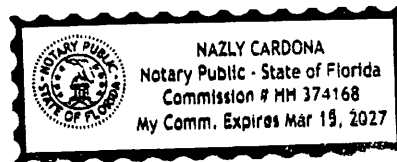
STATE OF FLORIDA

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

A F F I D A V I T O F S E R V I C E

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.

T Y P E O F S E R V I C E

() INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



AFFIANT

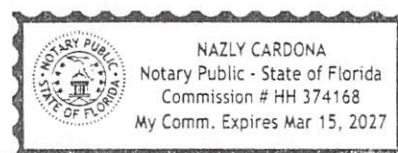
STATE OF FLORIDA
COUNTY OF BROWARD

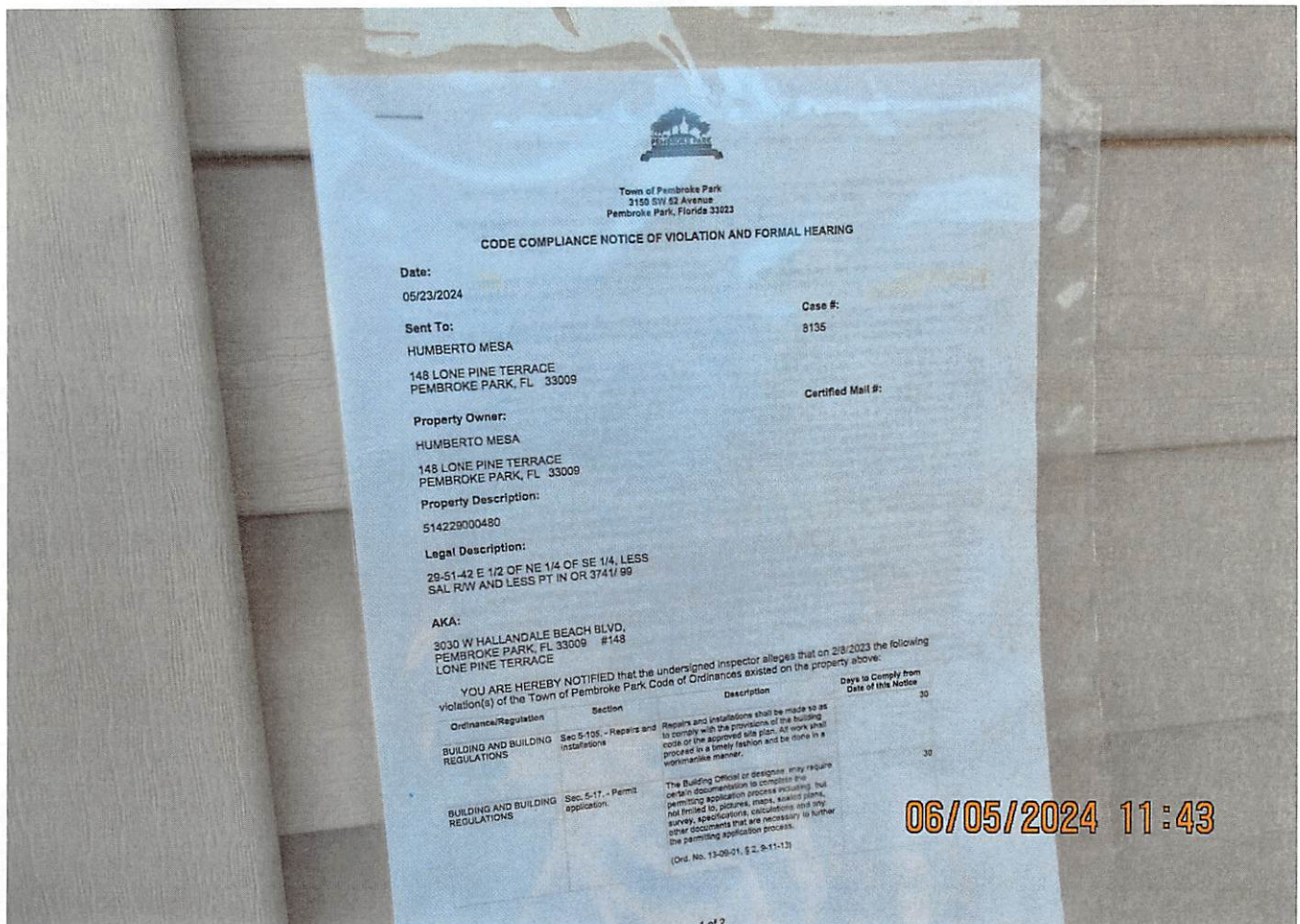
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.

Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





9589 0710 5270 1605 9268 84

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
\$

Sent To
CORPORATION SERVICE COMPANY
NOH #8135, #8154
1201 HAYS STREET
TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, Jan 2013 PSN 7530-02-000-9047 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
\$

Sent To
PARKER LONE PINE WEST LLC
NOH #8135, #8154
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, Jan 2013 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 1605 9268 21

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
\$

Sent To
PARKER LONE PINE WEST LLC
NOH #8135, #8154
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

City, State, ZIP+4®

PS Form 3800, Jan 2013 PSN 7530-02-000-9047 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
\$

Sent To
HUMBERTO MESA
NOH #8135
148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Jan 2013 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8135, #8154 1201 HAYS STREET TALLAHASSEE, FL 32301	B. Received by (Printed Name) Sheena Black
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 84	C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 8582 3244 8666 26	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 Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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:

PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 8800 N BRONX AVE 2ND FL
 SKOKIE IL 60077



9590 9402 8582 3244 8666 40

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9269 21

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jan Rudnit*☐ Agent☐ Addressee

B. Received by (Printed Name)

Jan Rudnit

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

Mail

Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
 NOH #8135, #8154
 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009



9590 9402 8582 3244 8666 33

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9268 91

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/20/24

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

Mail

Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HUMBERTO MESA
 NOH #8135
 148 LONE PINE TERRACE
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8674 87

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9268 60

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

5/20/24

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

Mail

Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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/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.
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.

A handwritten signature in black ink, appearing to read 'J. Ramirez', with a stylized flourish at the end.

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

02/09/2023

US POSTAGE

FIRST-CLASS MAIL

\$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 \$000.60⁰



ZIP 33023
011D10656696

Sent To:

HUMBERTO MESA

148 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Case #:

8135

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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FIRST CLASS MAIL

02/08/2023

US POSTAGE \$000.60⁰



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				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)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



