



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, January 17, 2024

Council Chambers - 3150 SW 52 AVE, PEMBROKE
PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

6 - 10

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Nov 15 2023 - MINUTES](#)

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

5.1. CASE 5552 - ADDED FOR AN EXTENSION OF TIME REQUEST

6. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- 7.1. **CASE 7972** - RAYMOND LEFEBVRE - 4 WEST LAKE DR PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -FIRST OFFENSE
- 11 - 47 7.2. **CASE 8775** - TOMAS FLORENTINO - 79 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103 (a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 8775](#)
- 48 - 71 7.3. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -**FIRST OFFENSE**
[Case Overview 8812](#)
- 72 - 98 7.4. **CASE 8824** - JUNHALLA LLC - 3149 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES. -FIRST OFFENSE
[Case Overview 8824](#)
- 99 - 117 7.5. **CASE 8877** - PEMBROKE PARK WAREHOUSES HOLDING -3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) –15-17 - BUSINESS TAX RECEIPT REQUIRED -**FIRST OFFENSE**
[Case Overview 8877](#)
- 118 - 137 7.6. **CASE 8883** - PARK 31ST CORP - 1983 S PARK RD 4, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED -**FIRST OFFENSE**
[Case Overview 8883](#)
- 138 - 159 7.7. **CASE 8907** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 # 141 - FORMAL HEARING – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22. – APPLICATION; 15-28. – DISPLAY; 15-175. - CERTIFICATE OF USE REQUIREMENTS -**FIRST OFFENSE**
[Case Overview 8907](#)

- 160 - 180 7.8. **CASE 8960** - INFINITY AZURE LLC - 3276 SW 52 AVE PEMBROKE PARK, FL 33023 - FORMAL HEARING – SECTION(s) 12-76. (a) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76. (b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 8960](#)
- 181 - 200 7.9. **CASE 8966** - ZEGCO INC - 1904 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8966](#)
- 201 - 217 7.10. **CASE 8909** - NSP III PEMBROKE PARK DST - 1781 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 – DISPLAY - **FIRST OFFENSE**
[Case Overview 8909](#)

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 218 - 256 8.1. **CASE 6121** - VICTOR JIMENEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 526 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8713](#)

9. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JEAN GUSTIN

- 257 - 337 9.1. **CASE 5927** - MARCELINA SHUR - 123 LONE PINE LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s)- 5-105 - REPAIRS AND INSTALLATIONS - FIRST OFFENSE
[Case Overview 5927](#)
- 338 - 426 9.2. **CASE 5996** - CAROLINA ESTE GUZMAN MARTILLO - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 718 - HEARING TO CONFIRM FINE - SECTION(s)- 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 5996](#)

427 - 507 9.3. **CASE 6047** - PAUL FARRAY - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 523 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

[Case Overview 6047](#)

508 - 570 9.4. **CASE 6131** - HAZEL MCCUMBER - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 813 - HEARING TO CONFIRM FINE - SECTION(s)5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT; SEC. 12-48. - OUTDOOR STORAGE PROHIBITED - FIRST OFFENSE

[Case Overview 6131](#)

10. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

571 - 623 10.1. **CASE 8678** - IRENE DEL CARMEN MARTINEZ - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 611 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

[Case Overview 8678](#)

10.2. **CASE 8713** - GILDA GRACIELA NIEVA - 121 DAVID DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) - 5-103(C) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

624 - 677 10.3. **CASE 5552** - MARIA G ORTEGA/GREEN ACRES PEMBROKE MHC LLC - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

[Case Overview 5552](#)

11. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

678 - 726 11.1. **Case 9150** - 3192-4 W HALLANDALE LLC %MGMT OFFICE - 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 - SECTION(s) 3-6 - NOISE RESTRICTION IN ESTABLISHMENTS; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

[Case Overview 9150](#)

12. ADJOURNMENT

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE, BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, November 15, 2023

Council Chambers

3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. **CALL TO ORDER: 9:03 A.M.**

2. **SPECIAL MAGISTRATE OPENING STATEMENT**

3. **ROLL CALL:**

SPECIAL MAGISTRATE: Andre Mckenney.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

BUILDING CLERK: Marycari Paz.

CODE COMPLIANCE CLERK: Nazly Cardona.

INTERIM TOWN ATTORNEY: Brian Sherman.

4. **ADOPTION OF MINUTES**

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4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Oct 18 2023 - Minutes](#)

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

- Case #8516 – Removed, complied 11/15/2023.

6. **PUBLIC HEARING**

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 7.1. **CASE 6655** - JONATHAN ROGER SILVERIO - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909 - FORMAL HEARING - SECTION(s) 5-103(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 27-33 - MAINTENANCE - **FIRST OFFENSE** [Case Overview 6655](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Roger Silverio. - Yan Yey.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	01/14/2024.

- # - # 7.2. **CASE 7005** - ERNESTO REYES ROJAS - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 7005](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Lidia Chavez. - Edilsar Castillo.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	02/13/2024.

- # - # 7.3. **CASE 7273** - SOUTH PARK 33009 LLC - 2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURE OF PREMISES; SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE - **FIRST OFFENSE** [Case Overview 7273](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Erez Skolnik.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	01/14/2024.

- # - # 7.4. **CASE 8516** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #300 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 8516](#)

Respondent or Representative	Final Order Issued
- Absent.	Complied 11/15/2023.

- # - # 7.5. **CASE 8943** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 22-27 - USE OF CERTAIN GRASS SPECIE; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE** [Case Overview 8943](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	15 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	11/30/2023.

- # - # 7.6. **CASE 8969** - ELEANOR NYE - 213 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** [Case Overview 8969](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	15 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/30/2023.

- # - # 7.7. **CASE 8977** - COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 - 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 5-202 - PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE OF SHRUBS, HEDGES, ROCK SUBSTANCE, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 27-33 - MAINTENANCE - **REPEAT OFFENSE** [Case Overview 8977](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Absent.	15 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	11/30/2023.

8. HEARING TO ABATE FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 8.1. **CASE 5526** - DOYON, MAURICE - 4854 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 5526](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Nathalie Poulin. - Francois Macleilan	Fine Abated to \$3,000.00 Payable in 30 Days or Reverts to \$36,500.00.	12/15/2023.

9. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 9.1. **CASE 7193** - RHAYCOM LLC - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7193](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$37,700.00.

- # - # 9.2. **CASE 7284** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800 - FORMAL HEARING SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
[Case Overview 7284](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Janel Iglesias.	Confirmed Fine of \$30,600.00.

10. HEARING TO EXTEND TIME - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 10.1. **CASE 8980** - INFINITY AZURE LLC - 3214 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 8980](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
- Mariah Cruz.	60 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	01/14/2024.

11. ADJOURNMENT: 10:16 A.M.

IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE, BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Corrine Carcamo	79 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 79

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 #	8775	Date Next Inspection	11/28/2023
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Notes

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.
2. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
3. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
4. Installed electrical cameras 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.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/25/2023		Notice of Violation	Regular Mail
11/28/2023		Affidavit of Non-Compliance	Certified Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	11/28/2023

Case Overview

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: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/28/2023
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 11/28/2023
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: 11/28/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with 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 or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	11/28/2023

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CORRINE CARCAMO	)	CASE NO. 8775
Respondent	)	

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

TO BE SERVED: CORRINE CARCAMO / TOMAS FLORENTINO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 79 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: CORRINE CARCAMO / TOMAS FLORENTINO AT 02:53 P.M. ON THE 04 DAY OF DECEMBER 2023.

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

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

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

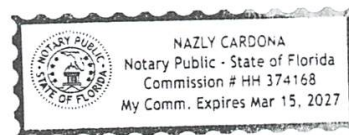

AFFIANT

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 Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Dec 4, 2023 at 2:53:03 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/28/2023

Sent To:

Corrine Carcamo

79 W LAKE DRIVE

PEMBROKE PARK, FL 33009

Case #:

8775

Property Owner:

Corrine Carcamo

79 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 #Lot 79

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/25/2023 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	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 5-105. - 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. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	30

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

30

(Ord. No. 12-06-01, § 1, 6-13-12)

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with 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 or adjacent property, is hereby prohibited and declared to be a public nuisance.

30

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.
 2. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
 3. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
 4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

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

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

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

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

Jean Gustin



11/28/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8775

Petitioner,

vs.

Corrine Carcamo
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 79
Respondent(s)

On 11/28/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Corrine Carcamo
Address:	79 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 79
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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/28/2023
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 11/28/2023
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: 11/28/2023

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth deemed
public nuisance

The existence of excessive accumulation or
untended growth of weeds, grasses, undergrowth
or other dead or living plant life upon any lot, tract
or parcel of land, improved or unimproved, with one
hundred (100) feet of any improved property with
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 or adjacent property, is hereby
prohibited and declared to be a public nuisance.
(Ord. No. 81-10-3, § 1, 10-28-81) Cross reference -
Vegetation, Ch. 27.

11/28/2023

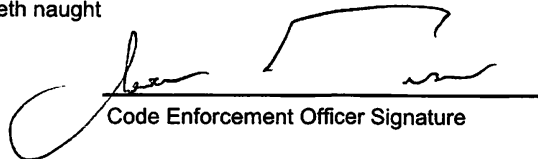
Notes/Mean of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Corrected
 2. Outdoor storage at premise, remove miscellaneous items and store inside. Not Corrected.
 3. Property has blight damage to the vinyl siding. Not Corrected.
 4. Installed electrical cameras without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

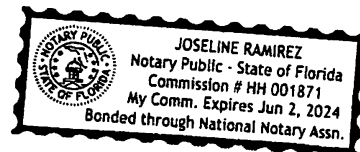
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Corrine Carcamo
79 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8775

Date:

07/25/2023

Property Owner:

Corrine Carcamo
79 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 #Lot 79

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/25/2023 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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	(Ord. No. 13-09-01, § 2, 9-11-13) Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00).	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 83-8-1, § 6, 8-17-83) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.	30
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	(Ord. No. 12-06-01, § 1, 6-13-12) The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with 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 or adjacent property, is hereby prohibited and declared to be a public nuisance.	30
		(Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	

Notes/Mean of Correction:

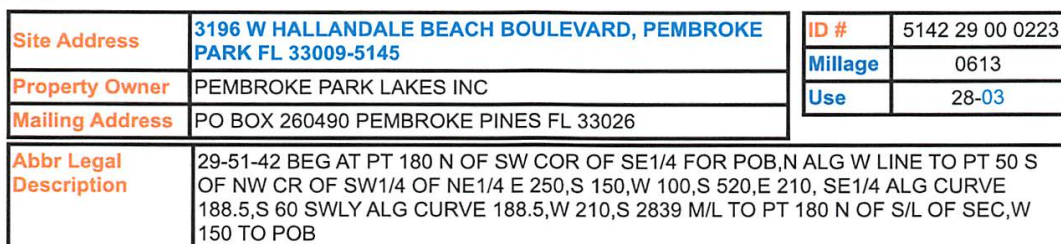
1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation.
2. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
3. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to be 'Jean Gustin', with a large, stylized initial 'J' and a horizontal line extending to the right.



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

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

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

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

TOWN OF PEMBROKE PARK

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

PEMBROKE PARK LAKES
INC.



NOV #8775

PO BOX 260490,
Pembroke Pines, FL 33026.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/26/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

PEMBROKE PARK LAKES INC



NOV #8775

3196 W Hallandale Beach Blvd

Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

07/26/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Eeson, Leigh
Nov #8775.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
07/26/2023 ZIP 33023
043M30245597

US POSTAGE

11201 SW 55th Street, Box 4.
Miramar, FL 33025.

TOWN OF PEMBROKE PARK

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

Corrine Carcano
Nov #8775.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
07/26/2023 ZIP 33023
043M30245597

US POSTAGE

79 W LAKE DRIVE
PEMBROKE PARK, FL 33009.

7022 2410 0001 1497 3762

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To **PEMBROKE PARK LAKES INC**

Street and Apt. No. **NOH #7972, #8775**

City, State, ZIP+4® **3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009**

PS Form 3800, April 2010

7022 2410 0001 1497 3755

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To **PEMBROKE PARK LAKES INC**

Street and Apt. No., c **NOH #7972, #8775**

City, State, ZIP+4® **PO BOX 260490
PEMBROKE PINES FL 33026**

PS Form 3800, April 2010

7022 2410 0001 1497 3748

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To **EESON, LEIGH**

Street and Apt. No. **NOH #7972, #8775**

City, State, ZIP+4® **11201 SW 55TH STREET, BOX 1
MIRAMAR, FL 33025**

PS Form 3800, April 2010

7022 2410 0001 1497 3724

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To **CORRINE CARCAMO**

Street and Apt. No., c **NOH #8775**

City, State, ZIP+4® **3196 W HALLANDALE BEACH BLVD #79,
PEMBROKE PARK, FL 33009**

PS Form 3800, April 2010

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

4 DEC 2023

PM 6 L

7022 2410 0001 1497 3724



Happy Holidays

Quadrant

CORRECTION

\$008.77

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

CORRINE CARCAMO
NOH #8775
3196 W HALLANDALE BEACH BLVD #79,
PEMBROKE PARK, FL 33009

JA

NIXIE

331 DE 1

0012/21/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*1687-00710-21-15

IA
33009-514596
3302354135

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:

CORRINE CARCAMO
 NOH #8775
 3196 W HALLANDALE BEACH BLVD #79,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7724 84

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3724

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

X

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

☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

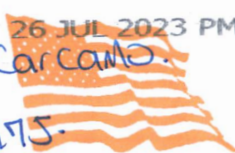
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

26 JUL 2023 PM 5 L

Corrine Carcamo.

NOV # 8775.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

07/26/2023 ZIP 33023
043M30245597

US POSTAGE

79 W LAKE DRIVE

PEMBROKE PARK, FL 33009.

RECEIVED SEP 11 2023

No at this location.
Wrong Place. or A

NIXIE

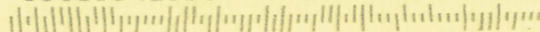
331 DE 1

0009/08/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2506-01558-26-41



.. 9314100094149039

33023541350
33023541350

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

26 JUL 2023 PM 2 L

PEMBROKE PARK LAKES INC

NOV #8775

3196 W Hallandale Beach Blvd

Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

07/26/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

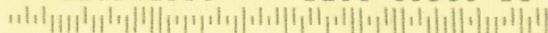
331 DE 1

0010/07/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350

*2106-05500-26-41



1: 93270109411520

33009-5415
33023-5415

1945

1946

1947

1948













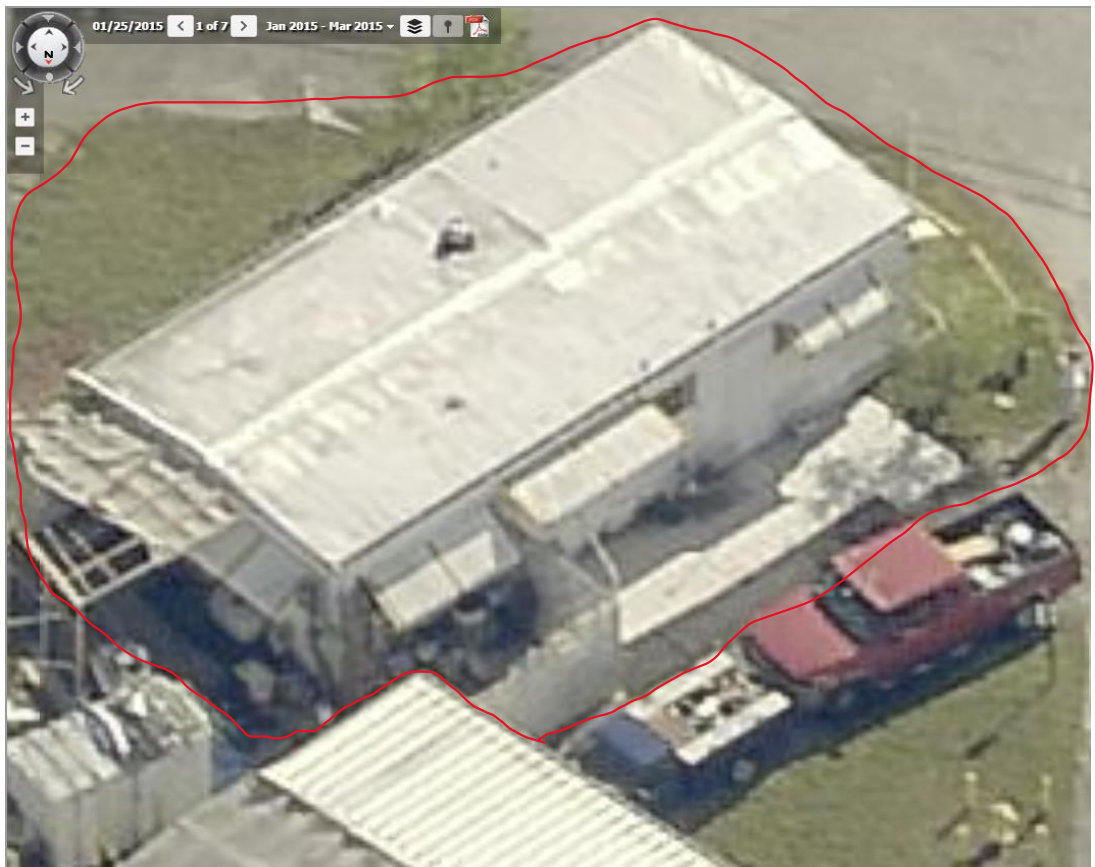


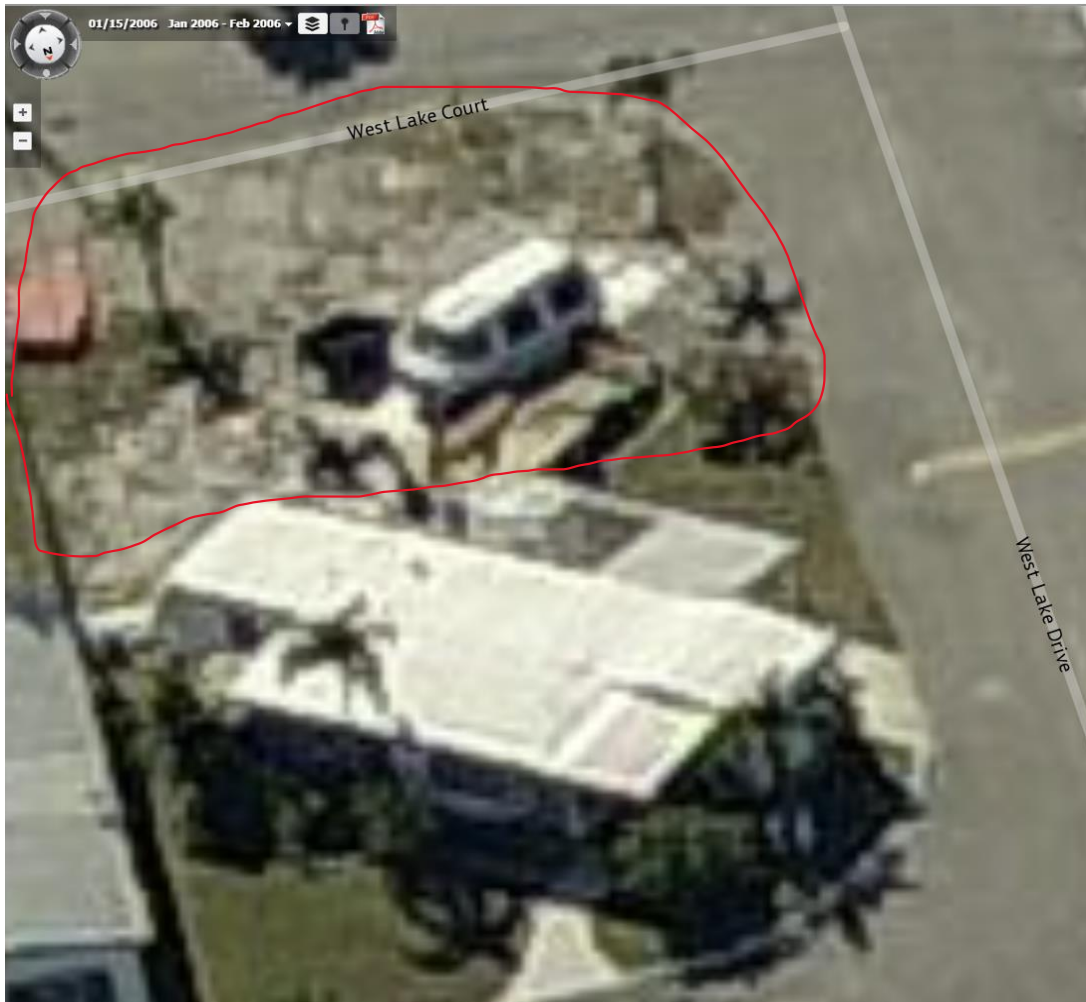












Case Overview

Property/Incident Information

Owner	Address	Site Address
EDWIN R. WENDORFF	139 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #139 Lone Pine Lane

Folio

514229000480

Legal Description

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

Case Status	Open	Case #	8812	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- 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>
8/21/2023		Notice of Violation	Regular Mail
11/28/2023		Affidavit of Non-Compliance	Certified Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024
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: 1/17/2024

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
EDWIN R. WENDORFF	CASE NO. 8812	
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: EDWIN R. WENDORFF

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

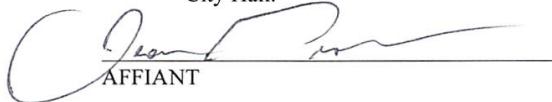
ADDRESS: 139 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: EDWIN R. WENDORFF AT 03:26 P.M. ON THE 04 DAY OF DECEMBER 2023.

(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.

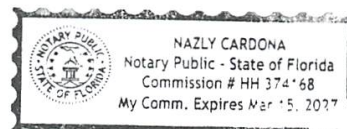

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



A black envelope with a white flap. On the left side, the number '139' is printed in a large, bold, sans-serif font. On the right side, there are two pieces of torn, light-colored paper or tape. The envelope is placed on a light-colored surface.

Page 50 of 726



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/28/2023

Sent To:

Edwin R. Wendorff

139 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8812

Property Owner:

Edwin R. Wendorff

139 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/21/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

(Ord. No. 12-06-01, § 1, 6-13-12)

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

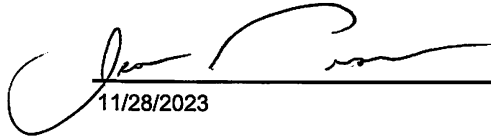
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



11/28/2023

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32385-0500

T# 1830931501

B# 1737710

Identification Number 334662 Year 1970 Make NEWMO Body HS WT-L-BHP 46' Vessel Regis. No. Title Number 4176710

Registered Owner:

EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

Date of Issue 07/05/2023

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

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 the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

Mail To:

EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

CERTIFICATE OF TITLE

Identification Number 334662 Year 1970 Make NEWMO Body HS WT-L-BHP 46' Vessel Regis. No. Title Number 4176710
Prev. State FL Color UNK Primary Brand Secondary Brand No. of Brands 1 Use PRIVATE Prev. Issue Date 06/10/2019
Odometer Status or Vessel Manufacturer or OH use Engine Drive Hull Material Prop Date of Issue 07/05/2023

Registered Owner

EDWIN R WENDORFF
4360 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

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 162732801

1 /10 162732801

David M. Karner

David M. Karner
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, 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 this certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ is or ☐ 6 digit odometer now reads _____ (no dashes) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1: reflects ACTUAL MILEAGE ☐ 2: is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3: is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

CO-SELLER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

CO-PURCHASER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

STATE OF FLORIDA

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 1 / 10

T# 1830936483
B# 1737713

DECAL 21878017

Expires Midnight Sun 12/31/2023

YR/MK 1970/NEWMO BODY HS
VIN 334882
LENGTH 46' LOCATION 10 40

COLOR UNK
TITLE 4176710

Reg. Tax
Init. Reg.
County Fee
Mall Fee
Sales Tax
Voluntary Fees
Grand Total

21.10 Class Code 51
Tax Months 6
3.00 Back Tax Mos
Credit Class
Credit Months
24.10

DL/FEID W636216671700
Date Issued 7/5/2023

EDWIN R WENDORFF
4380 NW 46TH TER
LAUDERDALE LAKES, FL 33319-4680

IMPORTANT INFORMATION

1. Your registration must be updated to your new address within 30 days of moving.
2. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.



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 #:

8812

Petitioner,

vs.

Edwin R. Wendorff
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 11/28/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Edwin R. Wendorff
Address:	139 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
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: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/28/2023
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: 11/28/2023

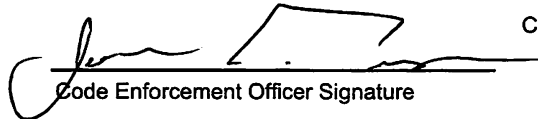
Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
 2. Installed shed without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
 3. Property has blight damage to the mobile home skirt/vent. Not Corrected
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Not Corrected.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

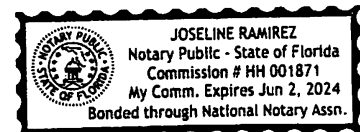
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Edwin R. Wendorff
139 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

8812

Date:

08/21/2023

Property Owner:

Edwin R. Wendorff
139 Lone Pine Lane
Pembroke Park, FL 33009

Property Description:

514229000480

Certified Mail #:**Legal Description:**

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/21/2023 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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Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Property has blight damage to the mobile home skirt/vent. Repair or replace the missing and damaged mobile home skirt/vent
 4. Outdoor storage at premise, remove miscellaneous items and store inside. Outdoor storage prohibited with the exception of patio furniture.
- 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.

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a stylized flourish extending to the right.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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.

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

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520
Portability	0	0	0	0
Assessed/SOH	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

TOWN OF PEMBROKE PARK

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

Corperation Service Company.

Nov #8812.

1201 Hays Street,
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Edwin R. Wendorff

Nov #8812.

139 Lone Pine Lane,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

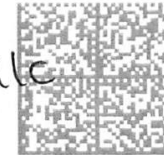
TOWN OF PEMBROKE PARK

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

Parker lone Pine west LLC

Nov #8812.

3800 N Bronx Ave 2nd Floor,
Skokie, IL 60077.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

Parker lone Pine west LLC

Nov #8812.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



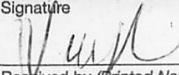
quadiant

FIRST-CLASS MAIL
IMI

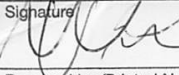
\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

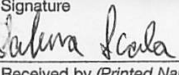
US POSTAGE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8812 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009  9590 9402 7581 2098 7724 08 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3793	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 12/16/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <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> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail 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		☐ Insured Mail		☐ Mail 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																	
☐ Insured Mail																	
☐ Mail Restricted Delivery																	

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: EDWIN R. WENDORFF NOH #8812 139 LONE PINE LANE PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7723 92 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3809	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 12/16/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <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> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail 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		☐ Insured Mail		☐ Mail 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																	
☐ Insured Mail																	
☐ Mail Restricted Delivery																	

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC NOH #8812 8800 N BRONX AVE 2ND FL SKOKIE IL 60077  9590 9402 7581 2098 7724 15 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3786	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 12-08 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%;"> <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> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Mail 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		☐ Insured Mail		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
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☐ 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																	

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

7022 2410 0001 1497 3809

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To **EDWIN R. WENDORFF**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **139 LONE PINE LANE
 PEMBROKE PARK, FL 33009**

PS Form 3800, April 2019 PSN 7530-02-000-9051 See Reverse for Instructions

7022 2410 0001 1497 3793

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To **PARKER LONE PINE WEST LLC**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **3030 W HALLANDALE BEACH BLVD.
 PEMBROKE PARK FL 33009**

PS Form 3800, April 2019 PSN 7530-02-000-9051 See Reverse for Instructions

7022 2410 0001 1497 3779

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
 \$ **8.17**

Total Postage and Fee
 \$

Sent To **CORPORATION SERVICE COMPANY**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **1201 HAYS STREET
 TALLAHASSEE, FL 32301**

PS Form 3800, April 2019 PSN 7530-02-000-9051 See Reverse for Instructions

7022 2410 0001 1497 3786

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To **PARKER LONE PINE WEST LLC**
 Street and Apt. No. **NOH #8812**
 City, State, ZIP+4® **8800 N BRONX AVE 2ND FL
 SKOKIE IL 60077**

PS Form 3800, April 2019 PSN 7530-02-000-9051 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

**CORPORATION SERVICE COMPANY
 NOH #8812
 1201 HAYS STREET
 TALLAHASSEE, FL 32301**



9590 9402 7581 2098 7724 39

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3779

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Caesar Scalia*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)
Caesar Scalia

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

Domestic Return Receipt

Aug 18, 2023 at 9:59:45 AM



Aug 18, 2023 at 9:59:54 AM



Aug 18, 2023 at 10:00:05 AM



Aug 18, 2023 at 10:00:15 AM



Aug 18, 2023 at 10:00:19 AM



Aug 18, 2023 at 10:00:25 AM



Aug 18, 2023 at 10:00:41 AM



Aug 18, 2023 at 10:00:45 AM



Aug 18, 2023 at 10:00:55 AM



Aug 18, 2023 at 10:00:59 AM



Aug 18, 2023 at 10:01:13 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC	313 JEN JUNE LN ASHEVILLE, NC 28803	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 4, Pembroke Park,

Folio

514229040010

Legal Description

JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29, W 170.50 S 9.50 TO POB, E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD, S 147.77, SW 35.36 TO N R/W/L OF JOH P CURCI DR, W ALG SAME 130.50, N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Case Status Open	Case # 8824	Date Next Inspection 1/17/2024
-------------------------	--------------------	---------------------------------------

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Electrical panel box with equipment & machinery without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/24/2023		Notice of Violation	Hand
11/28/2023		Affidavit of Non-Compliance	Regular Mail
11/28/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024
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: 1/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 1/17/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/17/2024
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JUNHALLA LLC)

CASE NO.8824

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

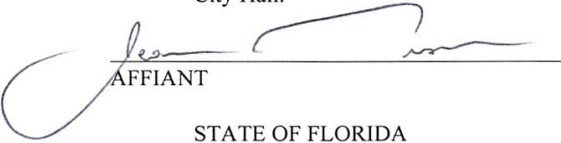
ADDRESS: 3149 JOHN P CURCI DR #4, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JUNHALLA LLC AT 03:37 P.M. ON THE 04 DAY OF DECEMBER 2023.

(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.

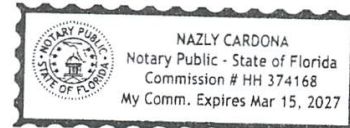

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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



Dec 4, 2023 at 3:37:44 PM

4

TS



Town of Pensacola Park
2740 East 84 Avenue
Pensacola Park, Florida 32503

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 11/28/2023

Sent To: JUNIPILLA LLC

313 JEN JANE LN
ASHEVILLE, NC 28803

Property Owner: JUNIPILLA LLC

313 JEN JANE LN
ASHEVILLE, NC 28803

Property Description: 514229040010

Legal Description: JUNIPILLA 115-25.9 PARCEL A LEASE PT. CENSUS AS COM 28 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC. 28 W 17C 28 S 9 RD TO POB E 130.86 TO RIC. SE 38.27 TO RY ON W R/W OF 248K RD 143 77.5W 38.36 TO N R/W OF JOHN P CURCI DR W ALD RAME 136.56 N 187.27 TO FOR AKA PHASE 1 PER PRESENTMENT OF LEASE RECD IN OR 2014/708 - EXHIBIT F

AKA: 3135 JOHN P CURCI DR, PENSACOLA PARK, FL 32508 - #9148 John P Curci Drive, Bay # 4, Pensacola Park.

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 8/26/2023 the following violation(s) of the Town of Pensacola Park Code of Ordinances occurred on the property above:

Ordinance/Regulation	Section	Description	Date to Comply from Date written Notice
BUILDING AND BUILDING REGULATIONS	Sec 9-101 - Reports and Inspections	Reports and inspections shall be made to be in compliance with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and to meet in a workmanlike manner.	30

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/28/2023

Sent To:

JUNHALLA LLC

313 JEN JUNE LN
ASHEVILLE, NC 28803

Case #:

8824

Property Owner:

JUNHALLA LLC

313 JEN JUNE LN
ASHEVILLE, NC 28803

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29,W 170.50 S 9.50 TO POB,E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
PARK RD,S 147.77,SW 35.36 TO N R/W/L
OF JOH P CURCI DR,W ALG SAME
130.50,N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #3149 John P Curci
Drive, Bay # 4, Pembroke Park,

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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
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)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Electrical panel box with equipment & machinery without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

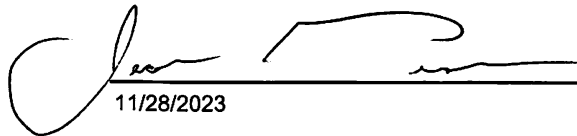
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



11/28/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8824

Petitioner,

vs.

JUNHALLA LLC

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #3149 John P Curci Drive,
Bay # 4, Pembroke Park,

Respondent(s)

On 11/28/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JUNHALLA LLC
Address:	313 JEN JUNE LN ASHEVILLE, NC 28803
Folio:	514229040010
Site Address:	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay # 4, Pembroke Park,
Legal Description:	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/28/2023
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: 11/28/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 11/28/2023
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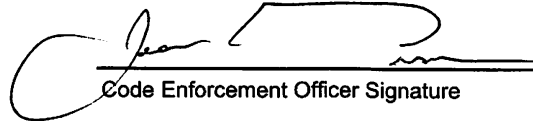
Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected.
 2. Electrical panel box with equipment & machinery without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

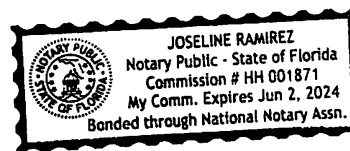
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

JUNHALLA LLC
313 JEN JUNE LN
ASHEVILLE, NC 28803

Case #:

8824

Date:

08/24/2023

Property Owner:

JUNHALLA LLC
313 JEN JUNE LN
ASHEVILLE, NC 28803

Property Description:

514229040010

Certified Mail #:**Legal Description:**

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29,W 170.50 S 9.50 TO POB,E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
PARK RD,S 147.77,SW 35.36 TO N R/W/L
OF JOH P CURCI DR,W ALG SAME
130.50,N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #3149 John P Curci
Drive, Bay # 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/24/2023 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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Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Electrical panel box with equipment & machinery without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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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.

Jean Gustin





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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

Document Number L07000104084
FEI/EIN Number 30-0487504
Date Filed 10/12/2007
State FL
Status ACTIVE

Principal Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Mailing Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Registered Agent Name & Address

CURCI, Jerome william
16 woodlake drive
PORT Orange, FL 32129

Name Changed: 01/22/2023

Address Changed: 01/22/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JEROME W
16 Woodlake drive
Port Orange, FL 32129

Title MGRM



Site Address	3125 JOHN P CURCI DRIVE, PEMBROKE PARK FL 33009	ID #	5142 29 04 0010
Property Owner	JUNHALLA LLC	Millage	0613
Mailing Address	313 JEN JUNE LN ASHEVILLE NC 28803	Use	48-01
Abbr Legal Description	JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29,W 170.50 S 9.50 TO POB,E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD,S 147.77,SW 35.36 TO N R/W/L OF JOH P CURCI DR,W ALG SAME 130.50,N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F		

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*	\$562,510	\$6,093,050	\$6,655,560	\$6,096,550	
2022	\$562,510	\$5,551,600	\$6,114,110	\$5,542,320	\$120,565.80
2021	\$562,510	\$4,619,100	\$5,181,610	\$5,038,480	\$109,275.41

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,655,560	\$6,655,560	\$6,655,560	\$6,655,560
Portability	0	0	0	0
Assessed/SOH	\$6,096,550	\$6,655,560	\$6,096,550	\$6,096,550
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	\$6,096,550	\$6,655,560	\$6,096,550	\$6,096,550

Sales History

Date	Type	Price	Book/Page or CIN
10/25/2007	WD*	\$100	46765 / 872
6/7/2001	WD*	\$100	31806 / 1377
11/1/1992	WD		20124 / 704

Land Calculations

Price	Factor	Type
\$6.00	93,751	SF
Adj. Bldg. S.F. (Card, Sketch)		50984
Units		2
Eff./Act. Year Built: 1987/1986		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
50984								

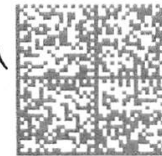
TOWN OF PEMBROKE PARK

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

CYRIL, JEROME WILLIAM
Nov #8824.



16 WOODLAKE DRIVE,
PORT ORANGE, FL 32129.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰⁰
08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

JUNHALLA LLC
Nov #8824.



313 JEN JUNE LN,
ASHEVILLE, NC 28803.



quadiant
FIRST-CLASS MAIL
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US POSTAGE

TOWN OF PEMBROKE PARK

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

JUNHALLA LLC

NOV #8824



3125 JOHN P CORCI DR,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

JUNHALLA LLC

NOV #8824.



3149 JOHN P CORCI DRIVE, BAY #4
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

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:

JUNHALLA LLC
 NO ✓ #8824
 313 JEN JUNE LN
 ASHEVILLE NC 28803



9590 9402 7581 2098 7723 61

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3830

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Jerome Cyri

C. Date of Delivery

12/15/23

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

Domestic Return Receipt

7022 2410 0001 1497 3816

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

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

OFFICIAL USE

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

Postage \$ **8.77**
Total Postage and Fee \$

Sent To JUNHALLA LLC
NOV #8824
3149 JOHN P CURCI DRIVE, BAY # 4,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2019

7022 2410 0001 1497 3823

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

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

OFFICIAL USE

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

Postage \$ **8.53**
Total Postage and Fee \$

Sent To CURCI, JEROME WILLIAM
NOV #8824
16 WOODLAKE DRIVE
PORT ORANGE, FL 32129

PS Form 3800, Apr 2019

7022 2410 0001 1497 3847

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

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

OFFICIAL USE

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

Postage \$ **8.53**
Total Postage and Fee \$

Sent To JUNHALLA LLC
NOV #8824
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009

PS Form 3800, Apr 2019

7022 2410 0001 1497 3830

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

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

OFFICIAL USE

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

Postage \$ **8.53**
Total Postage and Fee \$

Sent To JUNHALLA LLC
NOV #8824
313 JEN JUNE LN
ASHEVILLE NC 28803

PS Form 3800, Apr 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CURCI, JEROME WILLIAM NOV #8824 16 WOODLAKE DRIVE PORT ORANGE, FL 32129 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3823	A. Signature X <i>J Curci</i> 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
9590 9402 7581 2098 7723 78 PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

4 DEC 2023 PM 5 L

7022 2410 0001 1497 3816



Happy Holidays

Gradient
Correction

IMI
\$008.77⁰

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

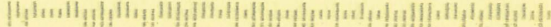
RECEIVED DEC 1 2023

JUNHALLA LLC
NOH #8824
3149 JOHN P CURCI DRIVE, BAY # 4,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0012/08/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2506-00148-04-34



UTF

00000000000000000000

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:		B. Received by (Printed Name)	C. Date of Delivery
JUNHALLA LLC NOH #8824 3149 JOHN P CURCI DRIVE, BAY # 4, PEMBROKE PARK, FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label)		3. Service Type	
7022 2410 0001 1497 3816		☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

4 DEC 2023 PM 6 L

7022 2410 0001 1497 3847



Happy Holidays

Quadrant

CORRECTION

\$008.53⁰

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

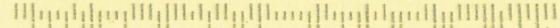
JUNHALLA LLC
NOH #8824
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009

RECEIVED DEC 11 2023

NIXIE 331 DE 1 0012/08/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2606-01496-04-34



IA
33009-330019

CERTIFIED MAILPLACE 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:

JUNHALLA LLC
NOH #8824
3125 JOHN P CURCI DR,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7723 54

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3847

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)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

25 AUG 2023PM 6 L

JON HALLA LLC

Nov #8824



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

08/24/2023 ZIP 33023
043M30245597

US POSTAGE

3125 JOHN P WRCI DR
PEMBROKE PARK, FL 33009.

RECEIVED SEP 05 2023

NIXIE

331 DE 1

0008/31/23

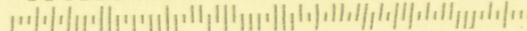
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

33009-388109

33023>5413

BC: 33023541350

*2606-04556-25-40





Aug 23, 2023 at 10:32:25 AM



Aug 23, 2023 at 10:35:05 AM



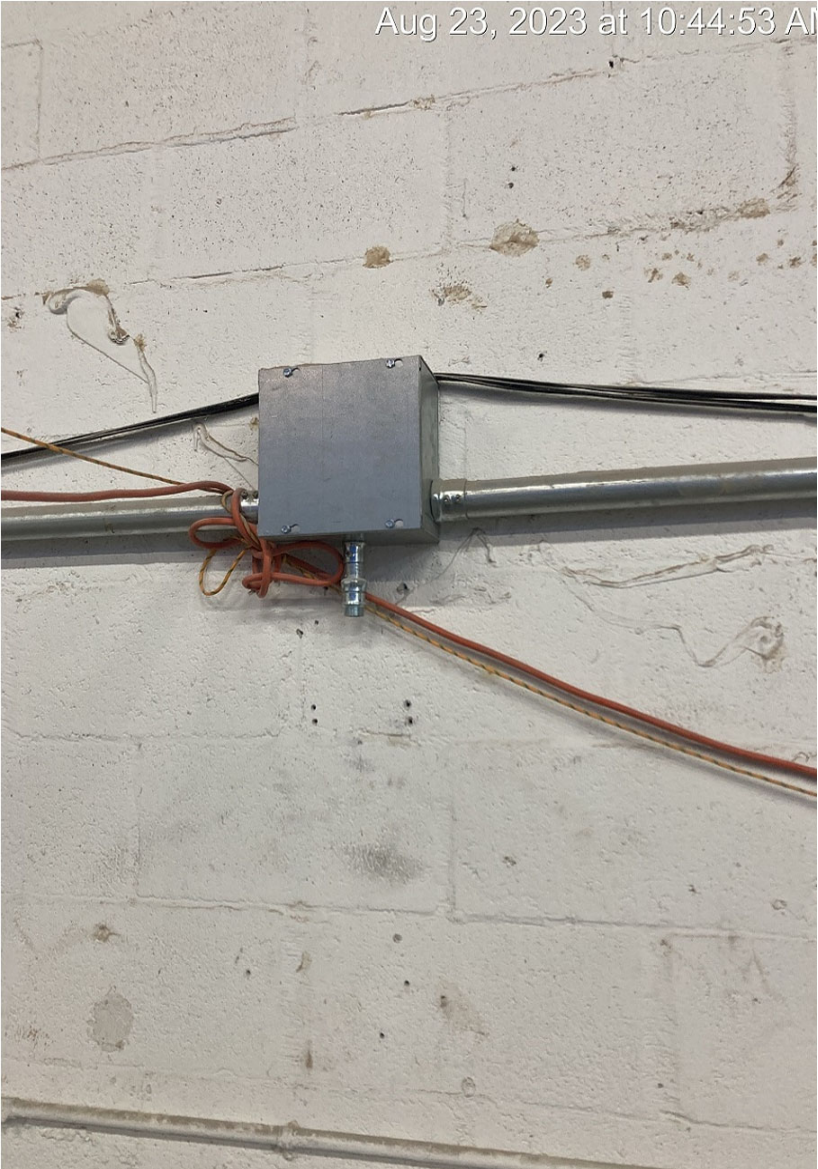
Aug 23, 2023 at 10:44:12 AM



Aug 23, 2023 at 10:44:20 AM



Aug 23, 2023 at 10:44:53 AM



Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540

Folio

514220000290

Legal Description

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Case Status	Open	Case #	8877	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Operating without a Business Tax Receipt or Certificate of Use. Tenant is occupying bay 539 and 540.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/7/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 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: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 8877

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 03:01 P.M. ON THE 06 DAY OF DECEMBER 2023.

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

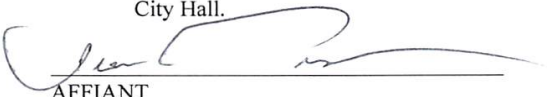
TYPE OF SERVICE

() 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.

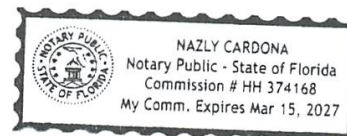

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona GA.
Signature

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



Dec 6, 2023 at 12:13:23 PM


Town of Pembroke Park
3150 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/04/2023

Sent To:
PARK 31ST CORP
1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:
8883

Property Owner:
PARK 31ST CORP
1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:
514220030042

Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 4
S1/2 LESS S 100

AKA:
1975 S PARK RD, PEMBROKE PARK, FL
33009 #1983 S Park Rd 4, Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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
LICENSES AND BUSINESS REGULATIONS Tax Receipt Required	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 (977), § 1, 2-4-58)	31

1 of 2

Dec 6, 2023 at 3:01:50 PM



Dec 6, 2023 at 3:02:05 PM


Town of Pembroke Park
3155 SW 82 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: PEMBROKE PARK WARDHOUSES HOLDING
3140 PEMBROKE RD, UNIT 530 & 540
PEMBROKE PARK, FL 33029

Case #: 8577

Property Owner: PEMBROKE PARK WARDHOUSES HOLDING
3140 PEMBROKE RD, UNIT 530 & 540
PEMBROKE PARK, FL 33029

Certified Mail #: 81422000290

Legal Description: 20-51.42 E 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 LESS N 50' FOR RD & LESS S 25' OF N 25'

AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33029 WCD-240

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/23 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Fine to Comply from Date of this Notice
LENDERS AND BUSINESS REGULATIONS	Sec. 15-17 - Business Tax Support Required	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or professional activity on the Town without having first obtained a license from the Town. Such license shall be obtained from the person by the Town Clerk upon receipt of the amount hereafter provided for and shall be signed by the Town Clerk.	\$0

1 of 2

Dec 6, 2023 at 3:04:23 PM

3150
OFFICE HOURS
MON - THUR
9AM - 5:00 PM
FRIDAY
9AM - 5:00 PM
SATURDAY
9AM - 12:00 PM




Town of Pembroke Park
3155 SW 82 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: PEMBROKE PARK WARDHOUSES HOLDING
3140 PEMBROKE RD, UNIT 530 & 540
PEMBROKE PARK, FL 33029

Case #: 8577

Property Owner: PEMBROKE PARK WARDHOUSES HOLDING
3140 PEMBROKE RD, UNIT 530 & 540
PEMBROKE PARK, FL 33029

Certified Mail #: 81422000290

Legal Description: 20-51.42 E 1/2 OF NW 1/4 OF NE 1/4 OF SE 1/4 LESS N 50' FOR RD & LESS S 25' OF N 25'

AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33029 WCD-240

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/23 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Fine to Comply from Date of this Notice
LENDERS AND BUSINESS REGULATIONS	Sec. 15-17 - Business Tax Support Required	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or professional activity on the Town without having first obtained a license from the Town. Such license shall be obtained from the person by the Town Clerk upon receipt of the amount hereafter provided for and shall be signed by the Town Clerk.	\$0

1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Case #:

8877

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #539-540

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/7/2023 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
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)	30

1. Operating without a Business Tax Receipt or Certificate of Use. Tenant is occupying bay 539 and 540. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

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

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

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

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

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

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

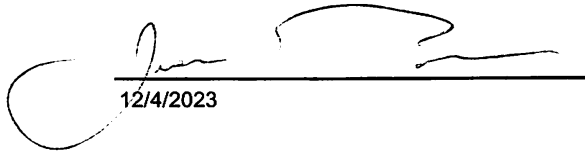
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



12/4/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8877

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #539-540

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING

Address: 3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009

Folio: 514220000290

Site Address: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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: 10/30/2023

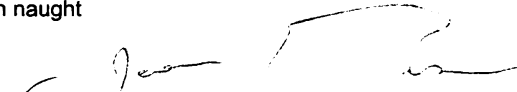
Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use unit bay 539 and 540. Not Corrected.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Further, Affiant sayeth naught

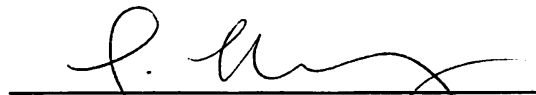
STATE OF FLORIDA

COUNTY OF BROWARD

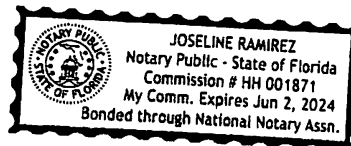


Code Enforcement Officer Signature

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 11/30/2023



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES HOLDING
3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Case #: 8877

Date: 09/07/2023

Property Owner: PEMBROKE PARK WAREHOUSES HOLDING
3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Property Description: 514220000290

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/7/2023 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
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)	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Tenant is occupying bay 539 and 540. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

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.



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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*	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	\$34,505.24			
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Portability	0	0	0	0				
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF		
8/1/1990	TD*	\$100		\$9.00	400	OA		
10/1/1971	WD	\$142,000						
9/1/1968	WD	\$65,000						
2/1/1962	WD	\$15,000		Adj. Bldg. S.F. (Card, Sketch)		81132		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
81132								



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number P92000009334
FEI/EIN Number 65-0373621
Date Filed 12/04/1992
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

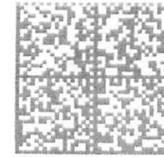
Annual Reports

Report Year	Filed Date

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Zemel, Franklin L.
c/o Arnstein & Lehr LLP
(Pembroke Park warehouses Holding)
Nov #8877.
200 East Las Olas Blvd, Ste 1000
Fort Lauderdale, FL 33301



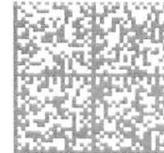
quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
09/15/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Pembroke Park warehouses
Holding



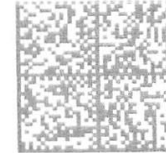
quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
09/15/2023 ZIP 33023
043M30245597

US POSTAGE

Nov #8877
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

09/15/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Case #:

PEMBROKE PARK WAREHOUSES
HOLDING

8877

3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

09/15/2023 ZIP 33023
043M30245597

US POSTAGE

Pembroke Park Warehouses
Holding

NOV # 8877.

3120 Pembroke Road, # 539 - 540
Pembroke Park, FL 33009

7022 2410 0002 7328 0725

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

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

OFFICIAL USE

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

Postage
\$8.53
 Total Postage and Fee

Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
 NOH #8877
 Street and Apt. No. **3120 PEMBROKE RD,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 4028

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

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

OFFICIAL USE

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

Postage
\$8.53
 Total Postage and Fee

Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
 NOH #8877
 Street and Apt. No. **3120 PEMBROKE RD #539,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 4035

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
\$8.53
 Total Postage and Fee

Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
 NOH #8877
 Street and Apt. No., **3120 PEMBROKE RD #540,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 4059

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
\$8.53
 Total Postage and Fee

Sent To **PEMBROKE PARK WAREHOUSES HOLDING**
 NOH #8877
 Street and Apt. No., **3850 HOLLYWOOD BLVD STE 400**
 City, State, ZIP+4® **HOLLYWOOD FL 33021**

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 4042

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

OFFICIAL USE

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

Postage
\$8.53
 Total Postage and Fee

Sent To **ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP**
 NOH #8877
 Street and Apt. No. **200 EAST LAS OLAS BLVD., SUITE 1000**
 City, State, ZIP+4® **FORT LAUDERDALE, FL 33301**

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 4042

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

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

OFFICIAL USE

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

Postage
\$8.53
 Total Postage and Fee

Sent To **ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP**
 NOH #8877
 Street and Apt. No. **200 EAST LAS OLAS BLVD., SUITE 1000**
 City, State, ZIP+4® **FORT LAUDERDALE, FL 33301**

PS Form 3800, April 2013 PSN 7530-02-000-9041

TOWN OF PEMBROKE PARK CODE

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



PEMBROKE PARK WAREHOUSES HOLDING
NOH #8877
3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009



MIAMI FL 330

5 DEC 2023 PM 1 L

7022 2410 0002 7328 0725



Happy Holidays

Gradient

CORRECTION

IMI

\$008.53

12/05/2023 ZIP 33023
043M30245597

US POSTAGE

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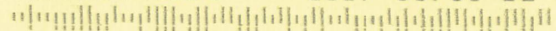
331 DE 1

0012/21/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*1687-00706-21-15



33009-201720
33023>5413

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 3120 PEMBROKE RD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7721 32

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0725

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

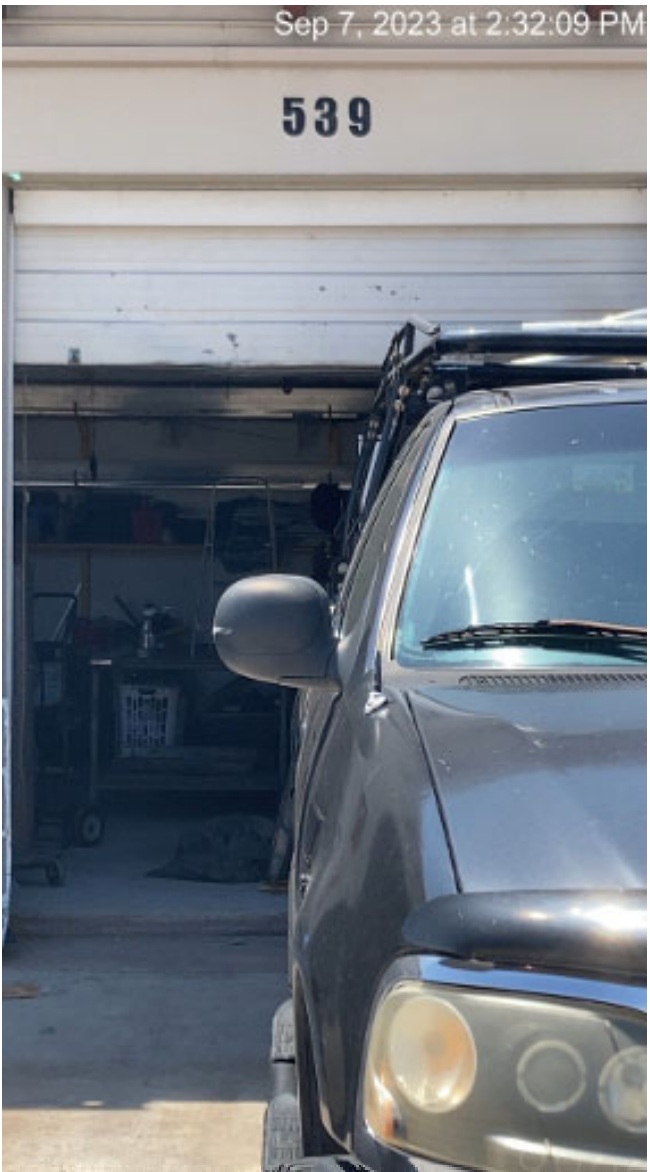
3. Service Type

- ☐ 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
 10)

Domestic Return Receipt







Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1812 SW 31 AVE HALLANDALE BEACH, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1983 S Park Rd 4, Pembroke Park, FL 33009

Folio

514220030042

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100

Case Status	Open	Case #	8883	Date Next Inspection	1/17/2024
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Notes 1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/14/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 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: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PARK 31ST CORP)

Respondent

CASE NO. 8883

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK 31ST CORP

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

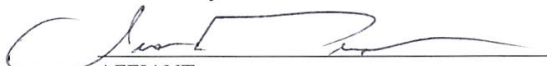
ADDRESS: 1983 S PARK RD 4, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 12:13 P.M. ON THE 06 DAY OF DECEMBER 2023.

(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 6 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nagly Dayana A.
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Dec 6, 2023 at 12:13:15 PM

**SHINING
STONE**
COUNTERTOPS • MARBLE • GRANITE • QUARTZ

MONDAY - SATURDAY
9:00 AM - 5:00 PM
SUNDAYS
BY APPOINTMENT

NOTICE
NO PUBLIC
RESTROOMS
THANK YOU

1983 BAY



Dec 6, 2023 at 12:13:23 PM



Town of Pembroke Park
3180 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

PARK 31ST CORP

Case #:

8883

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Owner:

Certified Mail #:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Description:

514220030042

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4
S1/2 LESS S 100

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1983 S Park Rd 4, Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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
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. 55-2-1 (RT), § 1, 2-4-58)	31



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

8883

Property Owner:

PARK 31ST CORP

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220030042

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4
S1/2 LESS S 100

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1983 S Park Rd 4, Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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
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)	31

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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

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

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

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

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

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

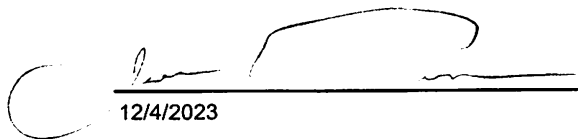
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



12/4/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8883

Petitioner,

vs.

PARK 31ST CORP

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1983 S Park Rd 4, Pembroke Park,
FL 33009

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PARK 31ST CORP
Address: 1812 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio: 514220030042
Site Address: 1975 S PARK RD, PEMBROKE PARK, FL 33009 #1983 S Park Rd 4, Pembroke Park, FL 33009
Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100

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: 1/17/2024

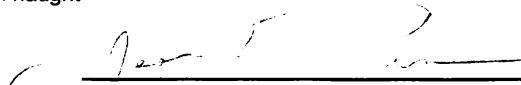
Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Further, Affiant sayeth naught

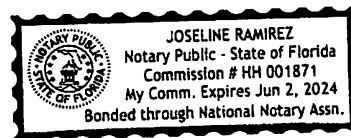
STATE OF FLORIDA

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 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PARK 31ST CORP
1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

8883

Date:

09/14/2023

Property Owner:

PARK 31ST CORP
1812 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Description:

514220030042

Certified Mail #:**Legal Description:**

HOLLYDALE AMEN PLAT 16-49 B BLK 4
S1/2 LESS S 100

AKA:

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1983 S Park Rd 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/14/2023 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
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)	31

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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.

Jean Gustin

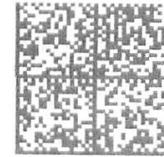
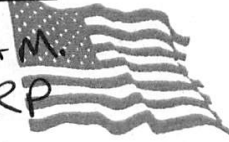
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

KEISEY, ANGE (A.M.)
PARK 31ST CORP.

NOV #8883

1812 SW 31 AVE
HALLANDALE BEACH, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

09/18/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PARK 31ST CORP.

NOV #8883.

1975 S PARK RD,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

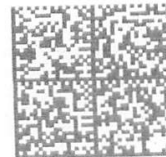
\$000.63⁰

09/18/2023 ZIP 33023
043M30245597

US POSTAGE

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

PARK 31ST GRP
NOV #8883.
1983 S PARK RD 4,
PEMBROKE PARK, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
09/18/2023 ZIP 33023
043M30245597

US POSTAGE



Site Address	1975-1985 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0042
Property Owner	PARK 31ST CORP	Millage	0613
Mailing Address	1812 SW 31 AVE HALLANDALE BEACH FL 33009-2024	Use	48-01
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100		

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*	\$421,690	\$4,143,770	\$4,565,460	\$4,145,330	
2022	\$421,690	\$4,143,770	\$4,565,460	\$3,768,490	\$84,484.06
2021	\$421,690	\$3,448,580	\$3,870,270	\$3,425,900	\$76,544.18

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,565,460	\$4,565,460	\$4,565,460	\$4,565,460
Portability	0	0	0	0
Assessed/SOH	\$4,145,330	\$4,565,460	\$4,145,330	\$4,145,330
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	\$4,145,330	\$4,565,460	\$4,145,330	\$4,145,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/5/1997	SW*	\$1,936,000	27048 / 997	\$7.00	60,241	SF
4/1/1986	QCD	\$100	11187 / 881			
8/1/1973	WD	\$52,000				
2/1/1972	WD	\$45,200				
				Adj. Bldg. S.F. (Card, Sketch)		37960
				Eff./Act. Year Built: 1975/1974		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
37960								



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

Detail by Entity Name

Florida Profit Corporation
PARK 31ST CORP.

Filing Information

Document Number	V43635
FEI/EIN Number	65-0343464
Date Filed	06/15/1992
Effective Date	06/12/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	08/27/1997

Principal Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Mailing Address

1812 S.W. 31ST. AVE.
PEMBROKE PARK, FL 33009

Changed: 04/20/2011

Registered Agent Name & Address

KELSEY, ANGELA M
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

7022 2410 0001 1497 4004

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 PARK 31ST CORP
 NOH #8883
 Street and Apt. N
 1975 S PARK RD,
 City, State, ZIP+4
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 4004

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 PARK 31ST CORP / KELSEY, ANGELA M
 NOH #8883
 Street and Apt. N
 1812 SW 31 AVE
 City, State, ZIP+4
 HALLANDALE BEACH FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3991

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

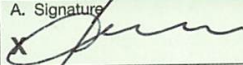
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **8.53**

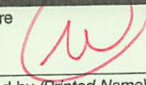
Total Postage and Fees
 \$

Sent To
 PARK 31ST CORP
 NOH #8883
 Street and Apt. N
 1983 S PARK RD 4,
 City, State, ZIP+4
 PEMBROKE PARK, FL 33009

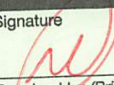
PS Form 3800, April 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARK 31ST CORP / KELSEY, ANGELA M NOH #8883 1812 SW 31 AVE HALLANDALE BEACH FL 33009 2. Article Number (Transfer from service label) 7022 2410 0001 1497 4004	A. Signature  B. Received by (Printed Name) Vadim C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No E. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: REUS, SANDRA M FO #8943 1650 NW 87 AVENUE DORAL, FL 33172 2. Article Number (Transfer from service label) 7		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® ☐ 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 THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SUNSHINE GASOLINE DISTRIBUTORS INC FO #8943 1650 NW 87 AVE MIAMI FL 33172 2. Article Number (Transfer from service label) 7022 2410 0001 1497 2826		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 (00) ☐ 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 THIS SECTION ON DELIVERY	
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SUNSHINE GASOLINE DISTRIBUTORS INC FO #8943 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 2. Article Number (Transfer from service label) 7022 2410 0001 1497 2833		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 (00) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

TOWN OF PEMBROKE PARK CODE

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

Refused



7022 2410 0001 1497 3991

5 DEC 2023

PM 6 L

MIAMI FL 330



quadrant

CORRECTION

\$008.53⁰

12/05/2023 ZIP 33023
043M30245597

Happy Holidays

US POSTAGE

PARK 31ST CORP
NOH #8883
1983 S PARK RD 4,
PEMBROKE PARK, FL 33009

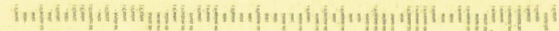
NIXIE 331 DE 1 0012/21/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 33023541350 *1687-00844-21-14

VAC

33009-20138



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 X	
1. Article Addressed to: PARK 31ST CORP NOH #8883 1983 S PARK RD 4, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 3991		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Article Addressed to: PARK 31ST CORP NOH #8883 1983 S PARK RD 4, PEMBROKE PARK, FL 33009		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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

18 SEP 2023 PM 5 L

NON #8883.

1975 S PARK RD,
PEMBROKE PARK, FL 33009.



quadi'ent

FIRST-CLASS MAIL

IMI

\$000.63⁰

09/18/2023 ZIP 33023

043M30245597

US POSTAGE®

SA

0003 / 22 / 23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

* 2506-00580-18-42

— 18 —

3309-203999 ^{IA}

[Faint bleed-through from the reverse side of the page]

Sep 13, 2023 at 3:22:36 PM



Sep 13, 2023 at 3:22:46 PM



Sep 13, 2023 at 3:23:26 PM

[illegible]

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #141

Folio

514220000290

Legal Description

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

Case Status	Open	Case #	8907	Date Next Inspection	1/17/2024
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Notes 1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/19/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
11/30/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 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: 1/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/17/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/17/2024

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO.8907

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

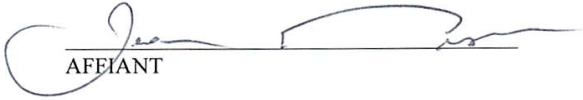
ADDRESS: 3120 PEMBROKE RD #141, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 04:15 P.M. ON THE 04 DAY OF DECEMBER 2023.

(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

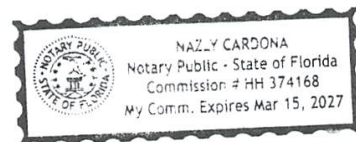
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Ngh Dayana K
Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



141
Dec 4, 2023 at 4:07:27 PM



Dec 4, 2023 at 4:07:31 PM

Town of Pembroke Park
3110 SW 84 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 11/30/2023

Sent To: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 8907

Property Owner: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #: 514220000290

Property Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50' FOR RD & LESS S 25' OF W 25

Legal Description: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #141

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/18/2023 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
LICENSES AND BUSINESS REGULATIONS	Sec. 15.17 - Business Tax Recapture	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town of Pembroke Park 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 correct fee and payment of the same. The fee shall be as follows: (Ord. No. 365-3-1972, § 1, § 4-56)	30

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8907

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #141

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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

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

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

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

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

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

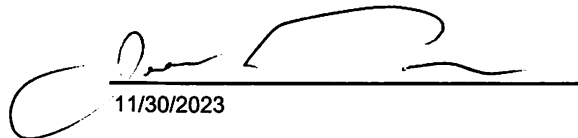
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



11/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8907

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #141

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #141
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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: 11/30/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/30/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 11/30/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 11/30/2023

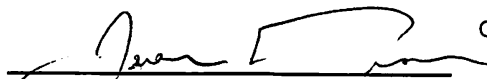
Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Further, Affiant sayeth naught

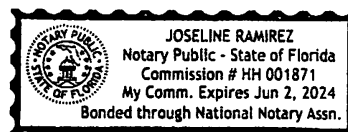
STATE OF FLORIDA

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 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

8907

Date:

09/19/2023

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Certified Mail #:

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #141

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LHR LLP.

NOV #8907.

200 EAST LAS OLAS BLVD, STE 1000
FORT LAUDERDALE, FL 33301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE PARK
WAREHOUSES HOLDING.

NOV #8907.

3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE PARK
WAREHOUSES HOLDING.
NOV #8907.



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FIRST-CLASS MAIL
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10/02/2023 ZIP 33023
043M30245597

US POSTAGE

3850 HOLLYWOOD BLVD, STE 400.
HOLLYWOOD, FL 33021

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

PEMBROKE PARK
WAREHOUSES HOLDING.
NOV #8907.



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\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

3120 PEMBROKE RD, #141
PEMBROKE PARK, FL 33009.



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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*	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	\$34,505.24
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740
Portability	0	0	0	0
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF
8/1/1990	TD*	\$100		\$9.00	400	OA
10/1/1971	WD	\$142,000				
9/1/1968	WD	\$65,000				
2/1/1962	WD	\$15,000				
				Adj. Bldg. S.F. (Card, Sketch)		81132
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
81132								



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number P92000009334
FEI/EIN Number 65-0373621
Date Filed 12/04/1992
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
 3850 HOLLYWOOD BLVD # 400
 HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date

7022 2410 0001 1497 3861

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.77**

Total Postage and
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8907
 3120 PEMBROKE RD #141,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3878

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Certified Mail Fee
 \$

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

Postage
 \$ **8.77**

Total Postage and
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8907
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD, FL 33021

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3854

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
 \$ **8.53**

Total Postage and
 \$

Sent To
 ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
 NOH #8907
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3885

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
 \$ **8.53**

Total Postage and
 \$

Sent To
 PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8907
 3120 PEMBROKE ROAD,
 PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING NOH #8907 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021 Barcode: 9590 9402 7581 2098 7723 23 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3878 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature ☒ <i>Leslie Loring</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Leslie Loring</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ 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 (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:

ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
 NOH #8907
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7723 47

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3854

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

USPS PUTINBOY

C. Date of Delivery

12/6/23

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

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



7022 2410 0001 1497 3851

FL 330



Happy Holidays

Gradient

CORRECTION

IMI

\$008.77⁰

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK WAREHOUSES HOLDING
NOV#8907
3120 PEMBROKE RD #141,
PEMBROKE PARK, FL 33009

LN
12/06

NIXIE

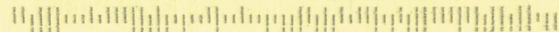
331 DE 1

0012/21/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*1687-00714-21-15



IA

33009-201729

CERTIFIED MAIL®

PLACE STAMP HERE, ADDRESS HERE, 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 WAREHOUSES HOLDING
NOH #8907
3120 PEMBROKE RD #141,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7723 30

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3861

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

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 CODE

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



MIAMI FL 330

4 DEC 2023 PM 6 L

7022 2410 0001 1497 3885



Happy Holidays

Quotient

COLLECTION

\$008.53

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

IA

PEMBROKE PARK WAREHOUSES HOLDING
NOV #8907
3120 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

NIXIE

331 DE 1

0012/21/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*1687-00713-21-15

IA
33023541350

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: PEMBROKE PARK WAREHOUSES HOLDING NOH #8907 3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3885		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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023

Folio

514230180010

Legal Description

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE
ABUTTING PROP,3 BLK 1

Case Status	Open	Case #	8960	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/25/2023		Notice of Violation	Hand
11/30/2023		Affidavit of Non-Compliance	Certified Mail
11/30/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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: 1/17/2024
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: 1/17/2024

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC	)	CASE NO. 8960
Respondent	)	

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

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3276 SW 52 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 02:19 P.M. ON THE 04 DAY OF DECEMBER 2023.

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

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

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



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 Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

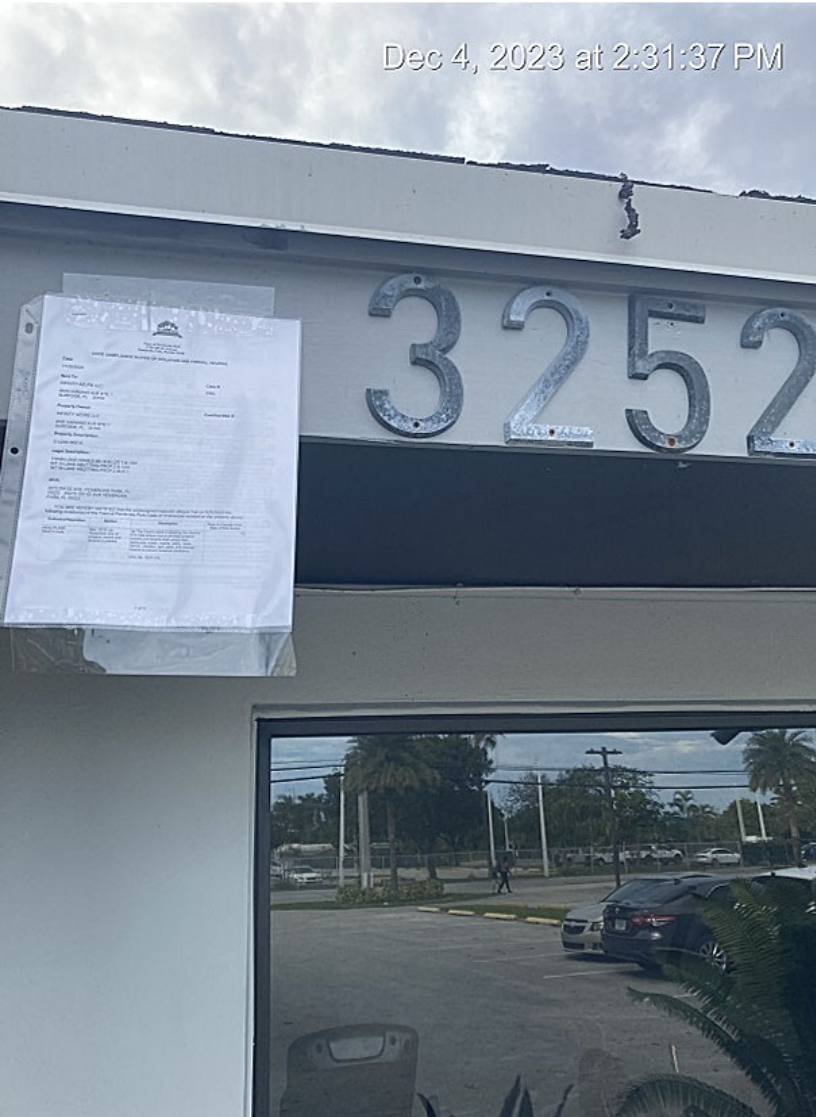
Nazly Davanca CA.

Signature

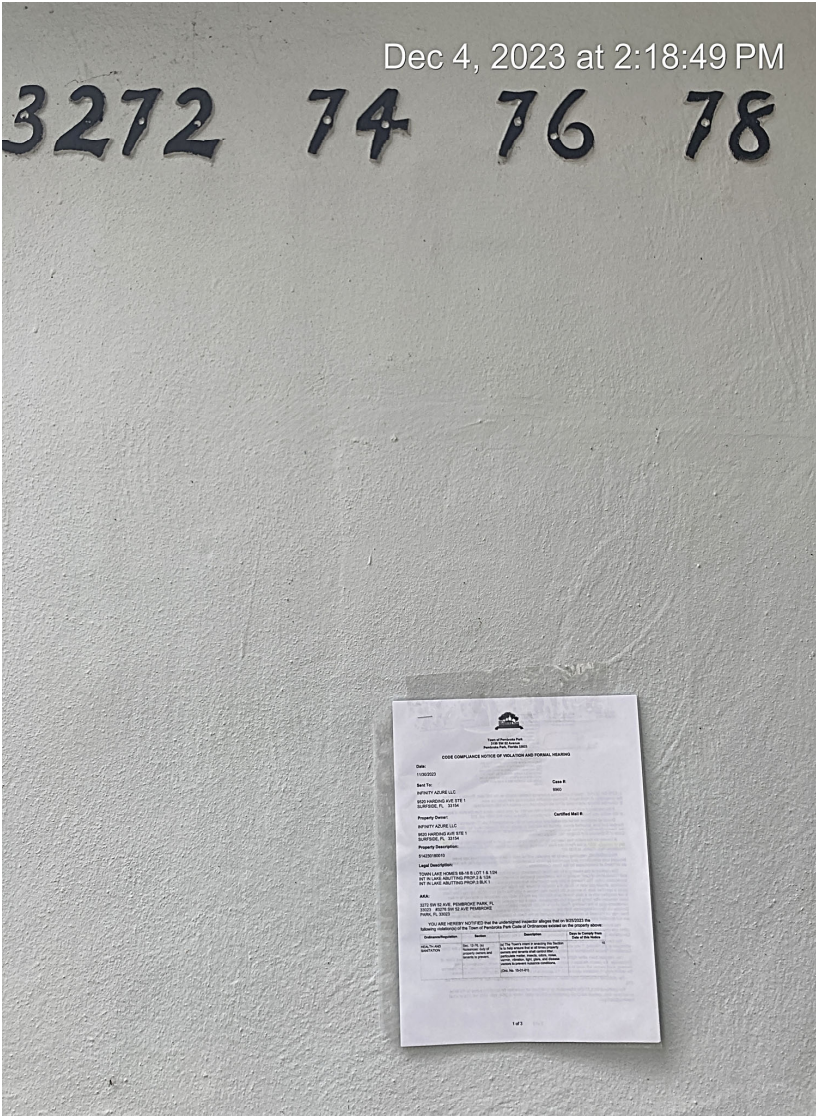
Personally Known X OR Produced Identification _____

Type of Identification Produced _____

Dec 4, 2023 at 2:31:37 PM



Dec 4, 2023 at 2:18:49 PM



Jean Gustin

From: Azure Manager <azuremanager@infinitybh.com>
Sent: Thursday, January 11, 2024 2:30 PM
To: Jean Gustin; Joseline Ramirez; Marycari Paz; Nazly Cardona; Sergy Khaimov
Subject: Case 8791 3276 SW 52nd Ave

Good afternoon Jean,

It was a pleasure speaking with you today!

As discussed, I am currently pending an invoice from our Mold remediation provider for the 3 instances we scheduled the remediation with Ms. Contreras, with advance notice of course, and all 3 times she REFUSED service and DID NOT allow our vendor to complete the necessary treatment to close out this violation.

Once I receive the invoice from the vendor who was just here for the third time and was screamed at by Ms. Contreras who is making his way back to his office I will be sure to send it to you as well.

Thank you!

Best Regards

Mariah Cruz
Property Manager

Infinity Azure LLC

Ph.954-983-7050

3252 SW 52nd Ave.

Pembroke Park, FL 33023

Azuremanager@infinitybh.com

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8960

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/25/2023 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
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)	10

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.

10

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational.

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

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

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

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

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

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

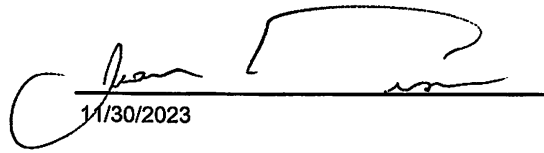
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



11/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8960

Petitioner,

vs.

INFINITY AZURE LLC
3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC
Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio: 514230180010
Site Address: 3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023
Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
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: 11/30/2023
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Notes/Mean of Correction:

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Not Corrected.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational. Not Corrected.

Further, Affiant sayeth naught

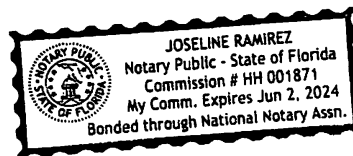
STATE OF FLORIDA

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 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8960

Date: 09/25/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230180010

Certified Mail #:

Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA: 3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

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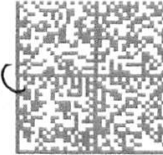
Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized initial 'J'.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZURE LLC
NOV #8960.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

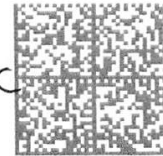
US POSTAGE

9520 HARDING AVE STE 1,
SURFSIDE FL 33154.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZURE LLC
NOV #8960



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

3276 SW 52 AVE
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Law Offices Of Isaac Benmergui, P.A.

NOV #8960



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

1800 Biscayne Blvd, Ste 650

North Miami, FL 33161

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZORE LLC

NOV #8960



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

3272 SW 52 AVE,

PEMBROKE PARK, FL 33023



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).

lues" and are subject to change

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$85,180	\$2,017,200	\$2,102,380	\$2,102,380	
2022	\$85,180	\$1,832,430	\$1,917,610	\$1,917,610	\$40,500.69
2021	\$85,180	\$806,620	\$891,800	\$882,860	\$19,043.33

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380
Portability	0	0	0	0
Assessed/SOH	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,102,380	\$2,102,380	\$2,102,380	\$2,102,380

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/24/2021	SW*-D	\$31,750,000	117307491	\$2.00	42,589	SF
1/30/2018	QC*-T	\$100	114868624			
2/1/1974	WD*	\$3,350,000	5625 / 754			
				Adj. Bldg. S.F. (Card, Sketch)		12420
* Denotes Multi-Parcel Sale (See Deed)				Units		16
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
16								



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 06/23/2023
Event Effective Date NONE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

LAW OFFICES OF ISAAC BENMERGUI, P.A.
10800 BISCAYNE BLVD
SUITE 650
NORTH MIAMI, FL 33161

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

7022 2410 0001 1497 3922

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.77**

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8960
 Street and Apt. No.,
 3276 SW 52 AVE
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3956

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8960
 Street and Apt. No.,
 3272 SW 52 AVE
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3939

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and F
 \$

Sent To
 LAW OFFICES OF ISAAC BENMERGUI, P.A.
 NOH #8960
 Street and Apt. No.,
 10800 BISCAYNE BLVD, SUITE 650
 City, State, ZIP+4®
 NORTH MIAMI, FL 33161

PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 3946

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 INFINITY AZURE LLC
 NOH #8960
 Street and Apt. No.,
 9520 HARDING AVE STE 1
 City, State, ZIP+4®
 SURFSIDE FL 33154

PS Form 3800, April 2019 PSN 7530-02-000-9053

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 <i>[Signature]</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: LAW OFFICES OF ISAAC BENMERGUI, P.A. NOH #8960 10800 BISCAYNE BLVD, SUITE 650 NORTH MIAMI, FL 33161		B. Received by (Printed Name) <i>R. Garcia</i> C. Date of Delivery 12/6/23	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3939		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
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	
Barcode: 9590 9402 7581 2098 7722 62		Domestic Return Receipt	

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC NOH #8960 9520 HARDING AVE STE 1 SURFSIDE FL 33154  9590 9402 7581 2098 7722 55	A. Signature ☐ Agent ☐ Addressee X  B. Received by (Printed Name) C. Date of Delivery <u>ARNIE GARCIA</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type <table style="width: 100%;"> <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) 7022 2410 0001 1497 3946	☐ Mail Restricted Delivery												
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt													

Aug 8, 2023 at 4:37:03 PM



Aug 8, 2023 at 4:37:34 PM



Aug 8, 2023 at 4:37:46 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
ZEGCO INC	1904 SW 31 AVE PEMBROKE PARK, FL 33009	1904 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010020

Legal Description

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4,AKA: PARCEL 1

Case Status	Open	Case #	8966	Date Next Inspection	1/17/2024
-------------	------	--------	------	----------------------	-----------

Notes 1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/21/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ZEGCO INC)

Respondent)

CASE NO. 8966

AFFIDAVIT OF SERVICE

TO BE SERVED: ZEGCO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

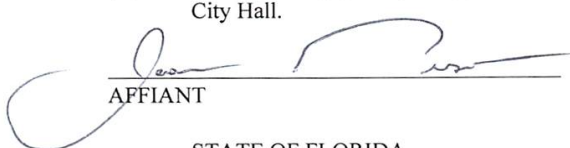
ADDRESS: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ZEGCO INC AT 03:28 P.M. ON THE 06 DAY OF DECEMBER 2023.

(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.

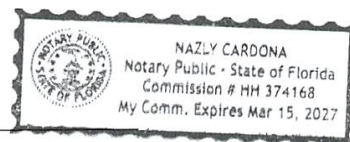

AFFIANT

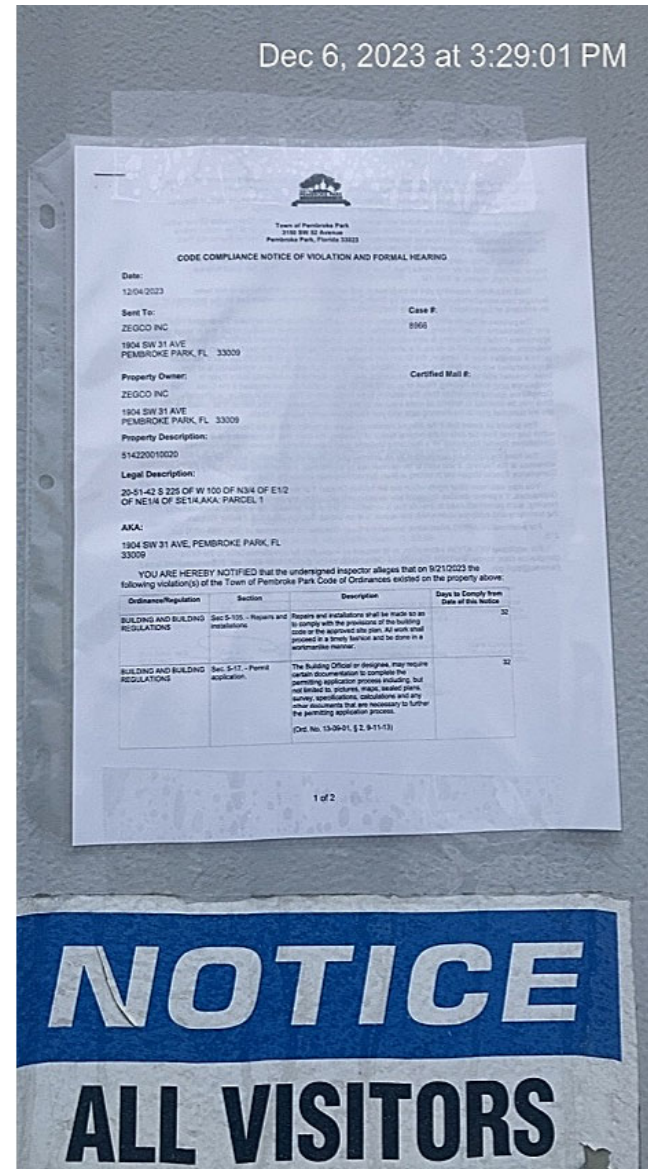
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of dec 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona A
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

8966

Property Owner:

ZEGCO INC

1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220010020

Legal Description:

20-51-42 S 225 OF W 100 OF N3/4 OF E1/2
OF NE1/4 OF SE1/4,AKA: PARCEL 1

AKA:

1904 SW 31 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 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.	32
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)	32

1. Installation of egress door and exit sign without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

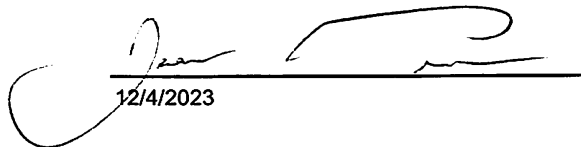
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



12/4/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8966

Petitioner,

vs.

ZEGCO INC
1904 SW 31 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 11/30/2023 | JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ZEGCO INC
Address: 1904 SW 31 AVE PEMBROKE PARK, FL 33009
Folio: 514220010020
Site Address: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4,AKA: PARCEL 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024

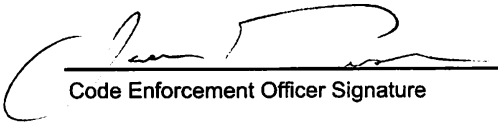
Notes/Mean of Correction:

Installation of a channel letter sign "TRP Roofing Products", egress door, and exit sign without a permit.
Obtain plans for permit and inspections. Not Corrected.
Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

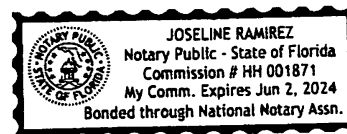
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #: 8966

Date: 09/21/2023

Property Owner: ZEGCO INC
1904 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description: 514220010020

Certified Mail #:

Legal Description: 20-51-42 S 225 OF W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4, AKA: PARCEL 1

AKA: 1904 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/21/2023 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.	32
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.	32

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Installation of egress door and exit sign without a permit. Obtain plans for 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.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZEGELBONE, RICHARD
NOV #8966.



1818 SW 31 AVE,
HALLANDALE, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZEGGO INC
NOV #8966.



818 SPINNAKER DR,
HOLLYWOOD, FL 33019.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

ZEGCO INC

NOV #8966

1904 SW 31 AVE,
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE



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).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$157,500	\$1,150,510	\$1,308,010	\$983,080	
2022	\$157,500	\$1,150,510	\$1,308,010	\$893,710	\$21,418.60
2021	\$157,500	\$997,960	\$1,155,460	\$812,470	\$19,688.28

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/29/2008	QC*-T	\$100	45185 / 1611	\$7.00	22,500	SF
2/18/1983	WD	\$100	10691 / 405			
				Adj. Bldg. S.F. (Card, Sketch)		11340
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
11340								



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

Detail by Entity Name

Florida Profit Corporation
ZEGCO, INC.

Filing Information

Document Number	P97000061697
FEI/EIN Number	65-0778063
Date Filed	07/16/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

1904 SW 31ST AVE.
HALLANDALE, FL 33009

Changed: 01/17/2006

Mailing Address

1904 S. 31ST AVE.
HALLANDALE, FL 33009

Registered Agent Name & Address

ZEGELBONE, RICHARD
1818 SW 31 AVE.
ATTN: CONTROLLER
HALLANDALE, FL 33009

Name Changed: 07/17/2000

Address Changed: 07/08/2016

Officer/Director Detail

Name & Address

Title CEO

ZEGELBONE, RICHARD
1904 S. 31ST AVE.
HALLANDALE, FL 33009



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Case #: 8967

Date: 09/27/2023

Property Owner: 3101 REALTY CORP
655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160

Property Description: 514229020012

Certified Mail #:

Legal Description: JO-SEL BAR-KEN SUBDIVISION 116-2 B
THAT PT OF PARCEL A DESC AS, BEG
AT SW COR OF PAR A, N ALG W/L FOR
255.44, E 167.54, S 255.83 TO S/L, W
167.60 TO POB AKA: TRACT C

AKA: 3121 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #106

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2023 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)

Notes/Mean of Correction:

1. Installation of an electrically controlled lock system on the egress door and exit sign without a permit. Obtain plans for 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.

Jean Gustin

A handwritten signature in dark ink, appearing to read 'Jean Gustin', followed by a horizontal line.



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*	\$471,280	\$1,104,740	\$1,576,020	\$1,576,020	
2022	\$471,280	\$1,104,740	\$1,576,020	\$1,576,020	\$33,286.18
2021	\$471,280	\$1,104,740	\$1,576,020	\$1,566,580	\$33,749.67

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
st Value	\$1,576,020	\$1,576,020	\$1,576,020	\$1,576,020
rtability	0	0	0	0
essed/SOH	\$1,576,020	\$1,576,020	\$1,576,020	\$1,576,020
mestead	0	0	0	0
d. Homestead	0	0	0	0
d/Vet/Dis	0	0	0	0
nior	0	0	0	0
empt Type	0	0	0	0
able	\$1,576,020	\$1,576,020	\$1,576,020	\$1,576,020

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/3/2014	SW*-E	\$5,250,000	112334915	\$11.00	42,844	SF
1/16/2003	WD*	\$4,394,800	36269 / 1868			
3/31/1994	WD*	\$1,075,000	22305 / 714			
				Adj. Bldg. S.F. (Card, Sketch)		12114
denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 2001/1985		

denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12114								



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

Detail by Entity Name

Florida Profit Corporation
3101 REALTY CORP.

Filing Information

Document Number P14000046906
FEI/EIN Number 47-1009928
Date Filed 05/30/2014
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/20/2020

Principal Address

3101 W. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Changed: 10/16/2018

Mailing Address

895 Mamaroneck Avenue
mamaroneck, NY 10543

Changed: 11/18/2022

Registered Agent Name & Address

EDELMAN, JOSEPH
3101. HALLANDALE BEACH BLVD.
SUITE 106
HALLANDALE BEACH, FL 33009

Name Changed: 10/28/2015

Address Changed: 10/16/2018

Officer/Director Detail

Name & Address

Title President

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

3101 REALTY CORP
Edelman, Joseph.
NOV #8967.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

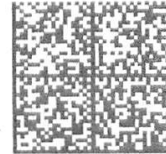
US POSTAGE

3121 W HALLANDALE BEACH BLVD #106,
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

3101 REALTY CORP
NOV #8967.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

655 GOLDEN BEACH DR
GOLDEN BEACH, FL 33160.

7022 2410 0001 1497 3977

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Postage
\$ **8.53**

Total Postage and Fee
\$

Sent To
ZEGELBONE, RICHARD
NOH #8966
Street and Apt. No.
1818 SW 31 AVE. ATTN: CONTROLLER
City, State, ZIP+4®
HALLANDALE, FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9047

USPS HILLCREST POSTAL STORE
DEC 05 2023
Postmark Here

7022 2410 0001 1497 3984

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CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

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
\$ **8.53**

Total Postage and Fee
\$

Sent To
ZEGCO INC
NOH #8966
Street and Apt. No.
818 SPINNAKER DR
City, State, ZIP+4®
HOLLYWOOD FL 33019

PS Form 3800, April 2019 PSN 7530-02-000-9047

USPS HILLCREST POSTAL STORE
DEC 05 2023
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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **8.53**

Total Postage and Fee
\$

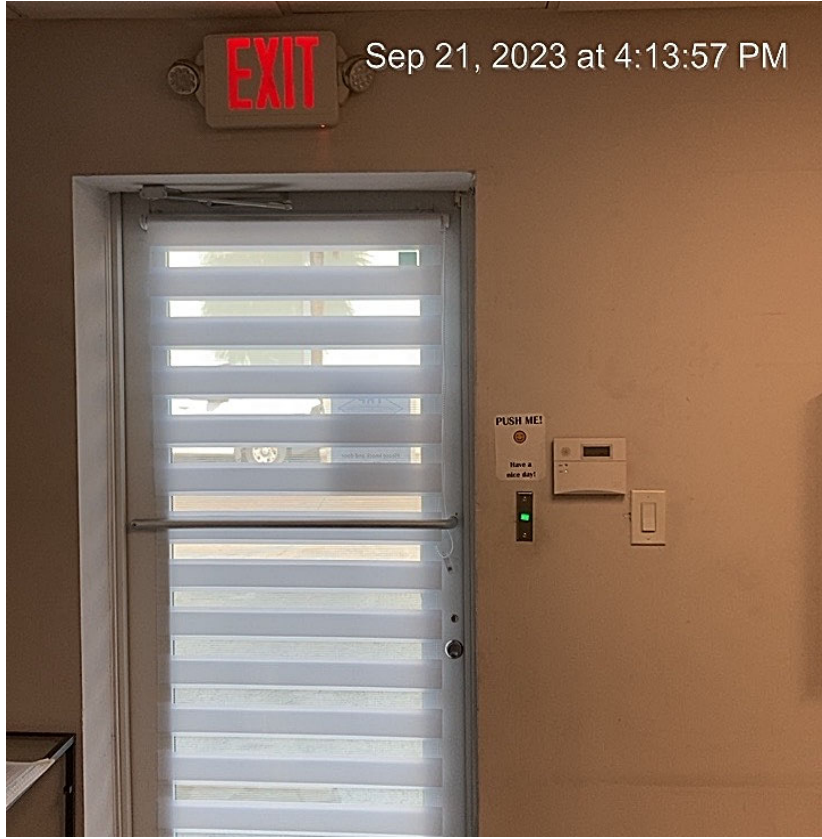
Sent To
ZEGCO INC
NOH #8966
Street and Apt. No.
1904 SW 31 AVE
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

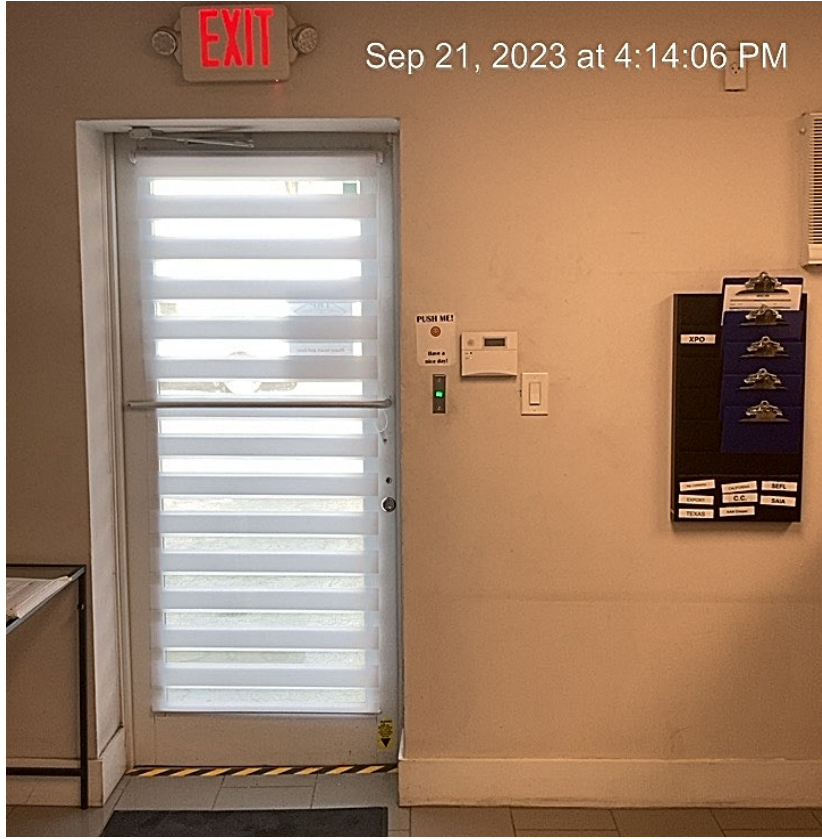
PS Form 3800, April 2019 PSN 7530-02-000-9047

USPS HILLCREST POSTAL STORE
DEC 05 2023
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 B. Received by (Printed Name) Brad Meeks C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: ZEGCO INC NOH #8966 1904 SW 31 AVE, PEMBROKE PARK, FL 33009 9590 9402 7581 2098 7722 31	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express®
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3960	Domestic Return Receipt

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





Case Overview

Property/Incident Information

Owner	Address	Site Address
NSP III PEMBROKE PARK DST	PO BOX 71870 SALT LAKE CITY, UT 84171	1781 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220190010

Legal Description

LIONDEN 177-121 B PARCEL A

Case Status	Open	Case #	8909	Date Next Inspection	1/17/2024
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Notes 1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/19/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Regular Mail
11/30/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 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: 1/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/17/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
NSP III PEMBROKE PARK DST) CASE NO. 8909
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NSP III PEMBROKE PARK DST

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

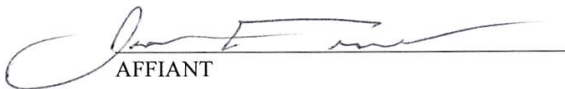
ADDRESS: 1781 S PARK RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: NSP III PEMBROKE PARK DST AT 03:52 P.M. ON THE 04 DAY OF DECEMBER 2023.

(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.

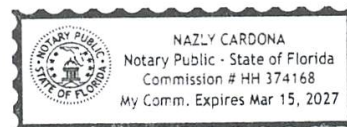

AFFIANT

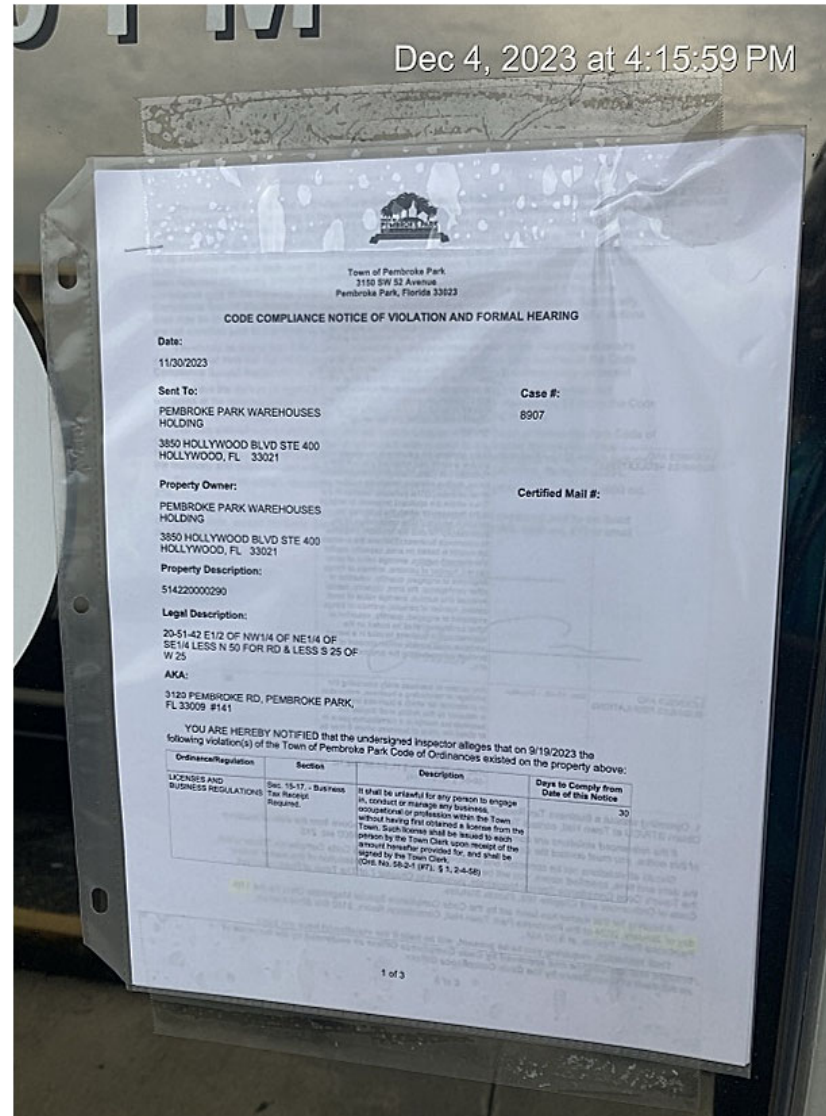
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Ngaly Dayana GA
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2023

Sent To:

NSP III PEMBROKE PARK DST
PO BOX 71870
SALT LAKE CITY, UT 84171

Case #:

8909

Property Owner:

NSP III PEMBROKE PARK DST
PO BOX 71870
SALT LAKE CITY, UT 84171

Certified Mail #:

Property Description:

514220190010

Legal Description:

LIONDEN 177-121 B PARCEL A

AKA:

1781 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	30

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-175. - Certificate
of use requirements.

(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...

30

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-22. - Application.

(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of L...

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LICENSES AND
BUSINESS REGULATIONS

Sec. 15-28. - Display.

Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town.

30

(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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

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

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

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

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

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

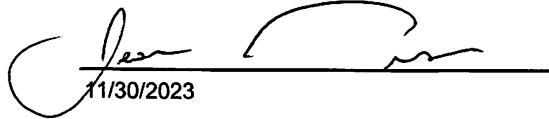
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



11/30/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8909

Petitioner,

vs.

NSP III PEMBROKE PARK
DST
1781 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NSP III PEMBROKE PARK DST
Address:	PO BOX 71870 SALT LAKE CITY, UT 84171
Folio:	514220190010
Site Address:	1781 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	LIONDEN 177-121 B PARCEL A

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: 11/30/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 11/30/2023
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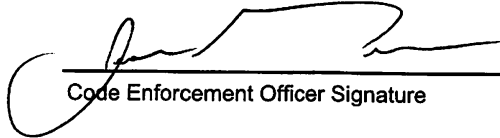
Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use. Not Corrected.
Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629

Further, Affiant sayeth naught

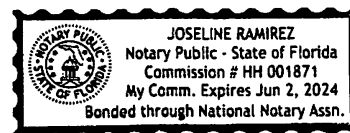
STATE OF FLORIDA

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 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: NSP III PEMBROKE PARK DST
PO BOX 71870
SALT LAKE CITY, UT 84171

Case #: 8909

Date: 09/19/2023

Property Owner: NSP III PEMBROKE PARK DST
PO BOX 71870
SALT LAKE CITY, UT 84171

Property Description: 514220190010

Certified Mail #:

Legal Description: LIONDEN 177-121 B PARCEL A

AKA: 1781 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	30
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LICENSES AND
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LICENSES AND
BUSINESS REGULATIONS

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(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

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.

Jean Gustin



7022 2410 0001 1497 3892

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

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

OFFICIAL USE

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

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

Postage
 \$ **8.17**

Total Postage and F
 \$

Sent To
 NSP III PEMBROKE PARK DST
 Street and Apt. No.,
 NOH #8909
 City, State, ZIP+4®
 1781 S PARK ROAD,
 PEMBROKE PARK FL 33009

PS Form 3800, Apr 2012

7022 2410 0001 1497 3915

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and F
 \$

Sent To
 NSP III PEMBROKE PARK DST
 Street and Apt. No.,
 NOH #8909
 City, State, ZIP+4®
 PO BOX 71870
 SALT LAKE CITY UT 84171

PS Form 3800, Apr 2012

7022 2410 0001 1497 3908

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and F
 \$

Sent To
 CT CORPORATION SYSTEM
 Street and Apt. No.,
 NOH #8909
 City, State, ZIP+4®
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

PS Form 3800, Apr 2012

US POSTAGE

quadrant
 FIRST-CLASS MAIL
 IMI
\$000.63
 10/02/2023 ZIP 33023
 043M30245597



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

**NSP III PEMBROKE
 PARK DST
 NOH #8909**

**1781 S PARK RD,
 PEMBROKE PARK, FL 33009**

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

CT CORPORATION SYSTEM
NOV #8909



1200 SOUTH PINE ISLAND RD,
PLANTATION, FL 33324.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

NSP III PEMBROKE PARK
DST



NOV #8909

PO BOX 71870
SALT LAKE CITY, UT 84171



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	1781 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 19 0010
Property Owner	NSP III PEMBROKE PARK DST	Millage	0613
Mailing Address	PO BOX 71870 SALT LAKE CITY UT 84171	Use	48-03
Abbr Legal Description	LIONDEN 177-121 B PARCEL A		

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

* 2023 values are considered "working values" and are subject to change.								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$2,885,210	\$10,514,790	\$13,400,000	\$13,400,000				
2022	\$2,885,210	\$10,514,790	\$13,400,000	\$13,400,000	\$283,013.36			
2021	\$2,885,210	\$9,381,800	\$12,267,010	\$10,829,720	\$242,176.71			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$13,400,000	\$13,400,000	\$13,400,000	\$13,400,000				
Portability	0	0	0	0				
Assessed/SOH	\$13,400,000	\$13,400,000	\$13,400,000	\$13,400,000				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$13,400,000	\$13,400,000	\$13,400,000	\$13,400,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/20/2015	WD-Q	\$3,000,000	113303585	\$58.00	49,745	SF		
9/27/2012	WD-Q	\$480,800	49150 / 1855					
6/20/2001	WD	\$140,000	33086 / 1465					
7/31/2002	WD	\$137,000	33570 / 1612					
				Adj. Bldg. S.F. (Card, Sketch)		120222		
				Eff./Act. Year Built: 2019/2018				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
120222								



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

Detail by Entity Name

Declaration of Trust

NSP III PEMBROKE PARK DST

Filing Information

Document Number D21000000100

FEI/EIN Number NONE

Date Filed 12/15/2021

State DE

Status ACTIVE

Principal Address

300 CRESCENT COURT, SUTE 700

DALLAS, TX 75201

Mailing Address

300 CRESCENT COURT, SUTE 700

DALLAS, TX 75201

Registered Agent Name & Address

CT CORPORATION SYSTEM

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Officer/Director Detail

NONE

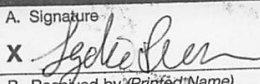
Annual Reports

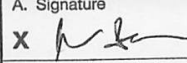
No Annual Reports Filed

Document Images

[12/15/2021 – Declaration of Trust](#) [View image in PDF format](#)

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 RECEIVED	
1. Article Addressed to: CT CORPORATION SYSTEM NOH #8909 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324  9590 9402 7581 2098 7722 93		B. Received by (Printed Name) DEC 06 2023	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3908		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No CT CORPORATION	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 	
1. Article Addressed to: NSP III PEMBROKE PARK DST NOH #8909 1781 S PARK ROAD, PEMBROKE PARK FL 33009  9590 9402 7581 2098 7723 09		B. Received by (Printed Name) Cydle Prens	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3892		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 	
1. Article Addressed to: NSP III PEMBROKE PARK DST NOV #8909 PO BOX 71870 SALT LAKE CITY UT 84171  9590 9402 7581 2098 7722 86		B. Received by (Printed Name) Jacob Sawada	C. Date of Delivery 12/15/2023
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3915		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
VICTOR JIMENEZ	3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6121	Date Next Inspection	12/5/2023
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Notes

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail
12/5/2023		Affidavit of Non-Compliance	Certified Mail
12/5/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	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: 12/5/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/5/2023

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		\$11,900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$12,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$12,000.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
VICTOR JIMENEZ	CASE NO. 6121	
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: VICTOR JIMENEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 526, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: VICTOR JIMENEZ AT 10:11 A.M. ON THE 07 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

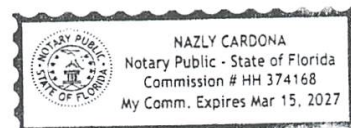
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature Nazly Dayana CA
Personally Known X OR Produced Identification _____



Dec 7, 2023 at 10:11:19 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
VICTOR JIMENEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
VICTOR JIMENEZ 6121 12/05/2023
3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Property Owner: Property Description: Certified Mail #:
VICTOR JIMENEZ 514229000300
3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Legal Description: AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
SLY 50 FOR P08 ELY 495.10 SLY
200.24 WLY 65.74 SLY 63.28 SLY
169.20 SWLY 13.93 WLY 77.37 SLY
125.24 CONT SLY 31.97 SLY 80.39 ELY
43.89 SLY 70.07 SLY 635.63 WLY
323.53 NWLY 673.71 WLY 320.55 NLY
623.25 TO P08 TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

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 January, 2024 at 9:00 AM in the
Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the
above-referenced Code Compliance Case.

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

1 of 2

Dec 7, 2023 at 10:11:26 AM



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
VICTOR JIMENEZ	6121	12/05/2023

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Property Owner:	Property Description:	Certified Mail #:
VICTOR JIMENEZ	514229000300	

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6121

Petitioner,

vs.

VICTOR JIMENEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526
Respondent(s)

On 12/5/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: VICTOR JIMENEZ
Address: 3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/5/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/5/2023

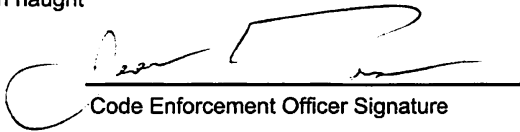
Notes/Mean of Correction:

1. New concrete walkway built without a permit. - No permit application submitted.
2. Wood removed to add concrete pavers done without a permit. - No permit application submitted.

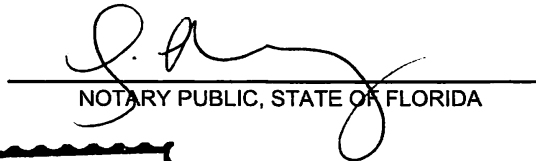
Further, Affiant sayeth naught

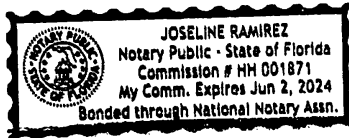
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/5/2023


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

VICTOR JIMENEZ

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526**

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Town of Pembroke Park
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AFFIDAVIT OF NON-COMPLIANCE

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Folio: 514229000300

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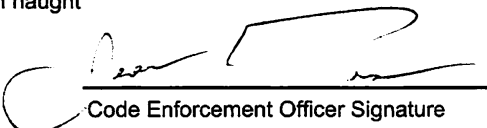
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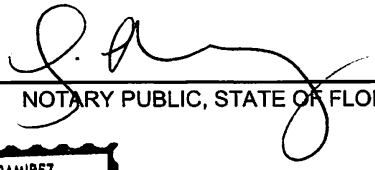
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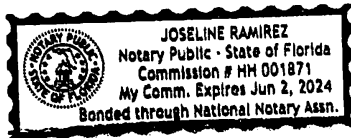
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/5/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6121
Petitioner,)
)
vs.)
)
VICTOR JIMENEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #526, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: VICTOR JIMENEZ

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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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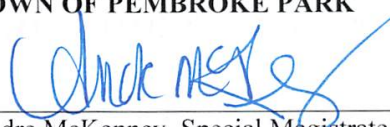
ORDER

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 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100,000 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 August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

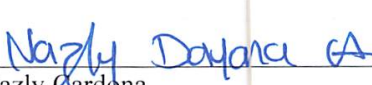
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ___ No X

I the undersigned, Code 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 August, 2023.


Nazly Cardona
Code Clerk

Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
VICTOR JIMENEZ	3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6121	Date Next Inspection	6/16/2023
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Notes

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
VICTOR JIMENEZ) CASE NO. 6121
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VICTOR JIMENEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #526, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: VICTOR JIMENEZ AT 12:30 P.M. ON THE 02 DAY OF AUGUST 2023.

(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.

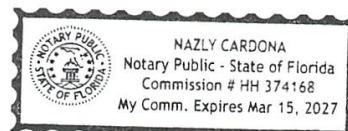
Jean Gustin 8-4-23
AFFIANT

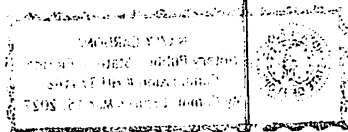
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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







Transmittal Number: 27348612 null

Response to Service of Process

Sender Information:

Jean Gustin null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	07/26/2023
Party Served:	Corporation Service Company
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #526
Case/Reference No:	6121

You recently sent our company a "Notice of Violation" in error. Our company does not own and has no involvement with the property in question; therefore, we cannot take any action with respect to this property.

Our company provides registered agent services. As registered agent, we have no involvement with the daily business activities of our customers. Please remove our name from this matter.

Thank you for your cooperation in this matter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

[Faint, mostly illegible text spanning the page, possibly bleed-through from the reverse side. A prominent vertical line runs down the left side of the page.]



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
J. Q.

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/23/2023

Sent To:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Case #:

6121

Property Owner:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

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

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

(Ord. No. 13-09-01, § 2, 9-11-13)

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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 August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

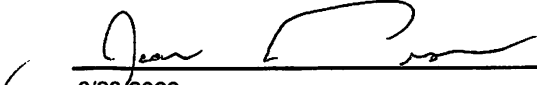
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


6/23/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6121

Petitioner,

vs.

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

Respondent(s)

On 6/23/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	VICTOR JIMENEZ
Address:	3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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: 6/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/16/2023

Notes/Mean of Correction:

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections. Not corrected.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA

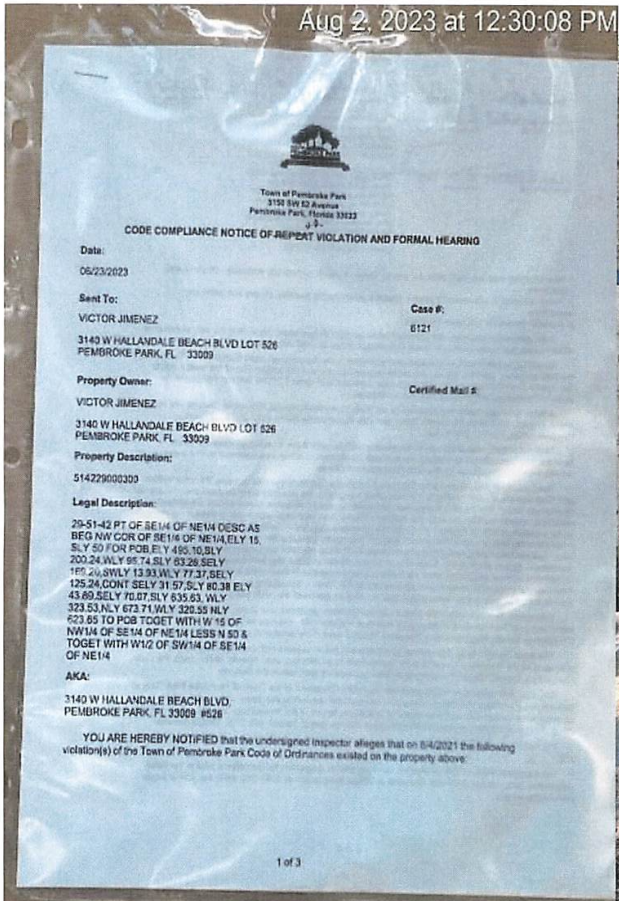
COUNTY OF BROWARD

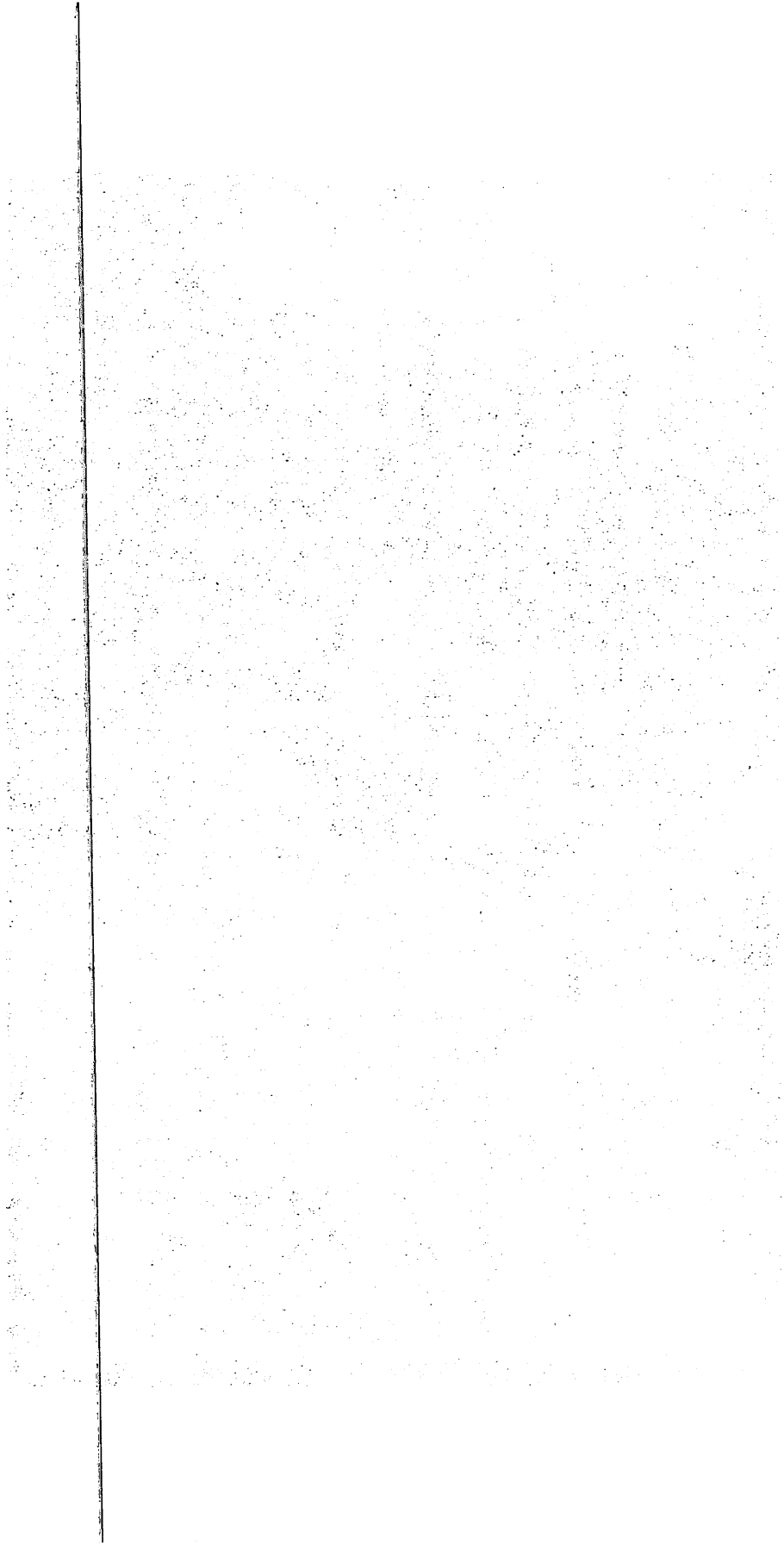

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/23/2023


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
 \$ **7.85**

Total Postage and Fees \$ **7.85**

Sent To
 HOLIDAY HALLANDALE MHC LLC/NOA #6121
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

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

PS Form 3800, April 2019

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

Postage
 \$ **7.85**

Total Postage and Fees \$ **7.85**

Sent To
 HOLIDAY HALLANDALE MHC LLC/NOA #6121
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®
 SKOKIE, IL 60077

PS Form 3800, April 2019

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

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

Postage
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Total Postage and Fees \$ **7.85**

Sent To
 VICTOR JIMENEZ/NOA #6121
 3140 W HALLANDALE BEACH BLVD
 #526,
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2019

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

Postage
 \$ **7.85**

Total Postage and Fees \$ **7.85**

Sent To
 CORPORATION SERVICE COMPANY/NOA #6121
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®
 TALLAHASSEE, FL 32301

PS Form 3800, April 2019

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 ☒ Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) [Signature] C. Date of Delivery [Signature] D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC/NOA #6121 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009	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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1140	Barcode: 9590 9402 7581 2098 7735 80
PS Form 3811, July 2020 PSN 7530-02-000-9053	

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 <i>B. Andruski</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC/Not #6121 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) <i>B. Andruski</i>	C. Date of Delivery <i>7-25-23</i>
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 1126</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 <i>Danielle Nelloms</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY/Not #6121 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) <i>Danielle Nelloms</i>	C. Date of Delivery
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 1119</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 <i>Sabrina B Randolph</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY FO #6121 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) <i>Sabrina B Randolph</i>	C. Date of Delivery
2. Article Number (Transfer from service label) <i>7022 2410 0001 1497 1591</i>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 VICTOR JIMENEZ
 HCF #6121
 3140 W HALLANDALE BEACH BLVD #526,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Apr

U.S. Postal Service™
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Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HCF #6121
 3140 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Apr

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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
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 CORPORATION SERVICE COMPANY
 HCF #6121
 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, Apr

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

OFFICIAL USE

Certified Mail Fee
 \$

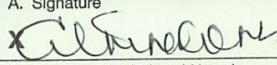
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HCF #6121
 8800 NORTH BRONX AVE 2ND FLOOR
 City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, Apr

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  B. Received by (Printed Name) ALVIN CORP C. Date of Delivery
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6121 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0749	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

9590 9402 7581 2098 7721 18

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: VICTOR JIMENEZ
Case #: 6121
Date: 08/04/2021
3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Property Owner: VICTOR JIMENEZ
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

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

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

BUILDING AND BUILDING
REGULATIONS

Sec. 5-17. - Permit
application.

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.

30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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.

Teressa Malcolm
Code Enforcement Officer









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.

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Price	Factor	Type
\$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and Fee
\$

Sent To
VICTOR JIMENEZ
FO #6121
3140 W HALLANDALE BEACH BLVD #526,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and Fee
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
FO #6121
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and Fee
\$

Sent To
CORPORATION SERVICE COMPANY
FO #6121
1201 HAYS STREET
TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and Fee
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
FO #6121
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, April 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #6121 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	A. Signature x <i>Howard Lapping</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>HOWARD LAPPING</i> C. Date of Delivery <i>8-21-23</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:		
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1607	3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ 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
☐ 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		

9590 9402 7581 2098 7740 51

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:

CORPORATION SERVICE COMPANY
HCF #6121
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 7581 2098 7721 25

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0732

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)

Caesar Scalia

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:

HOLIDAY HALLANDALE MHC LLC
HCF #6121
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7721 01

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0756

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

12/11/23

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:

VICTOR JIMENEZ
HCF #6121
3140 W HALLANDALE BEACH BLVD #526,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 95

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0763

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

12/19/23

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

NOV #6121

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

5 AUG 2021 PM 6 L

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC

3140 W Hallandale

Beach Blvd

Pembroke Park

F

NIXIE

331 DE 1

0008/20/21

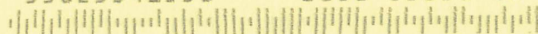
33

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 33023541350

*2606-03896-05-40



Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCELINA SHUR	123 LONE PINE LANE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane

Folio

514229000480

Legal Description

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

Case Status	Open	Case #	5927	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trellis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/15/2021		Notice of Violation	Hand
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/12/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$33,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$33,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$33,600.00

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1704667407

B# 942277

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
711970	1970	NEWM	HS	61		3826597

Registered Owner:

Date of Issue

09/06/2022

RICARDO DANIEL TORRES
123 LONE PINE LN
HALLANDALE, FL 33009

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

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 the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titlinf.html>

Mail To:

RICARDO DANIEL TORRES
123 LONE PINE LN
HALLANDALE, FL 33009

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
711970	1970	NEWM	HS	61		3826597

Prev. State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date	By
FL	UNK				PRIVATE	01/06/2022	

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue	Date
				09/06/2022	

Registered Owner

RICARDO DANIEL TORRES
123 LONE PINE LN
HALLANDALE, FL 33009

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number

158357801

Terry L. Rhodes
Executive Director

10 / 12 158357801

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, 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 motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must
Sign Here: _____

CO-SELLER Must
Sign Here: _____

Print Here: _____

Print Here: _____

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must
Sign Here: _____

CO-PURCHASER Must
Sign Here: _____

Print Here: _____

Print Here: _____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

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
HFC #5927, #6047
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077



9590 9402 7581 2098 7720 19

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3023

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-18-23

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

3. Service Type

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

Mail Restricted Delivery

(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:

MARCELINA SHUR
HCF #5927
123 LONE PINE LANE
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7719 99

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3047

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/18

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

3. Service Type

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

Mail Restricted Delivery

(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:

PARKER LONE PINE WEST LLC
HFC #5927
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009



9590 9402 7581 2098 7720 02

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3030

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12/16

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

3. Service Type

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

Mail Restricted Delivery

(over 3300)

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MARCELINA SHUR)

CASE NO. 5927

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCELINA SHUR

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

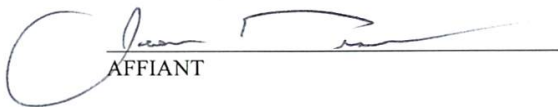
ADDRESS: 123 LONE PINE LANE PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MARCELINA SHUR AT 10:29 A.M. ON THE 13 DAY OF December 2023.

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

TYPE OF SERVICE

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


AFFIANT

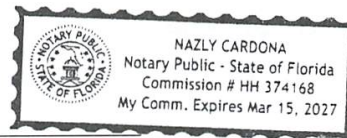
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known X OR Produced Identification _____

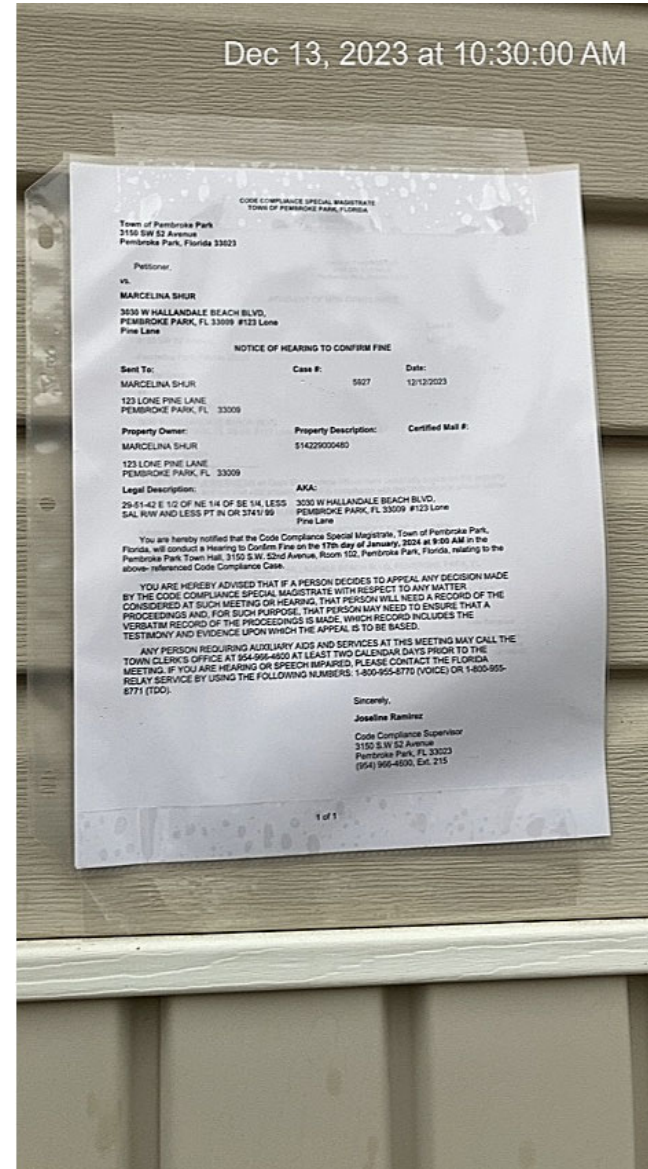
Type of Identification Produced _____



Dec 13, 2023 at 10:29:55 AM



Dec 13, 2023 at 10:30:00 AM



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MARCELINA SHUR

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone
Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MARCELINA SHUR	5927	12/12/2023
123 LONE PINE LANE PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
MARCELINA SHUR	514229000480	
123 LONE PINE LANE PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of January, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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).

* 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	\$6,146,540	\$312,980	\$6,459,520	\$6,459,520				
2023	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830	\$133,638.61			
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42			
2024 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	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$6,459,520	\$6,459,520	\$6,459,520	\$6,459,520				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF		
4/19/2005	QC*	\$100	39524 / 162					
4/19/2005	SW*	\$8,600,000	39524 / 157					
1/8/1981	WD	\$249,750	9343 / 996					
				Adj. Bldg. S.F. (Card, Sketch)		4217		
				Eff./Act. Year Built: 2001/2000				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number M06000002678
FEI/EIN Number 20-4844877
Date Filed 05/10/2006
State DE
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager



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 #:
5927

Petitioner,

vs.

MARCELINA SHUR
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone
Pine Lane

Respondent(s)

On 12/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: MARCELINA SHUR
Address: 123 LONE PINE LANE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane
Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/12/2023

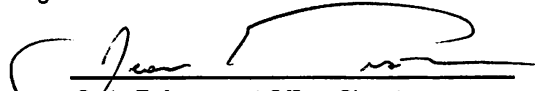
Notes/Mean of Correction:

1. New walkway added to side of m/h without a permit. No permit has been obtained.
2. New a/c installed without a permit. - No permit has been obtained.
3. Removal of carport area, verification with the Building Dept. - According to Broward County property appraiser, the carport has existed since 2006. There is no evidential support for item 3 that work was done without a permit.
4. Florida room enclosed without a permit. - According to Broward County property appraiser, the Florida room has existed since 2006. There is no evidential support for item 4 that work was done without a permit.
5. (2) patios installed without a permit. - According to Broward County property appraiser, the (2) patios has existed since 2006. There is no evidential support for item 5 that work was done without a permit.
6. New windows added to the m/h without permits. - No permit has been obtained.
7. New door added to m/h without a permit. - A new door was replaced near the walkway entry, No permit has been obtained.
8. Shed installed without a permit. - No permit has been obtained. - According to Broward County property appraiser, the shed has existed since 2006. There is no evidential support for item 8 that work was done without a permit.
9. Fence trellis installed without a permit. - Fence trellis is not present at the location. Corrected.
10. Mobile home addition. - According to Broward County property appraiser of 2006 it does not show the home was modified with any addition. There is no evidential support for item 10 that work was done without a permit.

Further, Affiant sayeth naught

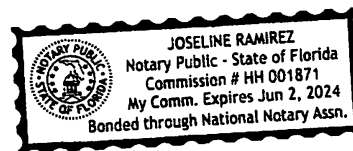
STATE OF FLORIDA

COUNTY OF BROWARD

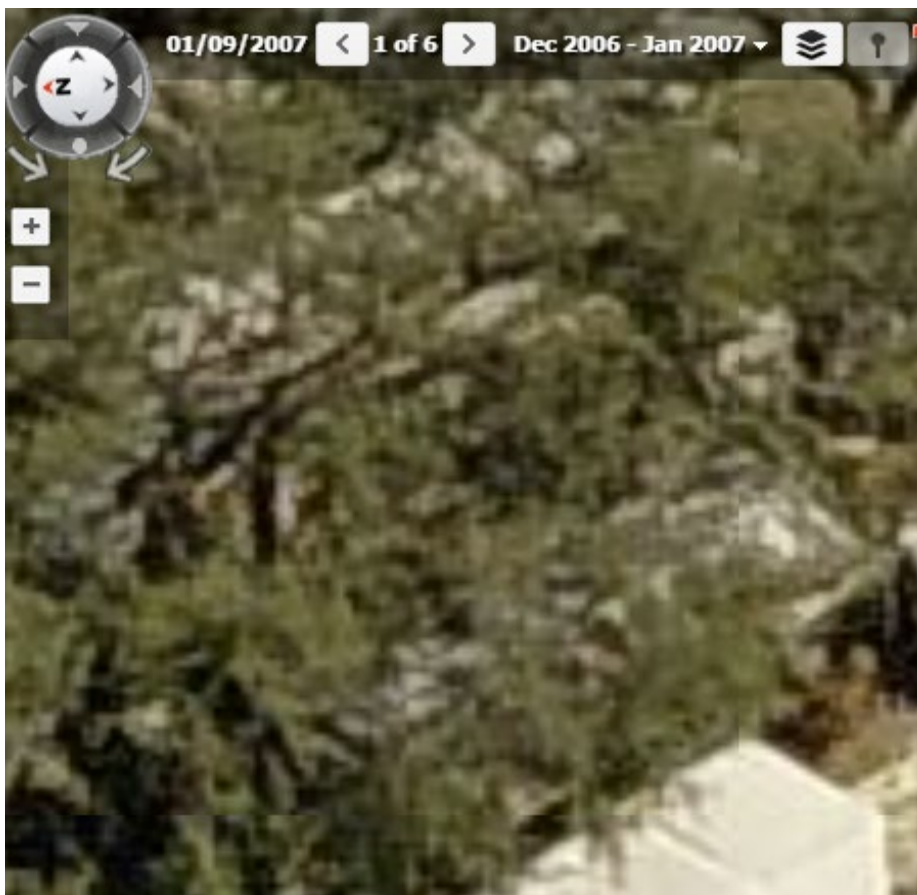

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/12/2023


NOTARY PUBLIC, STATE OF FLORIDA









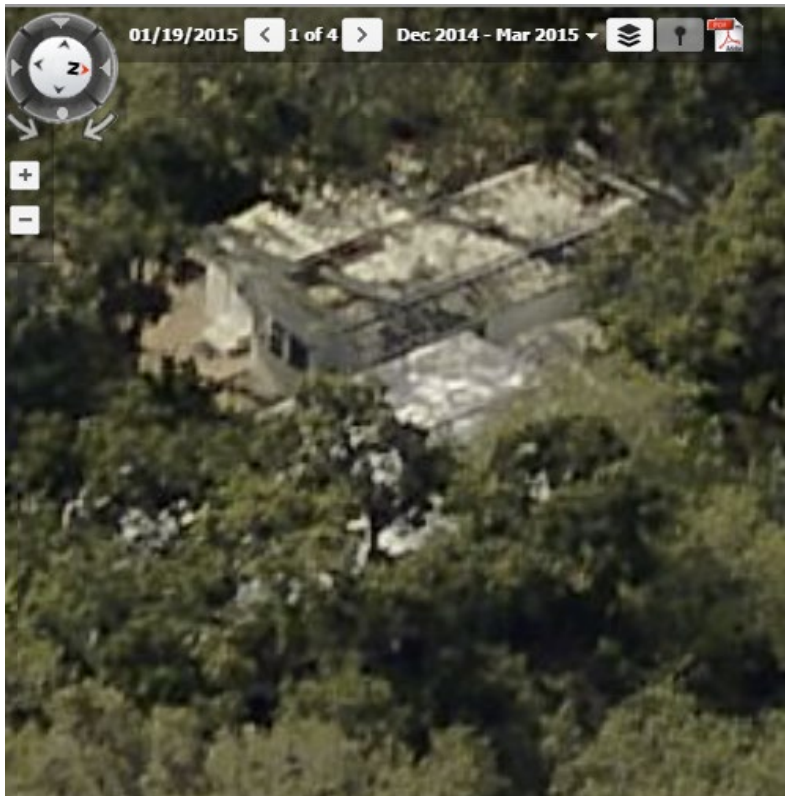


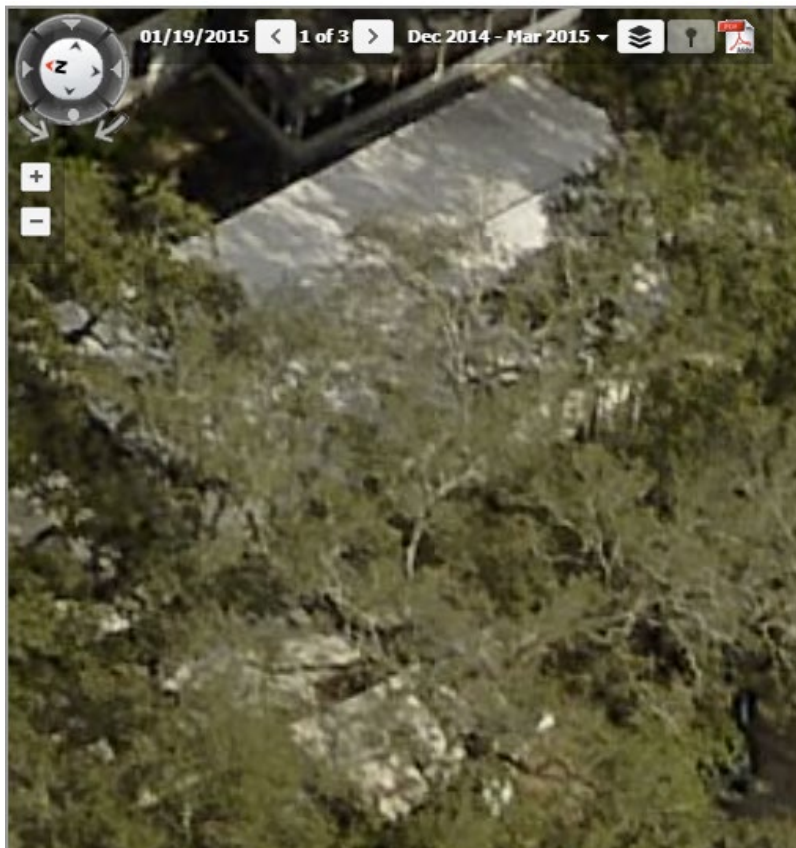


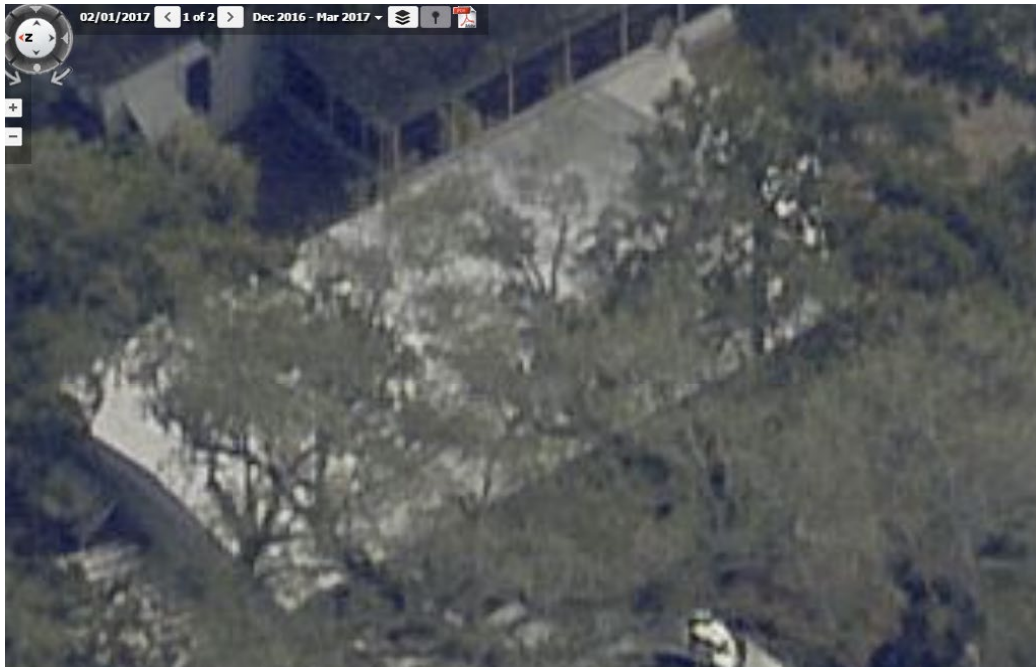


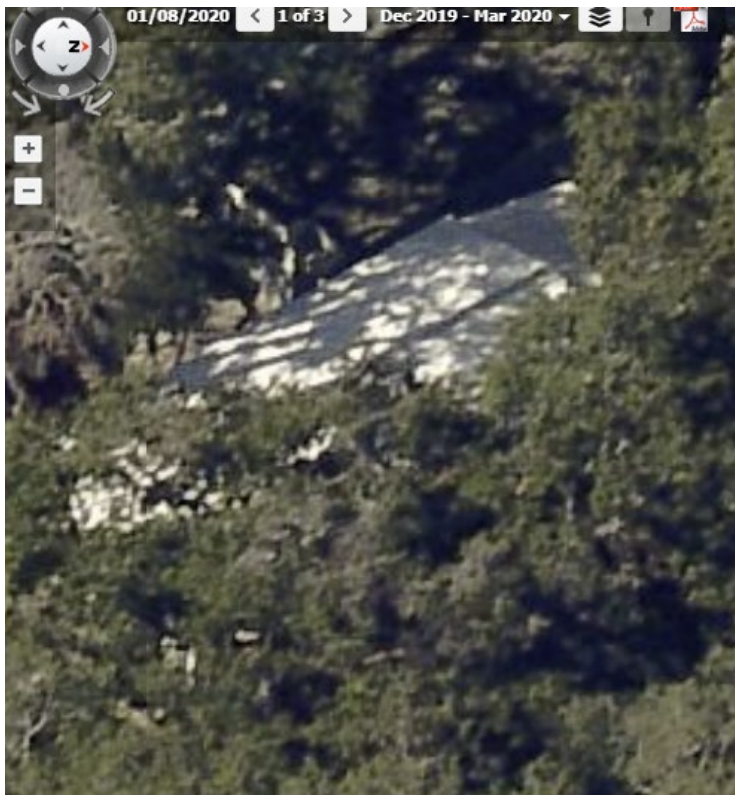




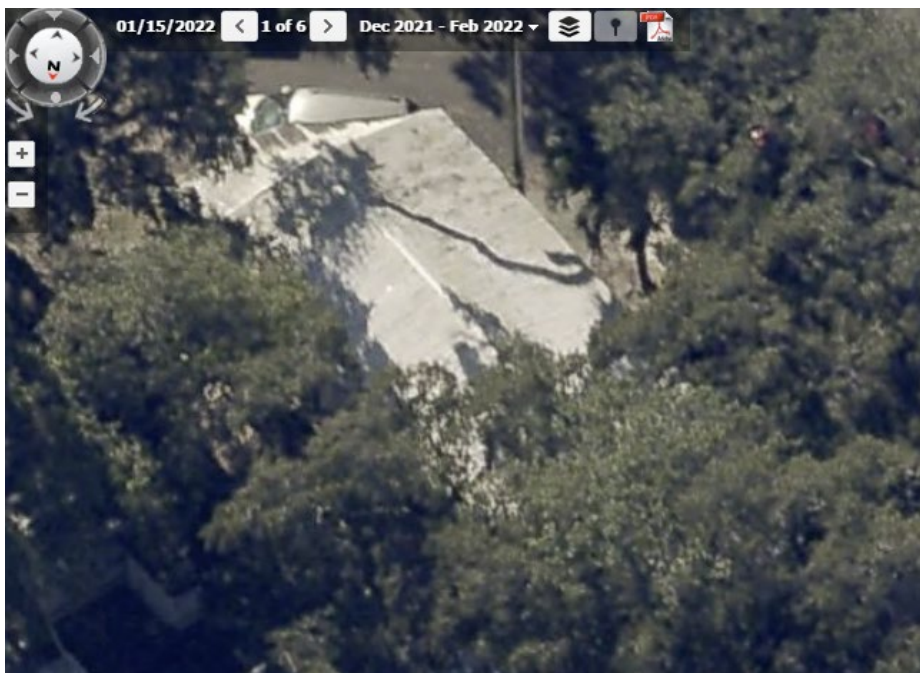


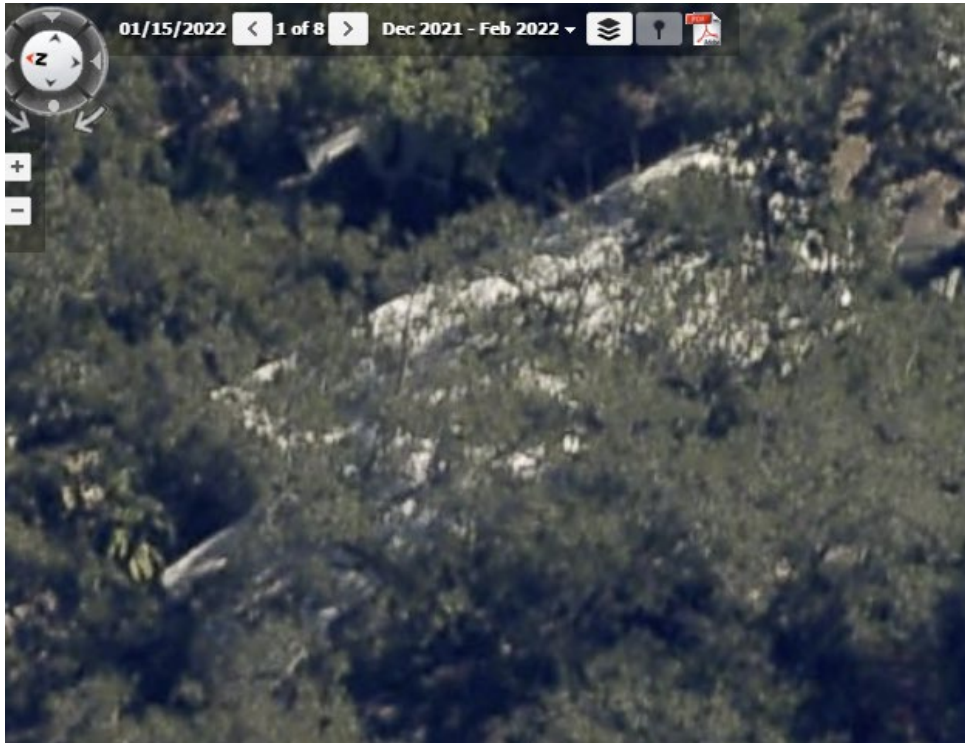
















Dec 6, 2023 at 10:53:47 AM



Dec 6, 2023 at 10:54:35 AM



Dec 6, 2023 at 10:54:49 AM



Dec 6, 2023 at 10:55:05 AM



Dec 6, 2023 at 10:55:19 AM



Dec 6, 2023 at 10:55:43 AM





Dec 6, 2023 at 10:56:02 AM



Dec 6, 2023 at 10:56:11 AM



Dec 6, 2023 at 10:56:18 AM

CAUTION

CONTAINS HIGH PRESSURE
R-410A REFRIGERANT AND POE
OILS.

PRESSURES MAY EXCEED THE
RATED WORKING PRESSURES
OF R-22 SERVICE EQUIPMENT.

ATTENTION

CONTIENT DU RÉFRIGÉRANT
R-410A HAUTE PRESSION ET
DES HUILES POE.
LES PRESSIONS PEUVENT
DÉPASSER LES VALEURS
NOMINALES DES PRESSIONS
OPÉRATIONNELLES DE
L'ÉQUIPEMENT DE
SERVICE R-22.

PRECAUCION

CONTIENE REFRIGERANTE
R-410A DE ALTA PRESIÓN Y
ACEITES POE.
LAS PRESIONES PUEDEN
SUPERAR LOS VALORES
NOMINALES DE TRABAJO DEL
EQUIPO DE SERVICIO R-22.

R-410A

This system contains R-410A Refrigerant
and POE oil. Refer to product literature
before installing or servicing this unit.

Ce système contient R-410A Réfrigérant
et Huile POE. Veuillez se référer à la
documentation de produit
avant d'installer ou d'entretenir cette unité.

ROOFTOP PACKAGE AIR CONDITIONER	
MODEL	ERC-36CWN1-V10
COOLING CAPACITY	36000Btu/h
HEATING CAPACITY	-----
POWER SUPPLY	208-230V ~ 60Hz
RATED CURRENT	24.2A
RATED INPUT	4427W
NET WEIGHT	127kg
REFRIGERANT	R410A/ 1600g
EXCESSIVE OPERATING PRESSURE	HI 4.4MPa LO 2.6MPa
OUTSIDE RESISTANCE CLASS	IP 24



SN: C705172830318203400002

documentation de produit
avant installer ou entretenir cette l

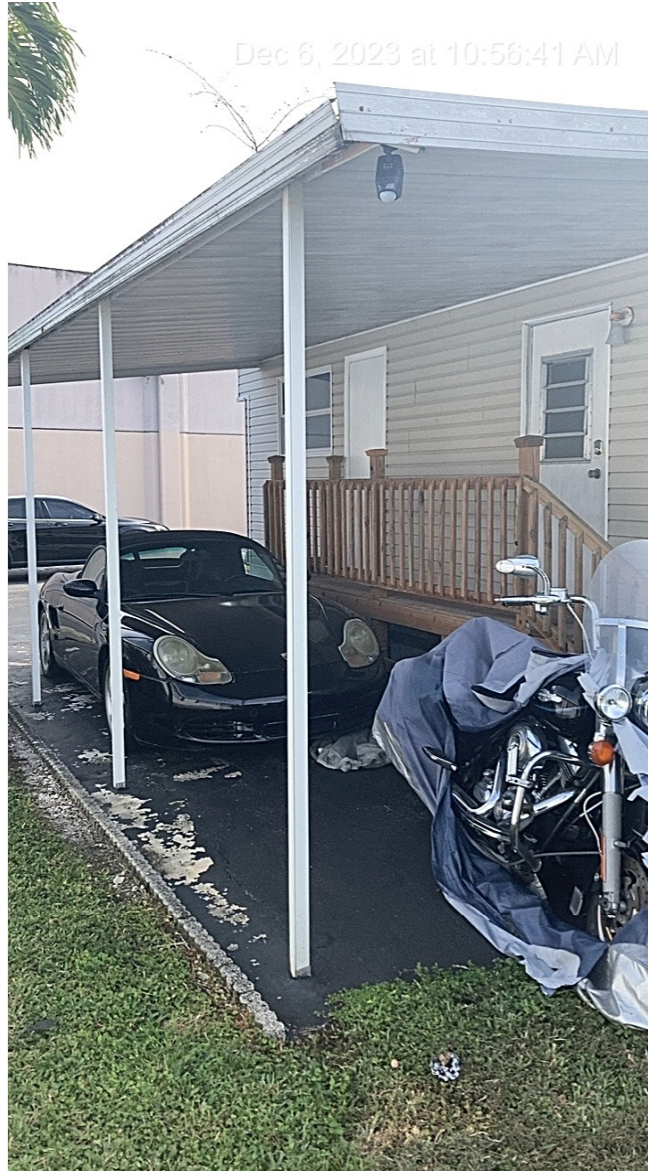
ROOFTOP PACKAGE AIR CONDITIONER

MODEL	ERC-36CWN1-V10	
COOLING CAPACITY	36000Btu/h	
HEATING CAPACITY	-----	
POWER SUPPLY	208-230V ~ 60Hz	
RATED CURRENT	24.2A	
RATED INPUT	4427W	
NET WEIGHT	127kg	
REFRIGERANT	R410A/ 1600g	
EXCESSIVE OPERATING PRESSURE	HI	4.4MPa
	LO	2.6MPa
OUTSIDE RESISTANCE CLASS	IP 24	



SN: C705172830318203400002









Dec 6, 2023 at 10:51:59 AM



Dec 6, 2023 at 10:52:19 AM



Dec 6, 2023 at 10:52:24 AM



Dec 6, 2023 at 10:52:36 AM



Dec 6, 2023 at 10:53:04 AM



Dec 6, 2023 at 10:53:13 AM



Dec 6, 2023 at 10:53:18 AM



Dec 6, 2023 at 10:53:29 AM







Transmittal Number: 23979015 null

Rejection of Service of Process

Return to Sender Information:

Teresa Malcolm null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date:	10/27/2021
Party Served:	Marcelina Shur
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #123 Lone Pine Lane
Case/Reference No:	5927

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5927
Petitioner,)
)
vs.)
)
)
MARCELINA SHUR /
LONE PINE WEST LLC
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent 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: 123 LONE PINE LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LONE PINE WEST LLC, 8800 N BRONX AVE 2ND FL, SKOKIE, IL 60077

FOLIO NO.: 5142 29 00 0480

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 WITHIN 120 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK


Harry Hippler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, 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 11, 2021.



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCELINA SHUR	123 LONE PINE LANE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Lane

Legal Description

Case Status	Open	Case #	5927	Date Next Inspection	11/17/2021
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trellis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/15/2021		Notice of Violation	Hand
10/22/2021	11/17/2021	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: 11/17/2021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FL SKOKIE, IL 60077 NOH # 5927		A. Signature X <u>CUR</u> ☐ 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	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7484		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 (over \$500)	
9590 9402 6379 0303 8482 76		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PARKER LONE PINE WEST LLC 3030 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 NOH # 5927		A. Signature X <u>WLD 16</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>WLD 16</u> C. Date of Delivery <u>10/26</u> D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7491		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 (over \$500)	
9590 9402 6379 0303 8482 83		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total \$	
Sen	
Stre	
City	
PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FL SKOKIE, IL 60077 FO # 5927	
PS Form 3800, April 2015 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 \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total \$	
Sen	
Stre	
City	
PARKER LONE PINE WEST LLC 3030 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009 FO # 5927	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1120 0000 9007 7880

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
\$

Sent
\$

Street
\$

City
\$

MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
FO # 5927

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7910

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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
\$

Sent
\$

Street
\$

City
\$

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 5927

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:

MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
FO # 5927

9590 9402 6379 0303 8491 50

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7880

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ 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
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
FO # 5927

9590 9402 6379 0303 8483 44

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7903

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fee
 \$ **7.33**

Sent To
MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
NOH # 5927

PS Form 3800, April 2015 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 Fee
 \$ **7.33**

Sent To
PARKER LONE PINE WEST LLC
8800 N BRONX AVE
2ND FL
SKOKIE, IL 60077
NOH # 5927

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fee
 \$ **7.33**

Sent To
PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
NOH # 5927

PS Form 3800, April 2015 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 Fee
 \$ **7.33**

Sent To
CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 5927, NOH # 6019,

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:

MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009
NOH # 5927



9590 9402 6379 0303 8482 69

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7477

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

11/9/2021

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

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

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
8800 N BRONX AVE
2ND FL
SKOKIE, IL 60077
FO # 5927



9590 9402 6379 0303 8483 51

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7897

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Colin*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 5927



9590 9402 6379 0303 8483 37

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7910

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Kaitlyn Mannix☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Kaitlyn Mannix

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

3. Service Type

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

Domestic Return Receipt

NOV #5927
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIF
06/15/2021
US POSTAGE \$0.11

Parker 1 one Pine West
8800 N Bronx Ave
2nd Floor
Skokie, IL 60077



011

NOV #5927
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler F
06/15/2021
US POSTAGE \$0.11

Corporation Service
1201 Hays Street
Tallahassee, FL
32301



011

NOV #5927
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
06/15/2021
US POSTAGE \$

Marcelina Shur
123 lone pine lane
Pembroke Park
FL 33009



**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

\$ **8.53**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

CORPORATION SERVICE COMPANY

HFC #5927, #6047

1201 HAYS STREET

TALLAHASSEE, FL 32301

PS Form 3800, Apr

**U.S. Postal Service™
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Domestic Mail Only

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$ **8.53**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PARKER LONE PINE WEST LLC

HFC #5927, #6047

8800 N BRONX AVE 2ND FL

SKOKIE IL 60077

PS Form 3800, Apr

**U.S. Postal Service™
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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

\$ **8.53**

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

MARCELINA SHUR

HFC #5927

123 LONE PINE LANE

PEMBROKE PARK, FL 33009

PS Form 3800, Apr

**U.S. Postal Service™
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Domestic Mail Only

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Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$ **8.53**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PARKER LONE PINE WEST LLC

HFC #5927, #6047

3030 W HALLANDALE BEACH BLVD,

PEMBROKE PARK FL 33009

PS Form 3800, Apr



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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number M06000002678
FEI/EIN Number 20-4844877
Date Filed 05/10/2006
State DE
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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
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\(8\)](#).

* 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	\$5,378,220	\$312,980	\$5,691,200	\$5,519,850	
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	
2020	\$4,994,060	\$312,980	\$5,307,040	\$4,561,870	\$103,300.84

2022 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$5,691,200	\$5,691,200	\$5,691,200	\$5,691,200
Portability	0	0	0	0
Assessed/SOH	\$5,519,850	\$5,691,200	\$5,519,850	\$5,519,850
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	\$5,519,850	\$5,691,200	\$5,519,850	\$5,519,850

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$7.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

MARCELINA SHUR

)

)

)

)

CASE NO. 5927

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARCELINA SHUR

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 123 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MARCELINA SHUR

AT 11:40 A.M./P.M. ON THE 4 DAY OF NOVEMBER 2021.

TYPE OF SERVICE

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

() **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.

4 **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

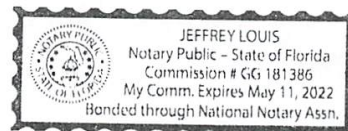

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 8 day of 11, 2021, by Teressa Malcolm Code Enforcement Officer for the
Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/22/2021

Sent To:
MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:
5927

Property Owner:
MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229000480

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

AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone

11/03/2021 23:40



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #:

5927

Property Owner:

MARCELINA SHUR

123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone
Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trellis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer



10/22/2021

Job Address ▼ 123 LONE

Find

Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
<u>75070</u>	124579-0	514229000480	AMS INC	123 Lone Pine Lane	Permit Comple	Residential Mobile Home Re-Roof Metal
<u>75798</u>	134922-0	514229000480	OWNER/BUILDER	123 Lone Pine Lane	Permit Comple	Residential Mobile Home Vinyl Siding



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #: 5927

Date: 06/15/2021

Property Owner: MARCELINA SHUR
123 LONE PINE LANE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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

AKA: 3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone
Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. New walkway added to side of m/h without a permit. Obtain a permit for the walkway with railings with any plans and inspections.
2. New a/c installed without a permit. Obtain a permit for the a/c serial: ERC-36CWN1-V10 with any electrical and plans and inspections.
3. Verify the removal of carport area with the Building Dept if it was permitted, if not obtain a after the fact permit for demo with inspections and plans.
4. Florida room was enclosed without permits. Obtain a permit for the enclosed Florida Room with any plans and inspections.
5. Verify the (2) patios if they were permitted. If not obtain a permit for the patio areas including stairs and railings with any inspections and plans.
6. New windows added to the m/h without permits. Obtain a permit for the windows that were replaced with any plans and inspections.
7. New door added to m/h without a permit. Obtain a permit for the new door with any plans and inspections.
8. Verify shed was permitted. If not obtain a permit for the shed with any plans and inspections.
9. Confirm if the fence connecting the shed and m/h was permitted with trellis. If not, obtain a permit with plans and inspections.
10. Confirm the addition to the m/h. If unpermitted then obtain a after the fact permit with inspections and plans.
11. A double permit fee has been assessed.

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

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



Teressa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Marcelina Shur
Site Address 123 lone pine lane
Pembroke Park FL 33009
Permit # _____

Date 5.26.2021
Case # _____
Sub/Park Lone Pine MHP

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # S-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

new walkway w/ railings added, verify (2)

patio areas, verify removal of carpet +

Florida room enclosed, new windows, new A/C,

Permit for fence trellis, new door, added without
Corrective Action(s) a permit.

obtain a permit for walkway w/ railings, verify

carpet + removal + conversion of enclosed

Florida room, new windows, door, new A/C
with plans and inspection w/ any electrical.

☒ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. Malcolm

Code Enforcement Officer

mailed to owners
due to having to
Received by research the
property. 6/15/21

White: Officer's Copy

Yellow: Office Copy



Town of Pembroke Park Notice of Violation Notice

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

Name Marcelina Shur
Site Address 123 Lone Pine Lane
Pembroke Park FL 33029
Permit # _____

Date 5.26.2021

Case # _____

Sub/Park Lone Pine MHP

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105

☐ NFPA # _____

Violation (s)

new walkway w/ railings, new stairs (2)

patio areas, new driveway of concrete, new

flooring, new kitchen, new windows, new A/C

new fence, new door, new roof, new electrical

new air conditioning, new plumbing, new

new roof, new windows, new A/C

with plans and inspection with electrical.

☐ Structural

☐ Plumbing

☒ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

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☐ Business Tax Receipt Ext. 214

☐ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

T. Maldonado
Code Enforcement Officer

mailed to owner
due to having to
re-search the
property.
5/21/21
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

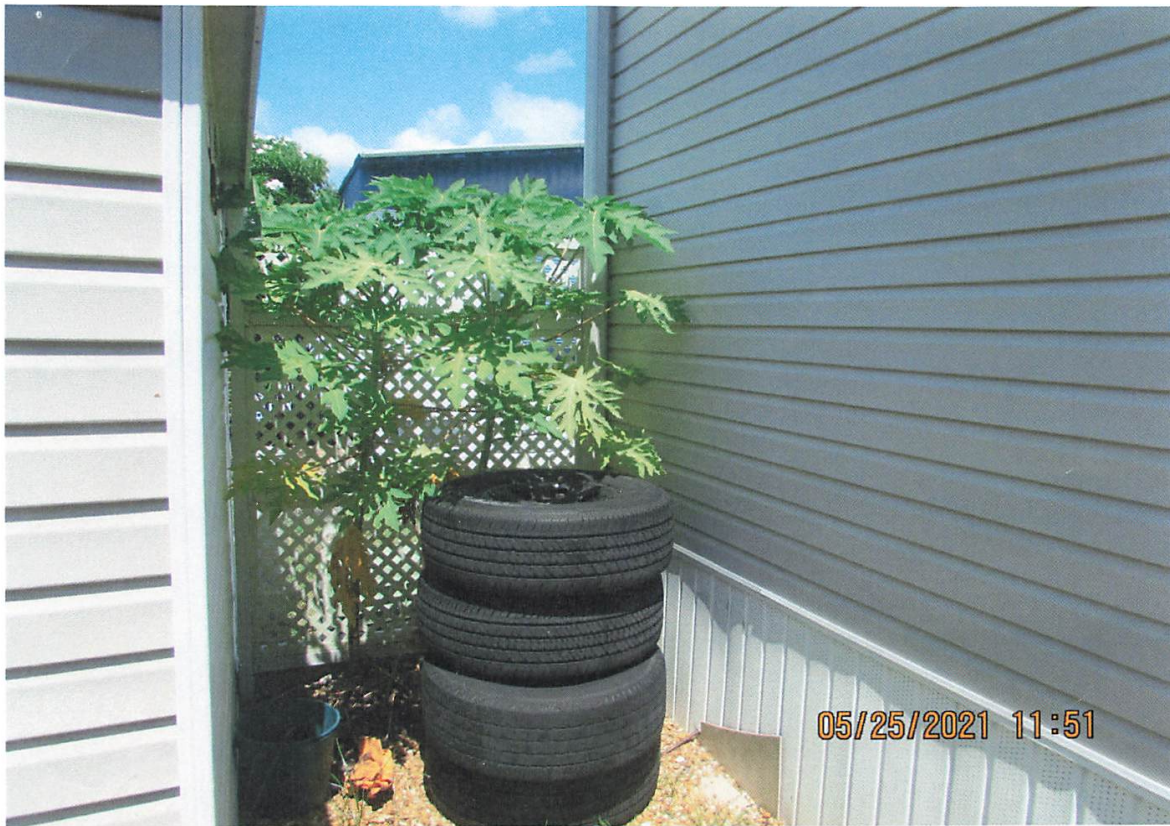














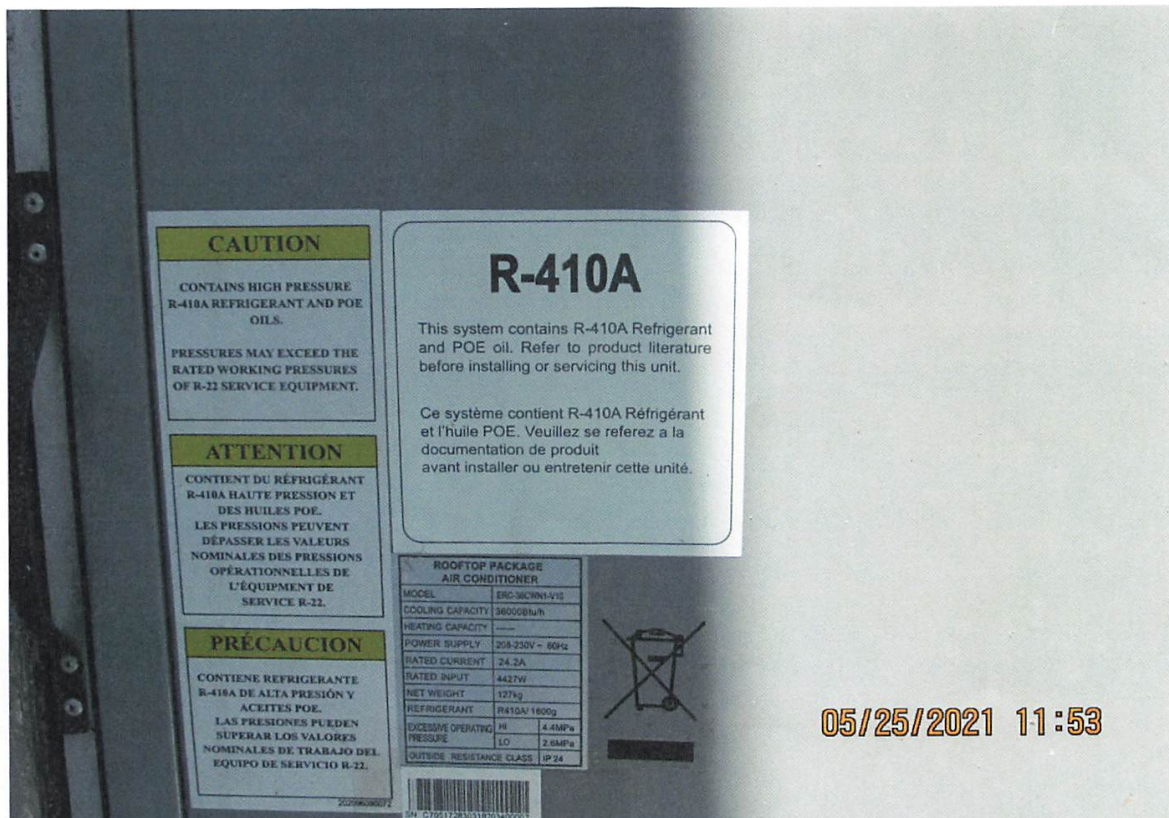


















Case Overview

Property/Incident Information

Owner	Address	Site Address
CAROLINA ESTE GUZMAN MARTILLO	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	5996	Date Next Inspection	1/17/2024
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Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/2/2021		Notice of Violation	Posted to Property Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Supplemental Order/Claim of Lien	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/13/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$31,900.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$32,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$32,000.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CAROLINA ESTE GUZMAN MARTILLO)

CASE NO. 5996

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CAROLINA ESTE GUZMAN MARTILLO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

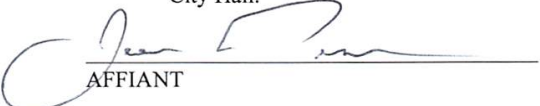
ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 718, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: CAROLINA ESTE GUZMAN MARTILLO AT 02:52 P.M.
ON THE 13 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

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

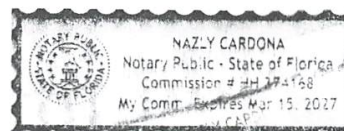

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

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



A close-up photograph of a metal door lock combination dial. The numbers 7, 1, and 8 are visible, arranged vertically. The numbers are made of a dark, possibly brass or steel, metal. The background is a light-colored, textured surface, likely the door or the lock mechanism itself, showing some wear and discoloration. The number 7 is at the top, followed by 1, and then 8 at the bottom. Each number has a small circular hole in the center, which is part of the dial's internal mechanism.

[illegible]

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
CAROLINA ESTE
GUZMAN MARTILLO
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CAROLINA ESTE GUZMAN MARTILLO	5996	12/13/2023
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
CAROLINA ESTE GUZMAN MARTILLO	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.35 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGETH WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGETH WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

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 January, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CAROLINA ESTE GUZMAN MARTILLO	5996	12/13/2023
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
CAROLINA ESTE GUZMAN MARTILLO	514229000300	
3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5996

Petitioner,

vs.

CAROLINA ESTE
GUZMAN MARTILLO
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

Respondent(s)

On 12/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CAROLINA ESTE GUZMAN MARTILLO

Address: 3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

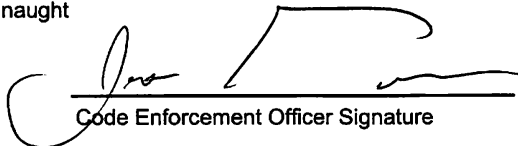
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/12/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/12/2023

Notes/Mean of Correction:

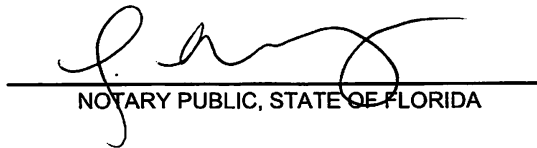
1. Water heater was replaced prior of obtaining a permit. No permits have been obtained. Not Corrected
 2. Screen room was added to the m/h without a permit and then enclosed into an addition. According to Broward County property appraiser, the enclosed addition has existed since 2006. There is no evidential support for item 2 that work was done without a permit. -Corrected.
 3. Doors, windows, and roof over to the screen room and addition was done without a permit. According to Broward County property appraiser, the doors, windows, & roof over to the screen room and addition existed since 2006.
- There is no evidential support for item 3 that work was done without a permit. -Corrected.

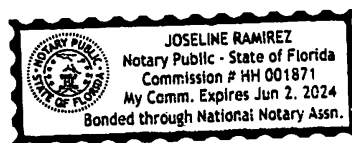
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/12/2023

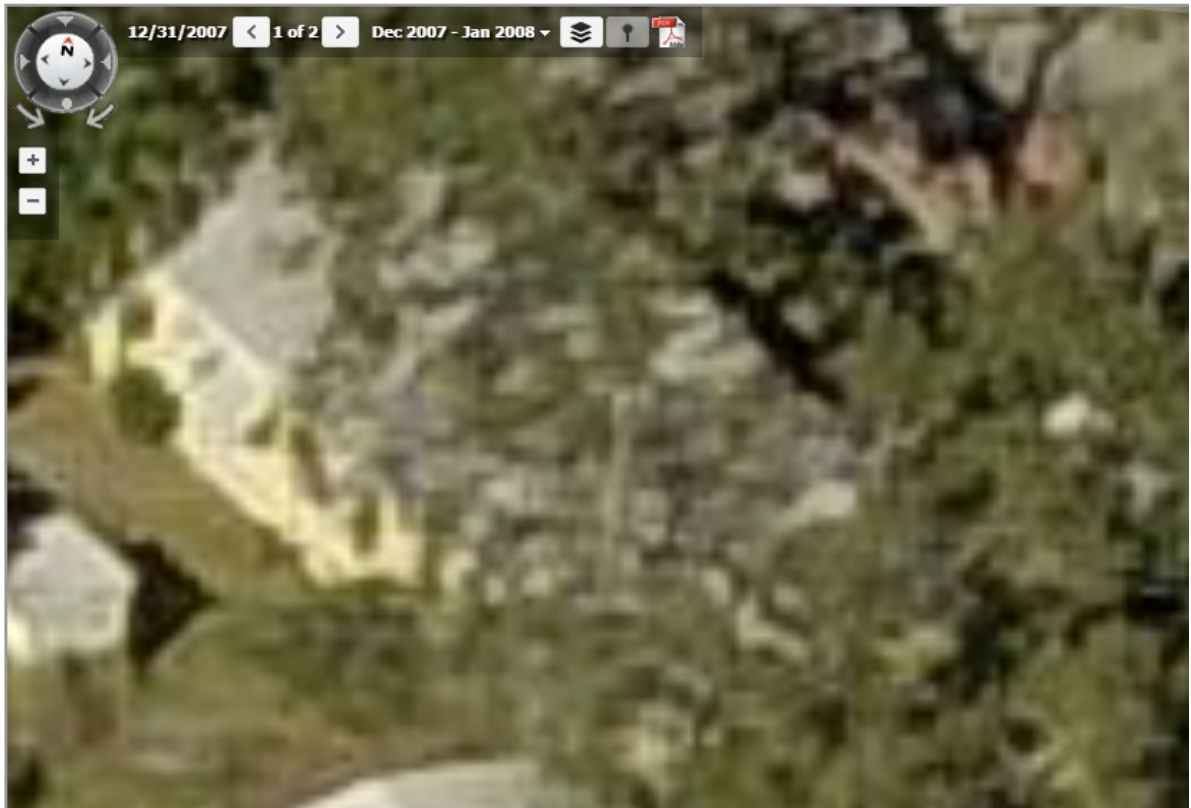

NOTARY PUBLIC, STATE OF FLORIDA





















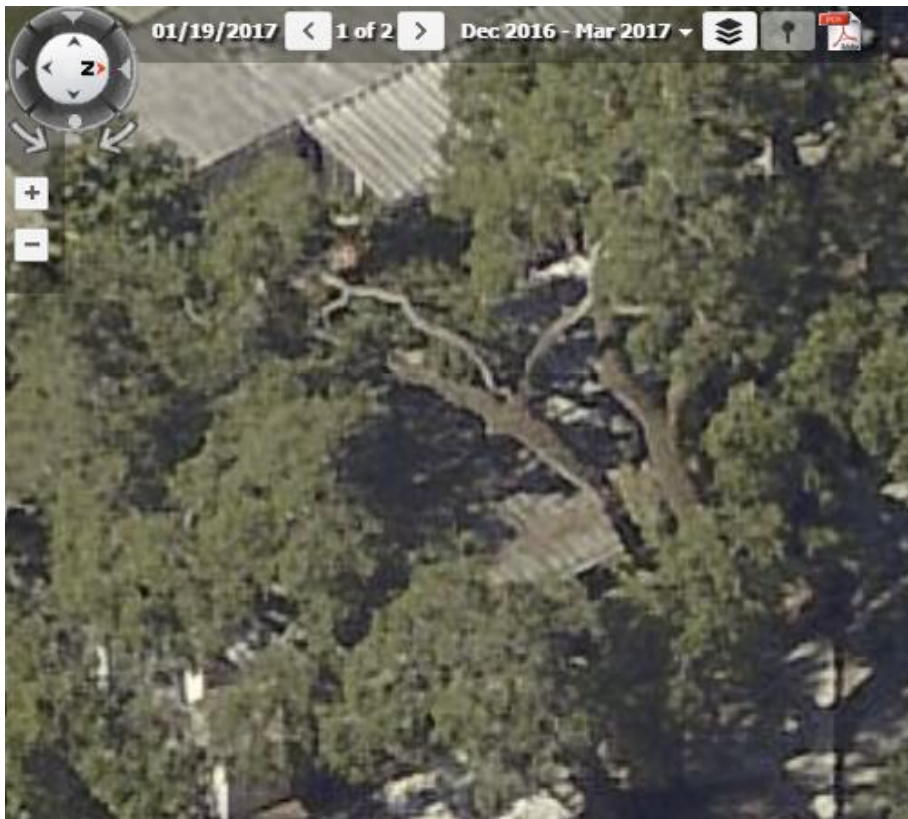
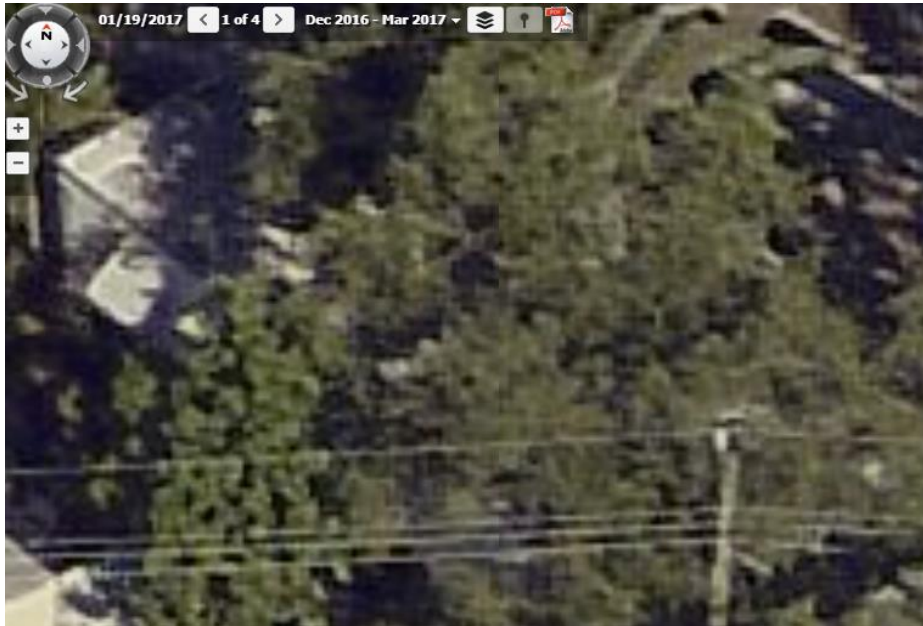


























**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YOBELVER HERNANNAY
Respondent(s)

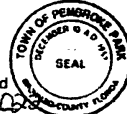
M. Martell
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

Case No.: 5996

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Sept, 2022.

Dated at Pembroke Park, Broward County, Florida,
on this 26 day of MARCH, 2023

By *[Signature]*
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH
BLVD LOT #718, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YOBELVER HERNANNAY

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on February 16, 2022, 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 FORTY SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, 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 complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

YOBELVER HERNANNAY
Respondent(s)

M. Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number
Case No.: 5996
The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Sept. 2022
Dated at Pembroke Park, Broward County, Florida,
on this 28 day of March 2023
By *[Signature]*
Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 16, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☐ NO ☒

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH
BLVD LOT #718, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YOBELVER HERNANNAY

FOLIO NO.: 5142 29 00 0300

1. The Special Magistrate entered a Final Order on February 16, 2022, 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 FORTY SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 16, 2022, 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 complied with the Final Order issued on February 16, 2022. The Special Magistrate considered the facts and

I, the Town Clerk of the
Town of Ramoth, do hereby certify that the foregoing is a true and
correct copy of the Supplemental Ordinance of
the Town of Ramoth, as amended.



The Supplemental Ordinance of the
Town of Ramoth, as amended,
was adopted by the Town of Ramoth
on the _____ day of _____
A.D. 19____.

By _____

Town Clerk

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$7,850.00** (SEVEN THOUSAND EIGHT HUNDRED AND FIFTY 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 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

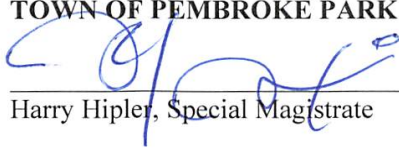
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

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

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

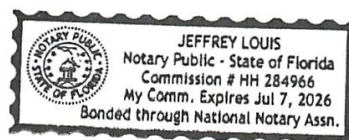
STATE OF FLORIDA
COUNTY OF BROWARD

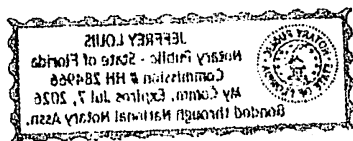
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

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

September 21, 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.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No /

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5996
Petitioner,)
)
vs.)
)
YOBELVER HERNANNAY)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, LOT 718, PEMBROKE PARK, FL 33009

PROPERTY OWNER: YOBELVER HERNANNAY 3140 W HALLANDALE BEACH BLVD LOT 718, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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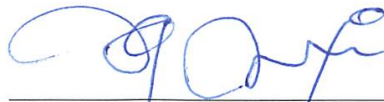
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of February 2022.

TOWN OF PEMBROKE PARK

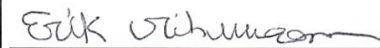


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of February, 2022.



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



Transmittal Number: 25513446 null

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date:	09/07/2022
Party Served:	Yobelver Hernannay
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #718
Case/Reference No:	5996

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status	Open	Case #	5996	Date Next Inspection	9/21/2022
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Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/2/2021		Notice of Violation	Posted to Property Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	9/11/22 Affidavit of Service/Posted to Property Certified Mail 9/31/22

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,800.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

Total Fines	\$7,900.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,900.00 7850.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status Open **Case #** 5996 **Date Next Inspection** 9/21/2022

Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/2/2021		Notice of Violation	Posted to Property Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,500.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

Total Fines	\$7,600.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,600.00

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

CASE NO 5996

AFFIDAVIT OF SERVICE

ADDRESS: 3140 W HALLANDALE BEACH BLVD #718, 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.

() **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.

Erik Schuman
AFFIANT

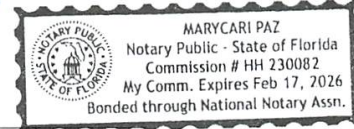
STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature HCP

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
YOBELVER HERNANNAY	5996	08/29/2022

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner:	Property Description:	Certified Mail #:
YOBELVER HERNANNAY	514229000300	

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 2022 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 Enforcement Case.

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).

Case Overview

Property/Incident Information

Owner	Address	Site Address
YOBELVER HERNANNAY	3140 W HALLANDALE BEACH BLVD LOT 718 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

Legal Description

Case Status	Open	Case #	5996	Date Next Inspection	2/16/2022
-------------	------	--------	------	----------------------	-----------

Notes

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Posted to Property 7/2/21 Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/4/22 Certified Mail 2/1/22

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: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2022

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
1201 Hays Street
Tallahassee, FL 32301-2525

NoH-599c



9590 9402 6379 0303 8478 04

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1777

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Brian Mathis

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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:

8800 North Bronx Ave 2ND Floor
Skokie IL 60077

NoH-599c



9590 9402 6379 0303 8477 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1760

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CVR

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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:

Yobelver Hernannay
3140 W Hallandale Beach BLVD Lot 718
Pembroke Park, FL 33009

NoH-599c



9590 9402 6379 0303 8477 74

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1746

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

CVR

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

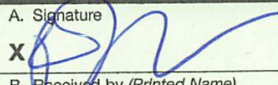
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

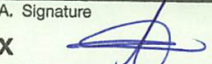
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

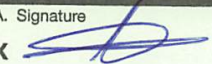
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 8800 N BRONX AVE 2ND FL SKOKIE IL 60077  9590 9402 7581 2098 7719 51 2. Article Number (Transfer from service label) 7022 2410 0001 1497 4233	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 12-18-23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7719 44 2. Article Number (Transfer from service label) 7022 2410 0001 1497 4240	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) D.F. C. Date of Delivery 12/15 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

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CAROLINA ESTE GUZMAN MARTILLO HCF #5996 3140 W HALLANDALE BEACH BLVD #813, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7719 82 2. Article Number (Transfer from service label) 7022 2410 0001 1497 4202	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) N.F. C. Date of Delivery 12/16 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

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
 \$

To: Yobelver Hernannay
 3140 W Hallandale Beach BLVD Lot 718
 Pembroke Park, FL 33009

Postmark Here

7021 0350 0000 2802 1746

No H-599c

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
 \$

To: 3140 W Hallandale Beach BLVD
 Pembroke Park, FL 33009

Postmark Here

7021 0350 0000 2802 1753

No H-599c

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
 \$

To: 8800 North Bronx Ave 2ND Floor
 Skokie IL 60077

Postmark Here

7021 0350 0000 2802 1760

No H-599c

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
 \$

To: Corporation Service Company
 1201 Hays Street
 Tallahassee, FL 32301-2525

Postmark Here

7021 0350 0000 2802 1777

No H-599c

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:

3140 W Hallandale Beach BLVD
 Pembroke Park, FL 33009

No H-599c

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1753

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)
 [Signature]

C. Date of Delivery
 2/3

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	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

#5996

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST CLASS MAIL

07/02/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

YOBELVER HERNANNAY

5996

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner:

Property Des

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HCF #6131, #5996
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 CORPORATION SERVICE COMPANY
 HCF #6131 #5996
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HCF #6131, #5996
 8800 N BRONX AVE 2ND FL
 SKOKIE IL 60077

City, State, ZIP+4®

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 CAROLINA ESTE GUZMAN MARTILLO
 HCF #5996
 3140 W HALLANDALE BEACH BLVD #813,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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

NOV # 5996

TOWN OF PEMBROKE PARK

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

Hasler

07/02/2021

US POSTAGE \$1

HOLIDAY HALLANDALE MHC LLC
8800 N BRONX AVE
2ND FLOOR
SKOKIE, IL
60077

NOV # 5996

TOWN OF PEMBROKE PARK

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

Hasler

07/02/2021

US POSTAGE \$

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE
BEACH BLVD
PEMBROKE PARK
FL
33009



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 391 of 726



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YOBELVER HERNANNAY)
Respondent) CASE NO. 5996

AFFIDAVIT OF SERVICE

TO BE SERVED: YOBELVER HERNANNAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #718

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: YOBELVER HERNANNAY AT 3:39 P.M., ON THE 3
DAY OF February 2022.

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

TYPE OF SERVICE

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

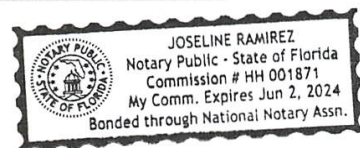
Erik M. Richwagen
AFFIANT

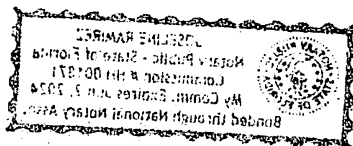
STATE OF FLORIDA
COUNTY OF BROWARD

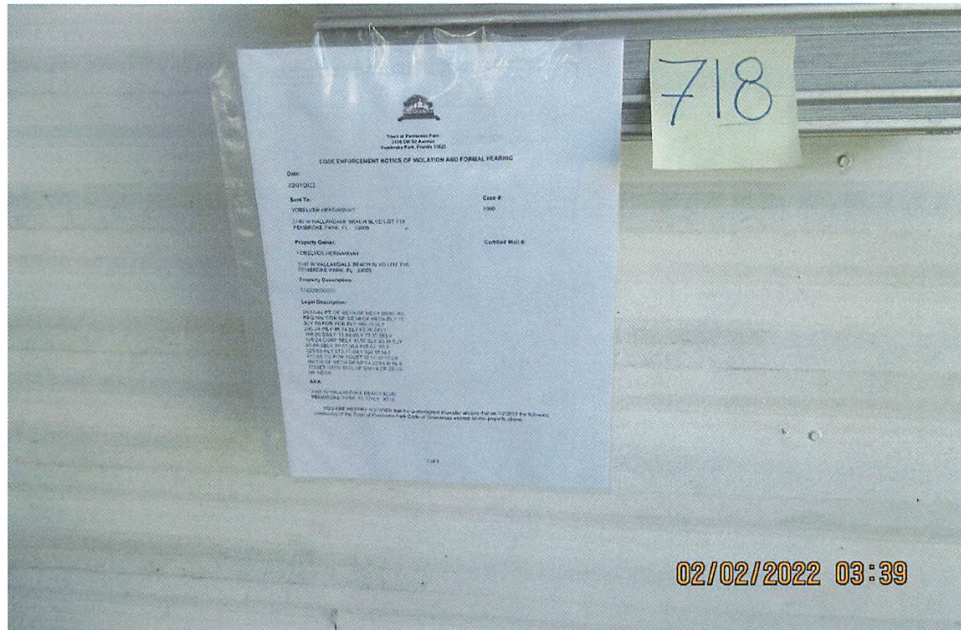
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.

[Signature]
Signature

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









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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Case #:

5996

Property Owner:

YOBELVER HERNANNAY

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

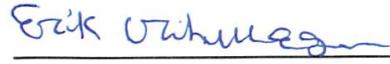
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Erik Richwagen

Code Enforcement Officer



2/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: YOBELVER HERNANNAY
Case #: 5996
Date: 07/02/2021
3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner: YOBELVER HERNANNAY
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #718

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/2/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Water heater was replaced prior of obtaining a permit. Obtain a permit with plans and inspections for the water heater replacement.
2. Screen room was added to the m/h without a permit and then enclosed into an addition. Obtain a permit for the after the fact of the screen room addition and enclosed addition with plans and inspections including any electrical, mechanical, and/ or plumbing work.
3. Doors, windows, and roof over to the screen room and addition was done without a permit. Obtain a permit for the Doors, windows, and roof over to the screen room and addition with any plans and inspections.
4. A double permit fee has been assessed.

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

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


Teressa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Yobeiver Hernanny Date 6.25.2021
Site Address 3140 W H B B Case # _____
Lot 718 Sub/Park Holiday
Permit # Pembroke Park FL 33009

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # S-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

water heater replacement done without a permit.
verify screenroom addition with roofover.
New light fixture at entrance

Corrective Action(s)

obtain permits with plans for water heater
replacement, addition on the mobile home including
doors, windows, roofover, screenroom permit if
none on file, with new light fixture. ^{+ inspections}

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

T. Malcolm
Code Enforcement Officer

posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

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

Name YOBEIVER HERNANDEZ

Date 6.25.2021

Site Address 3140 W HBB

Case # _____

Lot 718

Sub/Park Holiday

Permit # PEMBROKE PARK FL 330091

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # _____

☐ NFPA # _____

Violation (s)

Water heater replacement done without a permit.

Verify screen room addition with roof over.

New light fixture on entrance

Corrective Action(s)

Obtain permits with plans for water heater replacement, addition on the mobile home including doors, windows, roof over, screen room permit if none on file, with new light fixture.

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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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

Code Enforcement Officer T. Hernandez

Received by [Signature]

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

7020 0640 0000 5918 8747

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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 \$
Tr \$
\$ YOBELVER HERNANNAY
(S.O.C.L.-5996)
\$ 3140 W HALLANDALE BEACH BLVD #718
C PEMBROKE PARK, FL 33009
F Instructions

Postmark Here
SEP 3 2 2022
JOG ROAD STATION
BONTON BEACH FL
33437-USPS

7020 0640 0000 5918 8754

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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 \$
Tot \$
\$ HOLIDAY HALLANDALE MHC LLC
(S.O.C.L.-5996)
\$ 8800 NORTH BRONX AVE 2ND FLOOR
Ct SKOKIE IL 60077
PS Instructions

Postmark Here
SEP 3 2 2022
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BONTON BEACH FL
33437-USPS

7020 0640 0000 5918 8761

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

Postage \$
Tr \$
\$ CORPORATION SERVICE COMPANY
(S.O.C.L.-5996)
\$ 1201 HAYS STREET
C TALLAHASSEE, FL 32301-2525
F Instructions

Postmark Here
SEP 3 2 2022
JOG ROAD STATION
BONTON BEACH FL
33437-USPS

7020 0640 0000 5918 8772

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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 \$
Tr \$
\$ HOLIDAY HALLANDALE MHC LLC
(S.O.C.L.-5996)
\$ 3140 W HALLANDALE BEACH BLVD
C PEMBROKE PARK, FL 33009
F Instructions

Postmark Here
SEP 3 2 2022
JOG ROAD STATION
BONTON BEACH FL
33437-USPS

CERTIFIED MAIL®

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(HCF-5996)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

2. Article Number (Transfer from service label)
7022 0410 0002 5495 5631

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
Sheena Black

C. Date of Delivery

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

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

7021 0350 0000 2802 2958

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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
 \$ _____

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525
 (FO-5996)

Postmark Here
 FEB 18 2022

for Instructions

7021 0350 0000 2802 2941

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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
 \$ _____

HOLIDAY HALLANDALE MHC LLC
 8800 NORTH BRONX AVE 2ND
 FLOOR SKOKIE IL 60077
 (FO-5996)

Postmark Here
 FEB 18 2022

for Instructions

7021 0350 0000 2802 2934

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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
 \$ _____

YOBELVER HERNANNAY
 3140 W HALLANDALE BEACH BLVD LOT
 718, PEMBROKE PARK FL, 33009
 (FO-5996)

Postmark Here
 FEB 18 2022

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:

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525
 (FO-5996)

9590 9402 6379 0303 8485 28

2. Article Number (Transfer from service label)
 7021 0350 0000 2802 2958

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Kaitlyn Mannix* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
 Kaitlyn Mannix

C. Date of Delivery

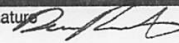
D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

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

Domestic Return Receipt

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

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 Dennis Ratliff ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY (S.O.C.L-5996) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8761		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

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

Postage

\$

Total P

\$

Sent To

Street

City, S

PS Fo

 YOBELVER HERNANNAY
 (HCF-5996)
 3140 W HALLANDALE BEACH BLVD #718
 PEMBROKE PARK, FL 33009
Postmark
Here

AUG 31 2022



7020 0640 0000 5918 7504

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

Postage

\$

Total Pos

\$

Sent To

Street an

City, Stai

PS Form

 HOLIDAY HALLANDALE MHC LLC
 (HCF-5996)
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077
Postmark
Here

AUG 31 2022



7020 0410 0002 5495 5631

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

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

Postage

\$

Total P

\$

Sent To

Street

City, S

PS Fo

 CORPORATION SERVICE COMPANY
 (HCF-5996)
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525
Postmark
Here

AUG 31 2022



7020 0350 0000 2802 4129

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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

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Total P

\$

Sent To

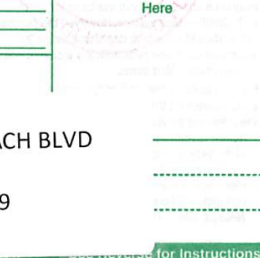
Street

City, S

PS Fo

 YOBELVER HERNANNAY
 3140 W HALLANDALE BEACH BLVD
 LOT 718
 PEMBROKE PARK FL 33009
 (FO- 5996)
Postmark
Here

MAR - 8 2022

**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:

 HOLIDAY HALLANDALE MHC LLC
 (HCF-5996)
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077


9590 9402 6921 1104 9950 50

 2. Article Number (Transfer from service label)
 7020 0640 0000 5918 7504

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Samuel☐ Agent☐ Addressee

B. Received by (Printed Name)

Jean Robert

C. Date of Delivery

9.6.22D. 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☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YOBELVER HERNANNAY (S.O.C.L.-5996) 3140 W HALLANDALE BEACH BLVD #718 PEMBROKE PARK, FL 33009		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/26/22</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8747		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

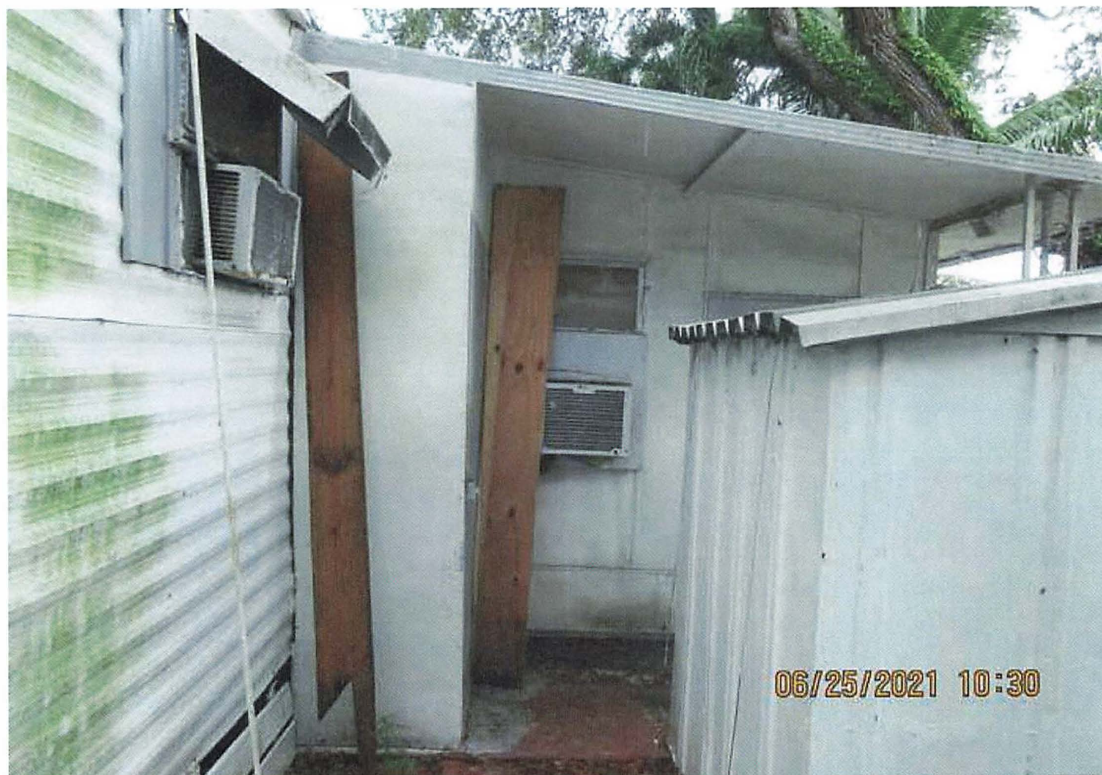
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (S.O.C.L.-5996) 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/26/22</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8778		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

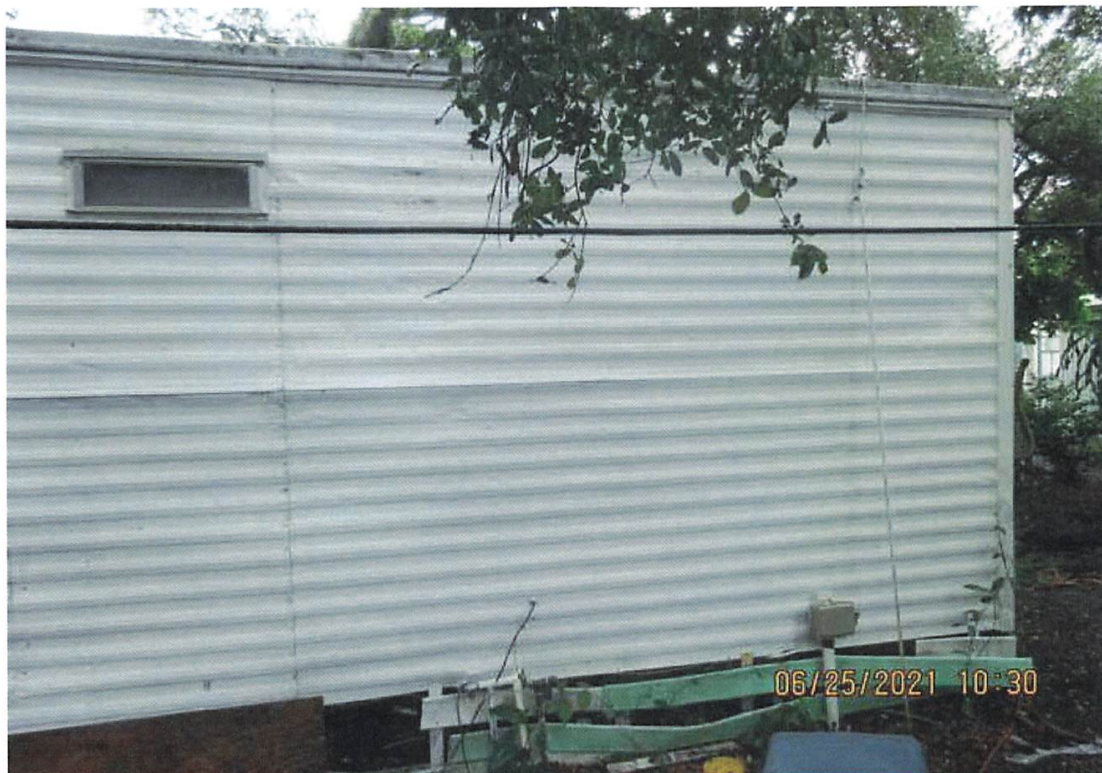
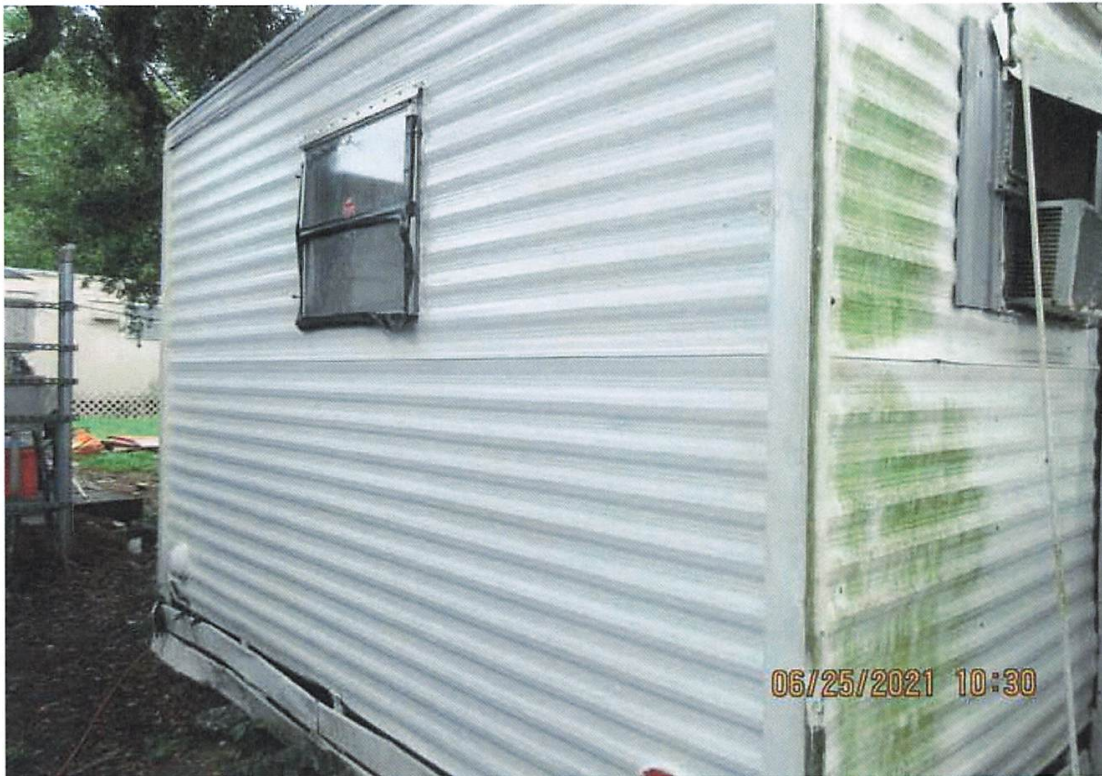
SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (S.O.C.L.-5996) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/29/22</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 8754		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	













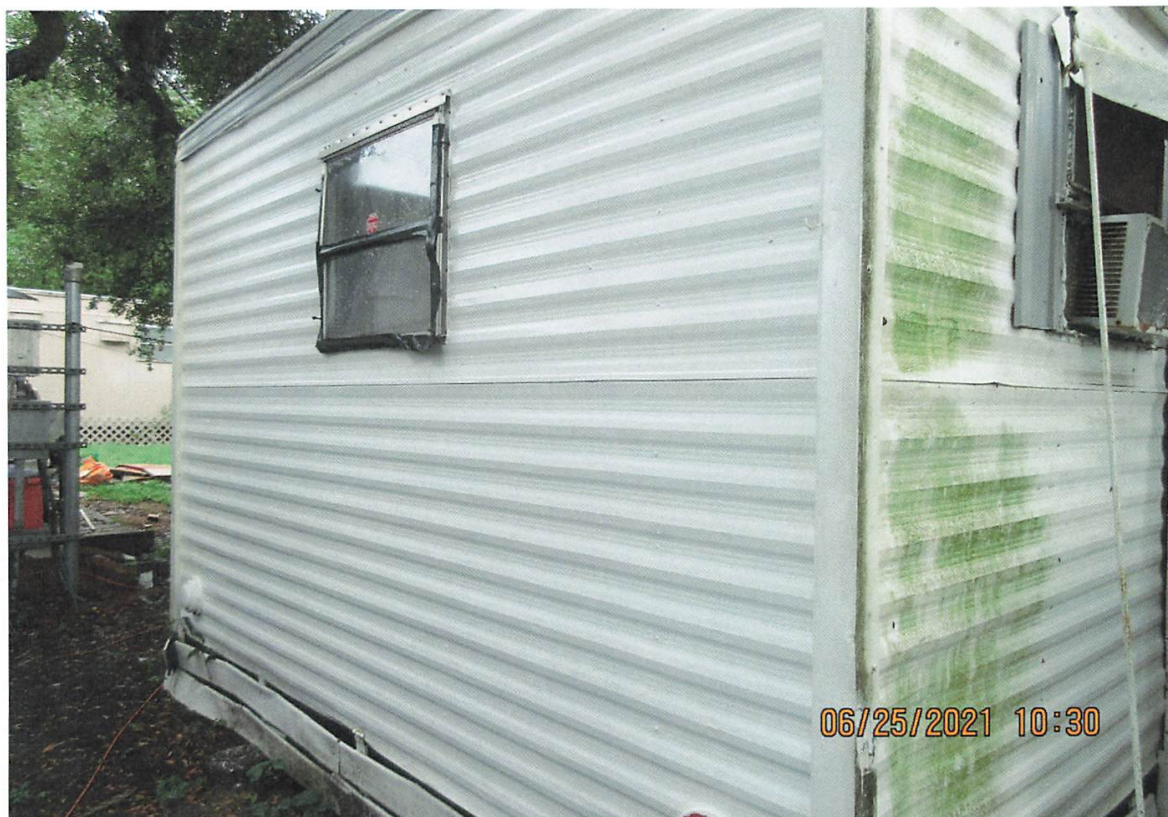








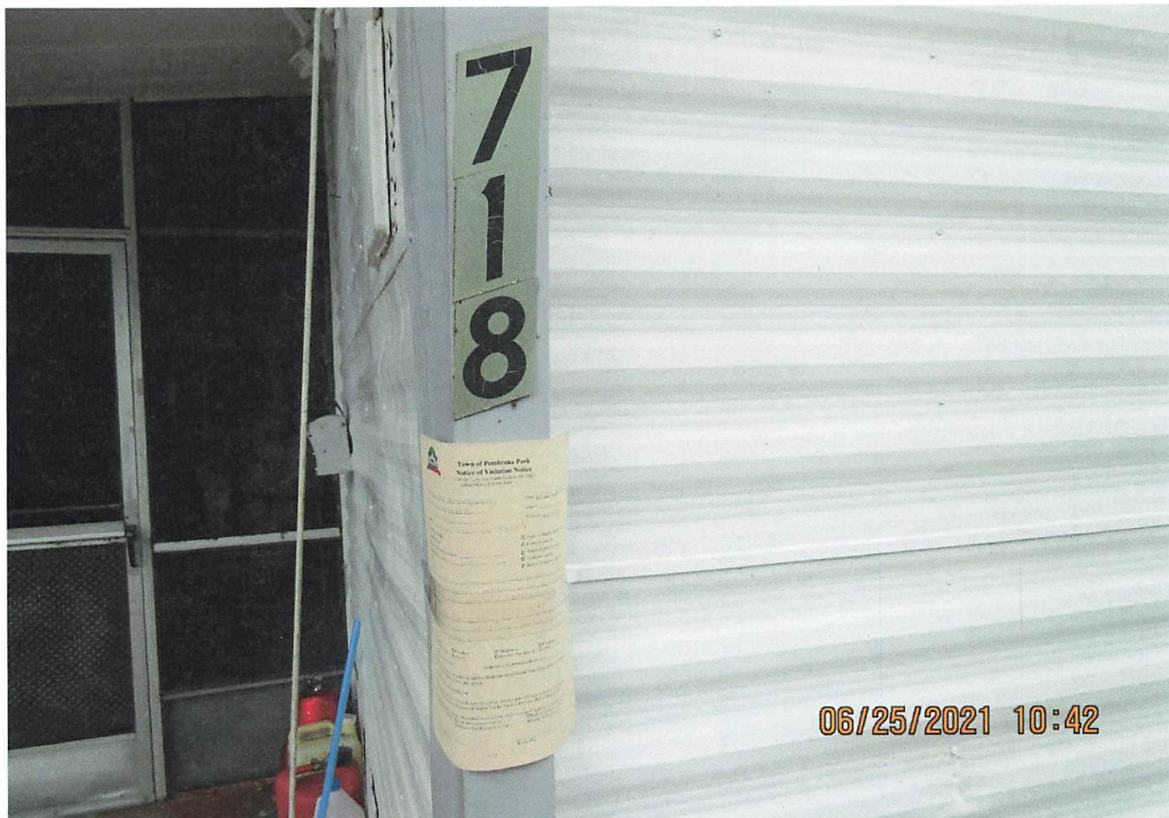
















Case Overview

Property/Incident Information

Owner	Address	Site Address
PAUL FARRAY	3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 523

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6047	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Posted to Property Regular Mail
8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
4/20/2023		Affidavit of Non-Compliance	Hand
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/12/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/17/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$22,600.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$22,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$22,700.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PAUL FARRAY) CASE NO. 6047
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PAUL FARRAY

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

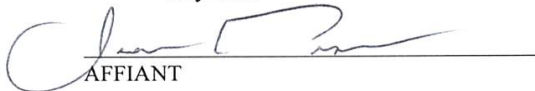
ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT # 523, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PAUL FARRAY AT 10:22 A.M. ON THE 13 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

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

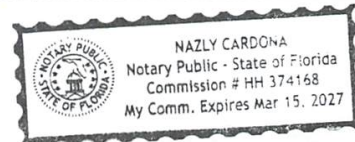

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Dec 13, 2023 at 10:22:21 AM

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

Notice of Hearing to Confirm Fine

Sent To:
Paul Farray

Case #:
6047

Date:
12/13/2023

Property Owner:
Paul Farray

Property Description:
3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:
514229000300

Legal Description:
29-51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4 ELY 15,
S 1/4 50 FOR POSSIBLY 485.10 SLY
200.24 WLY 96.74 SLY 63.28 SLY
189.20 SWLY 13.93 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 60.38 ELY
43.89 SLY 70.67 SLY 635.63 WLY
323.53 NLY 673.71 WLY 320.55 NLY
623.65 TO POB TOGET WITH W 1/4 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

523

Dec 13, 2023 at 10:22:33 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
PAUL FARRAY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
PAUL FARRAY

Case #:
6047

Date:
12/13/2023

Property Owner:
PAUL FARRAY

Property Description:
3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:
514229000300

Legal Description:
29-51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4 ELY 15,
S 1/4 50 FOR POSSIBLY 485.10 SLY
200.24 WLY 96.74 SLY 63.28 SLY
189.20 SWLY 13.93 WLY 77.37 SLY
125.24 CONT SLY 31.57 SLY 60.38 ELY
43.89 SLY 70.67 SLY 635.63 WLY
323.53 NLY 673.71 WLY 320.55 NLY
623.65 TO POB TOGET WITH W 1/4 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

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 January, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PAUL FARRAY

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PAUL FARRAY

Case #:

6047

Date:

12/12/2023

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Property Owner:

PAUL FARRAY

Property Description:

514229000300

Certified Mail #:

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

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 January, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6047

Petitioner,

vs.

PAUL FARRAY

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

Respondent(s)

On 12/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PAUL FARRAY
Address:	3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 523
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/12/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/12/2023

Notes/Mean of Correction:

1. New a/c installed without a permit serial number 1407344031. Plan Review Submittal - incomplete.
2. Camera system installed without a permit. Camera System - Permit# 23353281-0 - Complete
3. Clear shutter hangover added to home without a permit. - Has been removed. Corrected.
4. Roof over from Mobile home to the shed added without a permit. - No permit application submitted. Not corrected.
5. Mobile home addition. - According to Broward County property appraiser of 2006 it does not show the home was modified with any addition. There is no evidential support for item 5 that work was done without a permit.

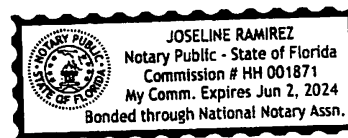
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/12/2023


NOTARY PUBLIC, STATE OF FLORIDA











Dec 6, 2023 at 10:14:20 AM

MODEL GPC1336H41CA SERIAL NO. 1407344031

AC VOLTS <u>208/230</u>	PH <u>1</u>	HERTZ <u>60</u>
VOLTAGE RANGE MAX <u>253</u>		USE COPPER CONDUCTORS ONLY
COMPRESSOR LRA <u>16.7</u>	MIN <u>197</u>	MIN CIRCUIT AMPS <u>24.2</u>
COND MOTOR FLA <u>1.5</u>	LRA <u>79</u>	FUSE MAX AMPS <u>40</u>
BLOWER MOTOR FLA <u>1.86</u>	HP <u>1/4</u>	CHARGE <u>61</u> OZ. R410A
	HP <u>1/3</u>	
FACTORY TEST PRESSURE PSIG LOW-SIDE <u>236</u>		HIGH SIDE <u>450</u>
MAXIMUM HACR	AMPS <u>40</u>	PART NO. <u>0140G02678</u>
CIRCUIT BREAKER		

THIS EQUIPMENT SUITABLE FOR OUTDOOR USE ONLY

WHEN INSTALLING ONE OF THE ACCESSORY HEAT KITS.

- PERMANENTLY IDENTIFY THE MODEL ON THIS PLATE AND MARK THE SINGLE POINT WIRING KIT IF INSTALLED.
- 0" CLEARANCE TO COMBUSTIBLE SURFACES.
- MAXIMUM OUTLET AIR TEMPERATURE 200F OR LESS
- ALL ACCESSORY HEAT KITS ARE RATED AT 240 VAC/ 1 PH/ 60 HERTZ

[illegible]

M.O.P. + - MAXIMUM OVERCURRENT PROTECTION
M.C.A. + + - MINIMUM CIRCUIT AMPS
E.S.P. + + + - EXTERNAL STATIC PRESSURE
C - CIRCUIT BREAKER OPTION
* - INDICATES REVISION LEVEL THAT MAY OR MAY NOT
BE DESIGNATED

GOODMAN COMPANY, L.P.
5151 SAN FELIPE ST., SUITE 500
HOUSTON, TEXAS 77056



Dec 8, 2023 at 10:12:50 AM



















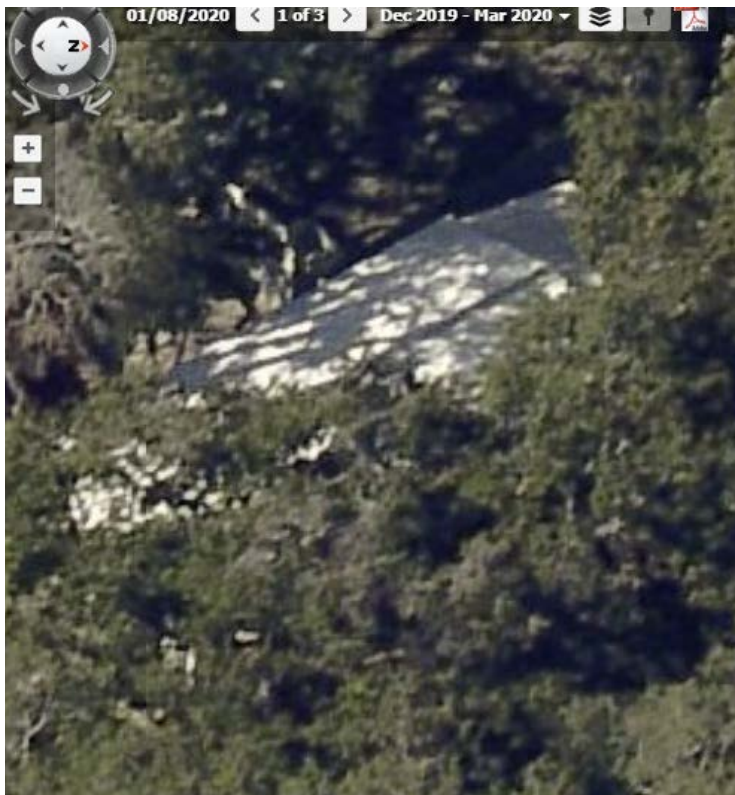








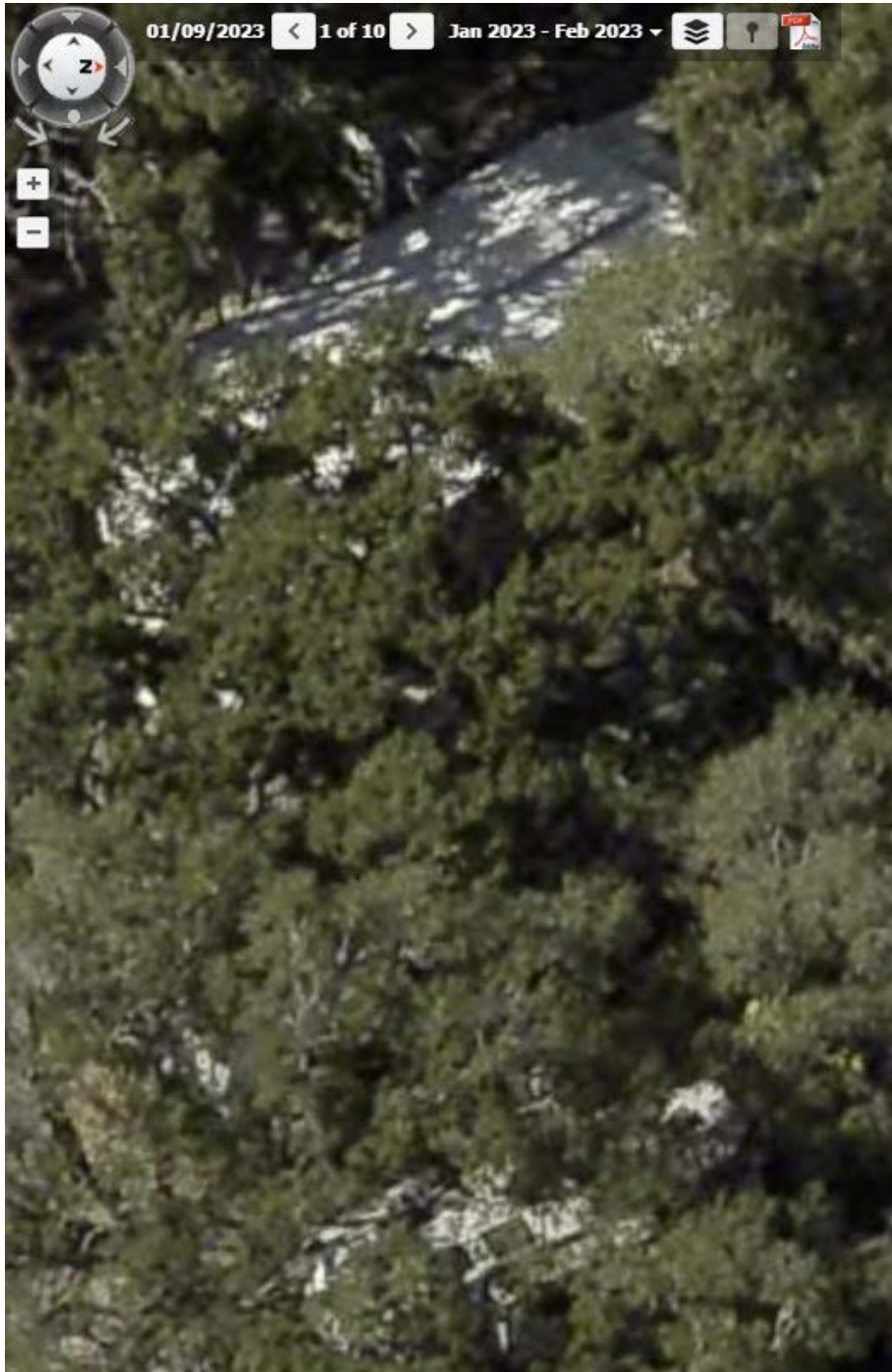
















The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

820E 2265 0000 0490 0202

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

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

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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 \$
 To \$
 \$ PAUL FARRAY
 (F.O-6047)
 3140 W HALLANDALE BEACH BLVD LOT 523
 PEMBROKE PARK, FL 33009

Postmark Here
 SEP 3 2 2022
 BOYNTON BEACH FL
 33437-USPS

JOE ROAD STATION
 3140 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL
 33437-USPS

PS Form 3811, July 2020 PSN 7530-02-000-9053 See Reverse for Instructions

5E0E 2265 0000 0490 0202

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

Postage \$
 To \$
 \$ HOLIDAY HALLANDALE MHC LLC
 (F.O-6047)
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

Postmark Here
 SEP 3 2 2022
 BOYNTON BEACH FL
 33437-USPS

JOE ROAD STATION
 3140 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL
 33437-USPS

PS Form 3811, July 2020 PSN 7530-02-000-9053 See Reverse for Instructions

45H 564E 1000 0600 0202

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

Postage \$
 To \$
 \$ HOLIDAY HALLANDALE MHC LLC
 (F.O-6047)
 3140 W HALLANDALE BEACH BLVD #523,
 PEMBROKE PARK, FL 33009

Postmark Here
 SEP 3 2 2022
 BOYNTON BEACH FL
 33437-USPS

JOE ROAD STATION
 3140 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL
 33437-USPS

PS Form 3811, July 2020 PSN 7530-02-000-9053 See Reverse for Instructions

45H 564E 1000 0600 0202

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

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

Postage \$
 To \$
 \$ CORPORATION SERVICE COMPANY
 (F.O-6047)
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

Postmark Here
 SEP 3 2 2022
 BOYNTON BEACH FL
 33437-USPS

JOE ROAD STATION
 3140 W BOYNTON BEACH BLVD
 BOYNTON BEACH FL
 33437-USPS

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

HOLIDAY HALLANDALE MHC LLC
 (F.O-6047)
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

2. Article Number (Transfer from service label)
 7020 0640 0000 5922 3035

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Howard L. ...* ☐ Agent ☐ Addressee

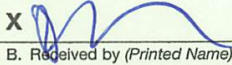
B. Received by (Printed Name)
 Howard L. ...

C. Date of Delivery
 9.29.22

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 ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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: PARKER LONE PINE WEST LLC HFC #5927, #6047 8800 N BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name) C. Date of Delivery 12-18-23	
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7720 19 7022 2410 0002 7328 3023		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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:

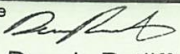
CORPORATION SERVICE COMPANY
(F.O-6047)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 9953 95

2. Article Number (Transfer from service label)
7020 0090 0001 3495 4534

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature 
X **Dennis Ratliff** ☐ Agent ☐ Addressee

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

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

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail® ☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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:

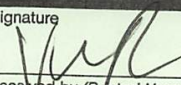
HOLIDAY HALLANDALE MHC LLC
(F.O-6047)
3140 W HALLANDALE BEACH BLVD #523,
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9954 01

2. Article Number (Transfer from service label)
7020 0090 0001 3495 4541

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature 
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery **9/26/22**

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

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail® ☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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:

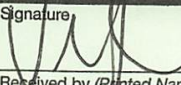
PAUL FARRAY
(F.O-6047)
3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 9953 71

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3028

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature 
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery **9/26/22**

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

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☒ Certified Mail® ☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6047
Petitioner,)
)
vs.)
)
PAUL FARRAY)
Respondent(s) _____

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO J

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

CONCLUSIONS OF LAW

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

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

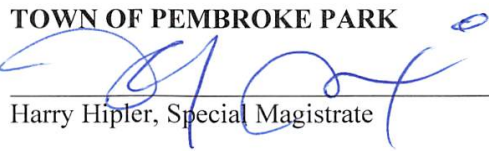
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17 and 5-105. **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

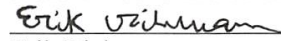
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ___ No /

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



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/PAUL FARRAY	3140 W HALLANDALE BEACH BLVD LOT 523 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 523

Legal Description

Case Status	Open	Case #	6047	Date Next Inspection	9/21/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Posted to Property 7/23/21 Regular Mail
8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	9/17/22 Affidavit of Service/Posted to Property Certified Mail 9/31/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC
PAUL FARRAY

CASE NO. 6047

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 523, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 523, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PAUL FARRAY AT 9:58 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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



AFFIANT

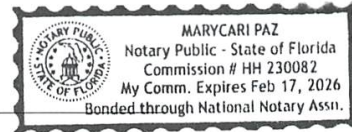
STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2022

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Case #:

6047

Property Owner:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#LOT 523

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

(Ord. No. 13-09-01, § 2, 9-11-13)

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

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

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

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

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer



8/30/2022

7020 0640 0000 5918 7337

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 Pr

\$ Sent To PAUL FARRAY

(NOH-6047)

Street at 3140 W HALLANDALE BEACH BLVD LOT 523

Pembroke Park, FL 33009

City, St

PS Form

Instructions

7020 0640 0000 5918 7344

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 Pr

\$ Sent To HOLIDAY HALLANDALE MHC LLC

(NOH-6047)

Street at 8800 NORTH BRONX AVE 2ND FLOOR

SKOKIE IL 60077

City, St

PS Form

Instructions

7020 0640 0000 5918 7351

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 P

\$ Sent To CORPORATION SERVICE COMPANY

(NOH-6047)

Street at 1201 HAYS STREET

TALLAHASSEE, FL 32301-2525

City, St

PS Form

Instructions

SENDER: COM

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
 (NOH-6047)
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525



9590 9402 6921 1104 8195 85

2. Article Number (Transfer from service label)

7020 0640 0000 5918 7351

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

ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Sheena Black

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

over \$500

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL

SENDER: CC

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(NOH-6047)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 6921 1104 8195 78

2. Article Number (Transfer from service label)
7020 0640 0000 5918 7344

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Jean Rudnick* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
Jean Rudnick

C. Date of Delivery
12/12

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

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PAUL FARRAY
HCF #6047
3140 W HALLANDALE BEACH BLVD #523,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7720 40

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2996

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *N.F.* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
N.F.

C. Date of Delivery
12/15

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

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

Domestic Return Receipt

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3. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF #6047
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7720 33

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3009

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *N.F.* ☐ Agent ☐ Addressee

B. Received by (Printed Name)
N.F.

C. Date of Delivery
12/15

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

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

Domestic Return Receipt



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: **Case #:** **Date:**
PAUL SARRAY 6047 07/26/2021
3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

Property Owner: **Property Description:** **Certified Mail #:**
PAUL SARRAY 514229000300
3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

Legal Description: **AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS 3140 W HALLANDALE BEACH BLVD,
BEG NW COR OF SE1/4 OF NE1/4, ELY 15, PEMBROKE PARK, FL 33009 #3140 W
SLY 50 FOR POB, ELY 495.10, SLY HALLANDALE BEACH BLVD LOT 523
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

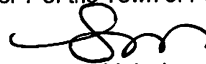
(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed serial number 1407344031 with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Clear shutter hangover added to home without a permit. Obtain a permit for the shutter with plans and inspections.
4. Roof over from Mobile home to the shed added without a permit. Obtain a permit for the roof over with plans and inspections.
5. Verify the addition to the mobile home with the building department. If not permitted then obtain a permit with plans and inspections including any electrical to the addition.
6. A double permit fee has been assessed.
7. Refer to case 1056.

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

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



Teresa Malcolm
Code Enforcement Officer



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

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format



Town of Pembroke Park Notice of Violation Notice

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

Name Paul Sarray
Site Address 3140 W H3B lot 523
Pembroke Park FL 33009

Date 7/23/2021
Case # (1056)
Sub/Park Holiday MHP

Permit # _____

☐ *STOP ALL WORK

- ☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105
☐ NFPA # _____

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

Violation (s)

A/C installed, roof over from MH to shed,
and camera system, clear shutter hang
over on side of MH added without permits.

Corrective Action(s)

Obtain permits for A/C, roof over to shed,
camera system, clear shutter hangover
with plans and inspections & verify the addition.

- | | | | |
|--|--|---|--------------------------------------|
| ☒ Structural | ☐ Plumbing | ☐ Mechanical | ☐ Electrical |
| ☒ Code Enforcement | ☒ Zoning | ☐ Business Tax Receipt | ☐ Other _____ |

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

T. malcolm
Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator





 **Town of Pembroke Park**
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name William S. Smith Date 7/23/2021
Site Address 110 Killebrew Ct 423 Case # 110-423
MEMPHIS, TN 38001 Sub-Part 110-423-110
Permit # _____

☒ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # _____
☐ NFPA # _____
Violation (s) 1. Improper use of property for residential purposes.
2. Improper use of property for commercial purposes.
3. Improper use of property for industrial purposes.
Corrective Action(s) 1. Remove all commercial/industrial equipment and materials from the property.
2. Remove all commercial/industrial signs from the property.
3. Remove all commercial/industrial vehicles from the property.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____
☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days) _____

*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 notice, the method of 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

Code Enforcement Officer _____ Received by _____

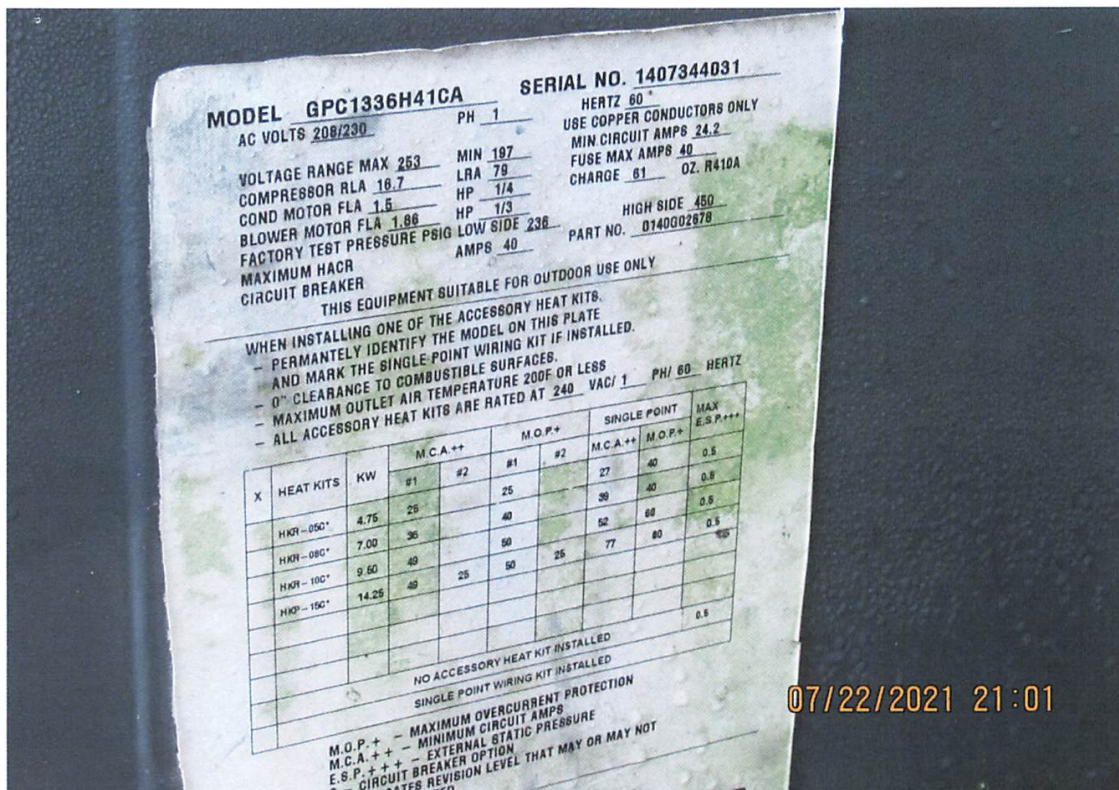
07/22/2021 21:08

















JOV # 6047

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC
8800 North Bronx Ave
2nd Floor
Skokie, IL
60077

Hasler

FIRST-CLASS MAIL

07/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

07/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

Case #:

6047

7022 2410 0002 7328 3023

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
PARKER LONE PINE WEST LLC
HFC #5927, #6047

Street and Apt. No.
8800 N BRONX AVE 2ND FL

City, State, ZIP+4®
SKOKIE IL 60077

PS Form 3800, A

7022 2410 0002 7328 3016

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
CORPORATION SERVICE COMPANY
HFC #5927, #6047

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

PS Form 3800, A

7022 2410 0002 7328 3009

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #6047

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

7022 2410 0002 7328 2996

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
PAUL FARRAY
HCF #6047

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD #523,

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

PS Form 3800, A

NOV # 0047
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

07/26/2021

US POSTAGE \$1

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/25/2021

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Case #:

1056

Property Owner:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
#Mr. Verkhovubova, 523 5th Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/18/2017 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

Owner and/or tenant installed an A/C unit without a permit. Owner and/or tenant must obtain a permit & inspection from the Building Department.

Double Permit Fee and \$100 Fine has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer



6/25/2021

Property/Incident In**Owner**

PAUL SARRAY

Legal Description**Case Status** Open**Notes**Owner and/or tenant must obtain a permit. Owner and/or tenant must obtain a permit
& inspection department.

Double Permit Fee and \$100 Fine has been assessed.

Next Inspection 7/20/2021**Documents Issued****Date Issue Hearing Date Document Type**

5/18/2017		Notice of Violation
6/25/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV

Delivery

Posted to Property
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: 7/20/2021



PROPERTY SUMMARY

Tax Year: 2021
Property Id: 514229000300
Property Owner/s: HOLIDAY HALLANDALE MHC LLC
Mailing Address: 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Physical Address: 3140 W HALLANDALE BEACH BOULEVARD PEMBROKE PARK, 33009

Property Use: 28 - Parking lots (commercial or patron), mobile home parks
Millage Code: 0613
Adj. Bldg. S.F.: 4655
Bldg Under Air S.F.:
Effective Year: 1978
Year Built: 1969
Units/Beds/Baths: 0 / /

Deputy Appraiser: Commercial Department
Contact Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning: T-1 - TRAILER PARK DISTRICT
Abbr. Legal Des.: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2021	\$5,226,240	\$220,080	0	\$5,446,320	\$4,360,080	
2020	\$3,733,030	\$325,730	0	\$4,058,760	\$4,058,760	\$87,595.34
2019	\$3,359,730	\$369,140	0	\$3,728,870	\$3,728,870	\$81,416.15

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$5,446,320	\$5,446,320	\$5,446,320	\$5,446,320
Portability	0	0	0	0
Assessed / SOH	\$4,360,080	\$4,360,080	\$4,360,080	\$4,360,080
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/25/2014	Rerecorded Deed Correction Non-Sale Title Change		112430220
07/07/2014	Special Warranty Deed Disqualified Sale	\$5,035,000	112397766
07/14/2006	Multi Quit Claim Deed	\$100	42486 / 1671

LAND CALCULATIONS

Unit Price	Units	Type
\$7.00	746,606 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514229000280	12/03/2019	Warranty Deed	Qualified Sale	\$675,000	116225744	3250 S 31 WAY PEMBROKE PARK, FL 33009
514229000101	11/01/2019	Warranty Deed	Qualified Sale	\$3,350,000	116152085	2801 S PARK RD PEMBROKE PARK, FL 33009
514229000056	10/09/2019	Warranty Deed	Qualified Sale	\$675,000	116105788	2589 S PARK LN PEMBROKE PARK, FL 33009
514229000058	05/10/2019	Warranty Deed	Disqualified Sale	\$1,800,000	115807445	2533 S PARK RD PEMBROKE PARK, FL 33009
514229000310	03/02/2018	Multi Special Warranty Deed	Excluded Sale	\$2,200,000	114933541	COUNTRY CLUB LN PEMBROKE PARK, FL 33009

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

SCHOOL

Lake Forest Elementary: C
 Mcnicol Middle: C
 Hallandale High: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Barbara Sharief	24	Frederica Wilson
Florida House Rep.	Florida House Rep. Name	Florida County State	Florida County Name	Florida Board Member



TOWN OF PEMBROKE PARK VIOLATION NOTICE

DATE: 05/18/2017

VIOLATION	DESCRIPTION
1. OPEN ALCOHOL	1. OPEN ALCOHOL
2. OPEN ALCOHOL	2. OPEN ALCOHOL
3. OPEN ALCOHOL	3. OPEN ALCOHOL
4. OPEN ALCOHOL	4. OPEN ALCOHOL
5. OPEN ALCOHOL	5. OPEN ALCOHOL
6. OPEN ALCOHOL	6. OPEN ALCOHOL
7. OPEN ALCOHOL	7. OPEN ALCOHOL
8. OPEN ALCOHOL	8. OPEN ALCOHOL
9. OPEN ALCOHOL	9. OPEN ALCOHOL
10. OPEN ALCOHOL	10. OPEN ALCOHOL
11. OPEN ALCOHOL	11. OPEN ALCOHOL
12. OPEN ALCOHOL	12. OPEN ALCOHOL
13. OPEN ALCOHOL	13. OPEN ALCOHOL
14. OPEN ALCOHOL	14. OPEN ALCOHOL
15. OPEN ALCOHOL	15. OPEN ALCOHOL
16. OPEN ALCOHOL	16. OPEN ALCOHOL
17. OPEN ALCOHOL	17. OPEN ALCOHOL
18. OPEN ALCOHOL	18. OPEN ALCOHOL
19. OPEN ALCOHOL	19. OPEN ALCOHOL
20. OPEN ALCOHOL	20. OPEN ALCOHOL

TOWN HALL 956-4500

523

05.18.2017 13:32

Florida

VIOLATION NOTICE

NAME Mr. Varkhamban DATE 5/18 20 17

SITE ADDRESS 523 5th Street

PERMIT # _____ SUB/PARK Hof. In, MHP

- | | |
|---|---|
| ☐ 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 # _____ | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS Are conditions met?
without permit. Need to
obtain permit and inspection

☒ 2 X FEE ☐ FINE \$100 DAYS TO COMPLY 15

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
66-4600

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







TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Mr. Verkhovbava DATE 5/18 2017

SITE ADDRESS 523 5th Street

PERMIT # _____ SUB/PARK Holiday MHP

- | | |
|---|---|
| ☐ 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 # _____ | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS Air Conditioner installed w. out permit. Need to obtain permit and inspection



ENTERED

☒ 2 X FEE ☒ FINE \$100 DAYS TO COMPLY 15

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.

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

**TOWN HALL
966-4600**

[Signature]

EXT. # 238

INSPECTOR



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Mr. Verkhombova DATE 5/18 2017

SITE ADDRESS 523 5th Street

PERMIT # _____ SUB/PARK Holiday MHP

- | | |
|---|--|
| ☐ 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 # _____ | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS Air Conditioner installed without permit. Need to obtain permit and inspection

☒ 2 X FEE ☒ FINE

WORK OF THIS CATF



Transmittal Number: 25513347 null

Rejection of Service of Process

Return to Sender Information:

Erik Richwagen null
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023

Date:	09/07/2022
Party Served:	Paul Sarraz
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009
Case/Reference No:	6047

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Reading, PA
D/S AUTH 2E-339



US POSTAGE[®] PITNEY BOWES



ZIP 19808 \$ 000.51⁵
02 4W
0000375724 SEP 09 2022

PRST 1QL MAILED 08196 DS2E69 090922

GAHMSMB 33023



251 Little Falls Drive • Wilmington, DE 19808-1674

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

26 JUL 2021 PM 4 L

Hasler

FIRST-CLASS MAIL

07/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

PAUL SARRAY

3140 W HALLANDALE BEACH BLVD LOT 523
PEMBROKE PARK, IL 33009

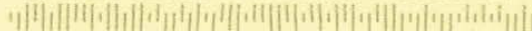
Case #

6047

NIXIE 331 FE 1 0009/26/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-05812-27-01



33009-11004
33023-5419

Case Overview

Property/Incident Information

Owner	Address	Site Address
HAZEL MCCUMBER	3140 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6131	Date Next Inspection	1/17/2024
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Notes

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/6/2021		Notice of Violation	Posted to Property Regular Mail
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Certified Mail
12/12/2023	1/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024
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: 1/17/2024
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: 1/17/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$18,850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$18,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$18,950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HAZEL MCCUMBER)

CASE NO. 6131

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HAZEL MCCUMBER

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 813, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: HAZEL MCCUMBER AT 02:58 P.M. ON THE 13 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

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

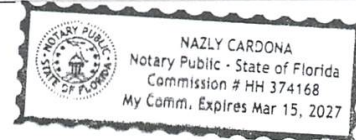

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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



Dec 13, 2023 at 2:58:50 PM

813



Dec 13, 2023 at 2:58:55 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Case #: Date:
HAZEL MCCUMBER 6131 12/13/2023
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

Property Owner: Property Description: Certified Mail #:
HAZEL MCCUMBER 514229000300
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

Legal Description: AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4 ELY 15,
SLY 50 FOR POB ELY 495.10, SLY
200.34, WLY 95.74, SLY 83.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 873.71, WLY 200.55, NLY
623.65 TO POB TOGETHER WITH W 18' OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 80' &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

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 January, 2024 at 9:00 AM in the above-referenced Code Compliance Case.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HAZEL MCCUMBER

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Case #:

Date:

HAZEL MCCUMBER

6131

12/12/2023

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner:

Property Description:

Certified Mail #:

HAZEL MCCUMBER

514229000300

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Legal Description:

AKA:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY 15,
SLY 50 FOR POB,ELY 495.10,SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

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 January, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6131

Petitioner,

vs.

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

Respondent(s)

On 12/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HAZEL MCCUMBER
Address:	3140 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/12/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/12/2023
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: 12/12/2023

Notes/Mean of Correction:

1. Multiple additions added to the mobile home without a permit. - According to Broward County property appraiser, the multiple addition has existed since 2006. There is no evidential support for item 1 that work was done without a permit. -Corrected.
2. Enclosed storage room added with washer and dryer without a permit. - No permit has been obtained. - Modification was made to the front addition, enclosing it into a screen room. -No permit has been obtained.
3. Screen room enclosed without a permit and plastic shutters added to the screen room. - Modification was made to the front addition, enclosing it into a screen room. -No permit has been obtained.
4. Water heater (Serial # GE 0310B10515) was replaced without a permit. - Not corrected.
5. Wooden fence added to mobile home without a permit. - No permit has been obtained.
6. Partial chain-link fence added to the mobile home without a permit. - No permit has been obtained.
7. Shutters added to the mobile home without a permit. - According to Broward County property appraiser, the shutters have existed since 2006. There is no evidential support, for item 7 that work was done without a permit. -Corrected.

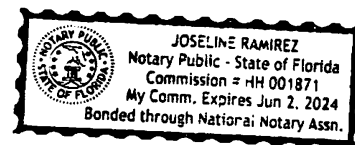
Further, Affiant sayeth naught

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 12/12/2023


NOTARY PUBLIC, STATE OF FLORIDA













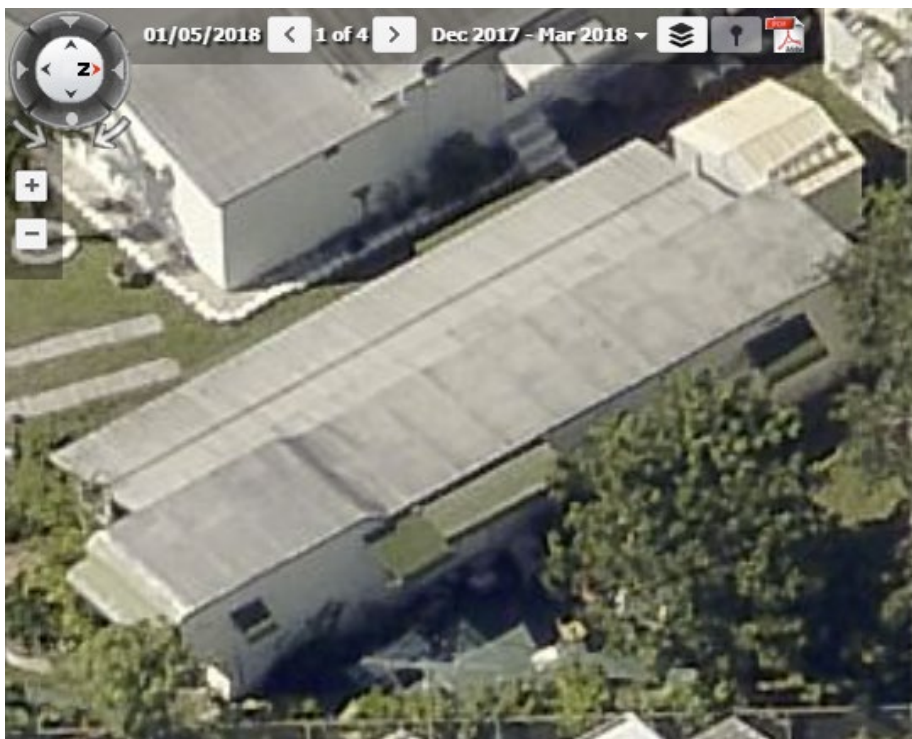






















**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6131
Petitioner,)
)
vs.)
)
HAZEL MCCUMBER)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD LOT 813,
PEMBROKE PARK, FL 33009

PROPERTY OWNER: HAZEL MCCUMBER

FOLIO NO.: 5142 30 13 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

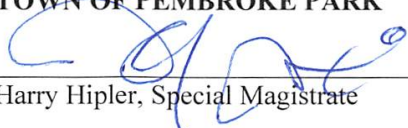
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 5-105 and 12-48. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50 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 November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

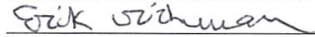
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ___ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2022.



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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY (FO-6131) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525  9590 9402 4729 8344 1609 58 2. Article Number (Transfer from service label) 7020 0640 0000 5918 6071	A. Signature ☒ <i>Britany Doty</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Britany Doty</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <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>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</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	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ 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																	
☐ Insured Mail Restricted Delivery (over \$500)																	

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (FO-6131) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 4729 8344 1609 41 2. Article Number (Transfer from service label) 7020 0640 0000 5918 6064	A. Signature ☒ <i>Hung Rosen</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Rosen</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <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>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</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	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																
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☐ Collect on Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

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

7022 2410 0001 1497 4226

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To **CORPORATION SERVICE COMPANY**
HCF #6131, #5996
Street and Apt. No. **1201 HAYS STREET**
City, State, ZIP+4® **TALLAHASSEE, FL 32301**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7022 2410 0001 1497 4233

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
HCF #6131, #5996
Street and Apt. No. **8800 N BRONX AVE 2ND FL**
City, State, ZIP+4® **SKOKIE IL 60077**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7022 2410 0001 1497 4240

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OFFICIAL USE

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
HCF #6131, #5996
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7022 2410 0001 1497 4219

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OFFICIAL USE

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To **HAZEL MCCUMBER**
HCF #6131
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD #813,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2015 PSN 7530-02-000PS047

USPS HILLCREST POSTAL STORE
DEC 13 2023
FL 33021

7020 0640 0000 5918 5623

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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
\$ 7.82

HAZEL MCCUMBER
(FO-6131)
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

See Reverse for Instructions

7020 0640 0000 5918 5630

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\$

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

Postage
\$ 7.82

HOLIDAY HALLANDALE MHC LLC
(FO-6131)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

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\$

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

Postage
\$ 7.82

HOLIDAY HALLANDALE MHC LLC
(FO-6131)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

See Reverse for Instructions

7020 0640 0000 5918 6071

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Certified Mail Fee
\$

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

Postage
\$ 7.82

CORPORATION SERVICE COMPANY
(FO-6131)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

NOV 18 2022
BOYNTON BEACH FL
33437-USPS

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 11/27/22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (FO-6131) 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on 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
2. Article Number (Transfer from service label) 7020 0640 0000 5918 5630	Domestic Return Receipt

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/HAZEL MCCUMBER	3140 W HALLANDALE BEACH BLVD LOT 813 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #813

Legal Description

Description

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

Case Status	Open	Case #	6131	Date Next Inspection	11/16/2022
--------------------	------	---------------	------	-----------------------------	------------

Notes	1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections. 2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections. 3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections. 4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections. 5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections. 6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections. 7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections. 8. A double permit fee has been assessed on all work done without a permit.
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Documents Issued

<u>Date Issue</u>	<u>Document Type</u>	
8/6/2021	Notice of Violation	M-1 8/6/21
11/1/2022	Notice of Formal Hearing	AOS / Posted to Property 11/1/22

Violations

Certified mail 11/2/22

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022

7020 0640 0000 5918 5685

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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

\$

To

\$

St

St

City

HAZEL MCCUMBER
(NOH-6131)
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

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

See Reverse for Instructions

7020 0640 0000 5918 5692

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

Postage

\$

Total

\$

Sent

St

City

HOLIDAY HALLANDALE MHC LLC
(NOH-6131)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

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

See Reverse for Instructions

7020 0640 0000 5918 5708

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

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

Postage

\$

To

\$

St

St

City

HOLIDAY HALLANDALE MHC LLC
(NOH-6131)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

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7020 0640 0000 5918 5715

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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

\$

To

\$

St

St

City

CORPORATION SERVICE COMPANY
(NOH-6131)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

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:

HOLIDAY HALLANDALE MHC LLC
(NOH-6131)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 9970 16

2. Article Number (Transfer from service label)

7020 0640 0000 5918 5692

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

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

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

Domestic Return Receipt



HZC
Transmittal Number: 25858978

Rejection of Service of Process

Return to Sender Information:

Erik Richwagen null
Pembroke Park Code Enforcement
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	11/08/2022
Party Served:	Hazel McCumber
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #813
Case/Reference No:	6131

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent** - According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name** - Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation** - CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 8800 N BRONX AVE 2ND FL SKOKIE IL 60077		B. Received by (Printed Name)	C. Date of Delivery 12-18-23
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4233		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 7581 2098 7719 51		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

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: HOLIDAY HALLANDALE MHC LLC HCF #6131, #5996 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) D.F.	C. Date of Delivery 12/15
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4240		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 7581 2098 7719 44		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	

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

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: HAZEL MCCUMBER HCF #6131 3140 W HALLANDALE BEACH BLVD #813, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) N.F.	C. Date of Delivery 12/15
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4219		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 7581 2098 7719 75		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

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

Hasler

FIRST-CLASS MAIL

08/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Case #:

HAZEL MCCUMBER

6131

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK, FL 33009

NOV # 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach
BLVD
PEMBROKE PARK
FL
33009

NOV# 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

NOV# 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/06/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC
8800 N Bronx Ave
2nd Floor
Skokie, IL 60077



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
2021*	\$5,226,240	\$220,080	\$5,446,320	\$4,360,080	
2020	\$3,733,030	\$325,730	\$4,058,760	\$4,058,760	\$87,595.34
2019	\$3,359,730	\$369,140	\$3,728,870	\$3,728,870	\$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,446,320	\$5,446,320	\$5,446,320	\$5,446,320
Portability	0	0	0	0
Assessed/SOH	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080
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	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	\$5,035,000	112397766
7/14/2006	QC*	\$100	42486 / 1671

Land Calculations

Price	Factor	Type
\$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HAZEL MCCUMBER

CASE NO 6131

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD LOT 813, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 813, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HAZEL MCCUMBER AT 9:42. ON THE 4TH DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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



AFFIANT

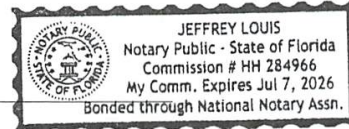
STATE OF FLORIDA
COUNTY OF BROWARD

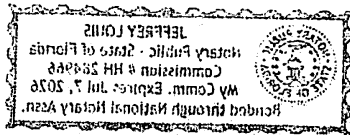
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Nov, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.


Signature

Personally Known x OR Produced Identification _____

Type of Identification Produced _____







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2022

Sent To:

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner:

HAZEL MCCUMBER

3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

Case #:

6131

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer



11/1/2022

N/C



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: HAZEL MCCUMBER
Case #: 6131
Date: 08/06/2021
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Property Owner: HAZEL MCCUMBER
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 813
PEMBROKE PARK , FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #813

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

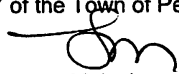
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) 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)	30

Notes/Mean of Correction:

1. Multiple additions added to the mobile home without a permit. Obtain a permit for each addition including the doors, windows, and any electrical in the additions with plans and inspections.
2. Enclosed storage room added with washer and dryer without a permit. Obtain a permit for the storage room with washer and dryer with electrical and plumbing with plans and inspections.
3. Screen room enclosed without a permit and also added plastic shutters on the screen room. Obtain a permit for the screen room enclosure and plastic shutters with plans and inspections.
4. Water heater was replaced without a permit. Obtain a permit for the water heater Serial # GE 0310B10515 with plans and inspections.
5. Wooden fence added to mobile home without a permit. Obtain a permit for the wooden fence with plans and inspections.
6. Partial chain-link fence added to the mobile home without a permit. Obtain a permit for the chain-link fence with plans and inspections.
7. Shutters added to the mobile home without a permit. Obtain a permit for the shutters with plans and inspections.
8. A double permit fee has been assessed on all work done without a permit.

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

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Hazel Mc Cumber
Site Address 3110 W H B B Lot 813
Pembroke Park, FL 33009
Permit # _____

Date 8.6.2021
Case # _____
Sub/Park Holly day

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 12-18

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Multiple Additions added to m/h, windows, doors, water heater replaced, washer + dryer added into the storage enclosure, Plastic shutters added around illegal screen enclosure.
Corrective Action(s) without permits.

Obtain a permit for the Additions, with electrical, water heater, windows, doors, screen room, plastic shutters, wooden fence, partial chainlink fence and vinyl siding with plans and inspections.

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

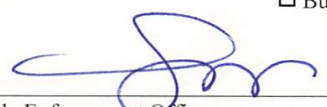
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238


Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



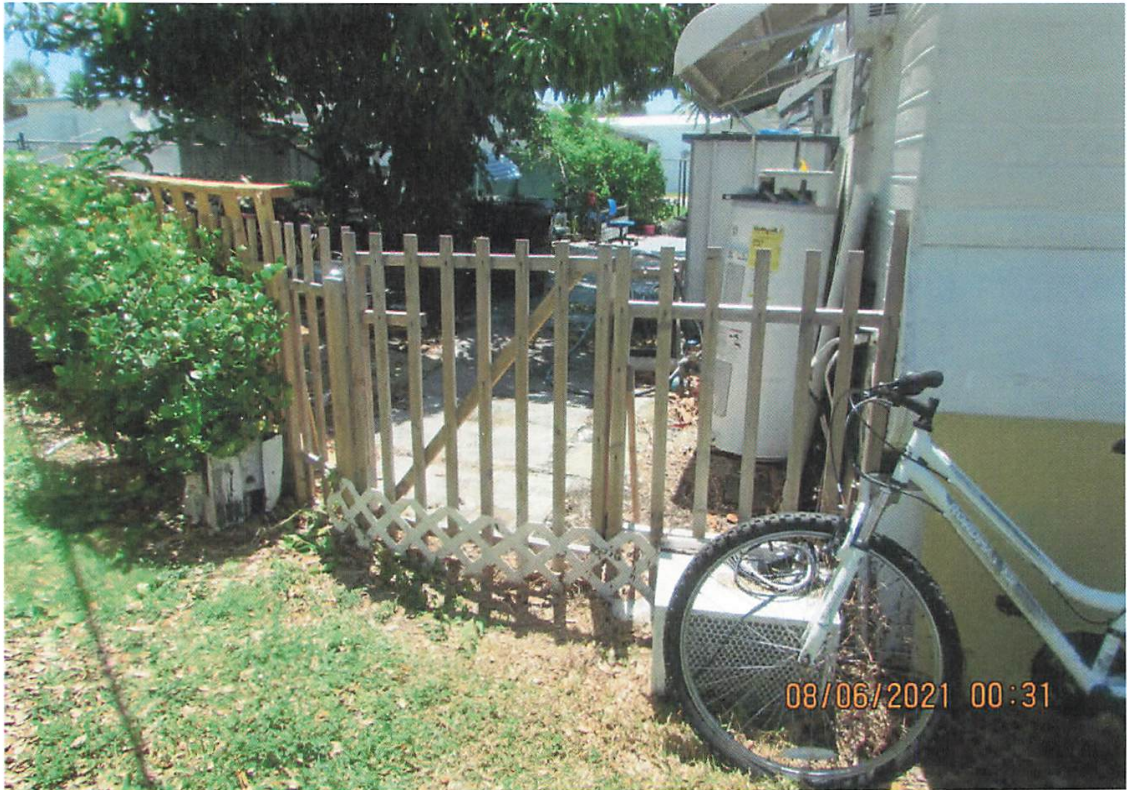


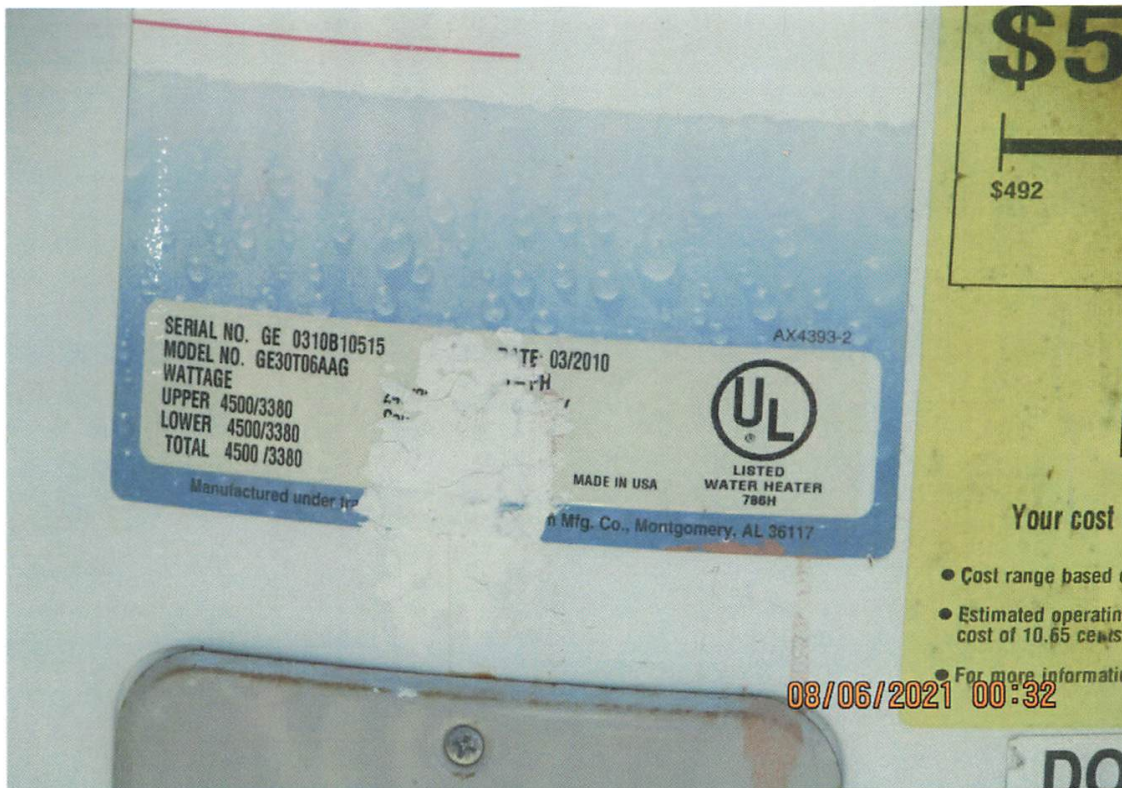








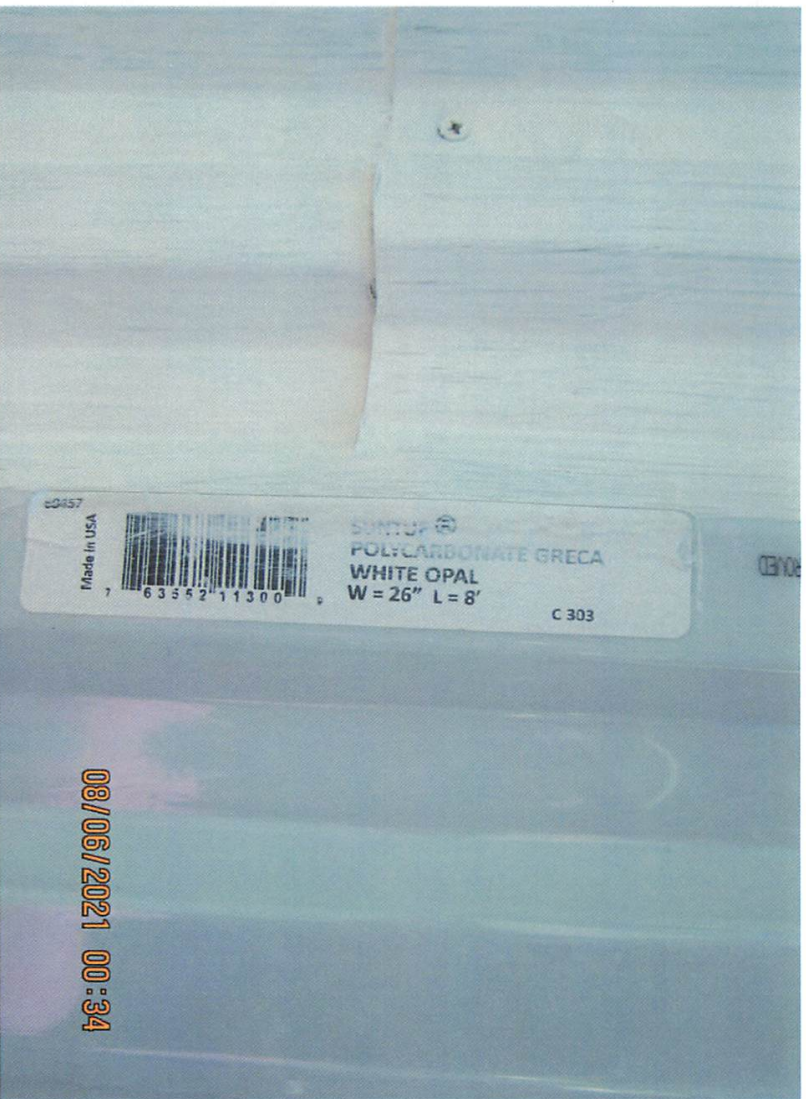




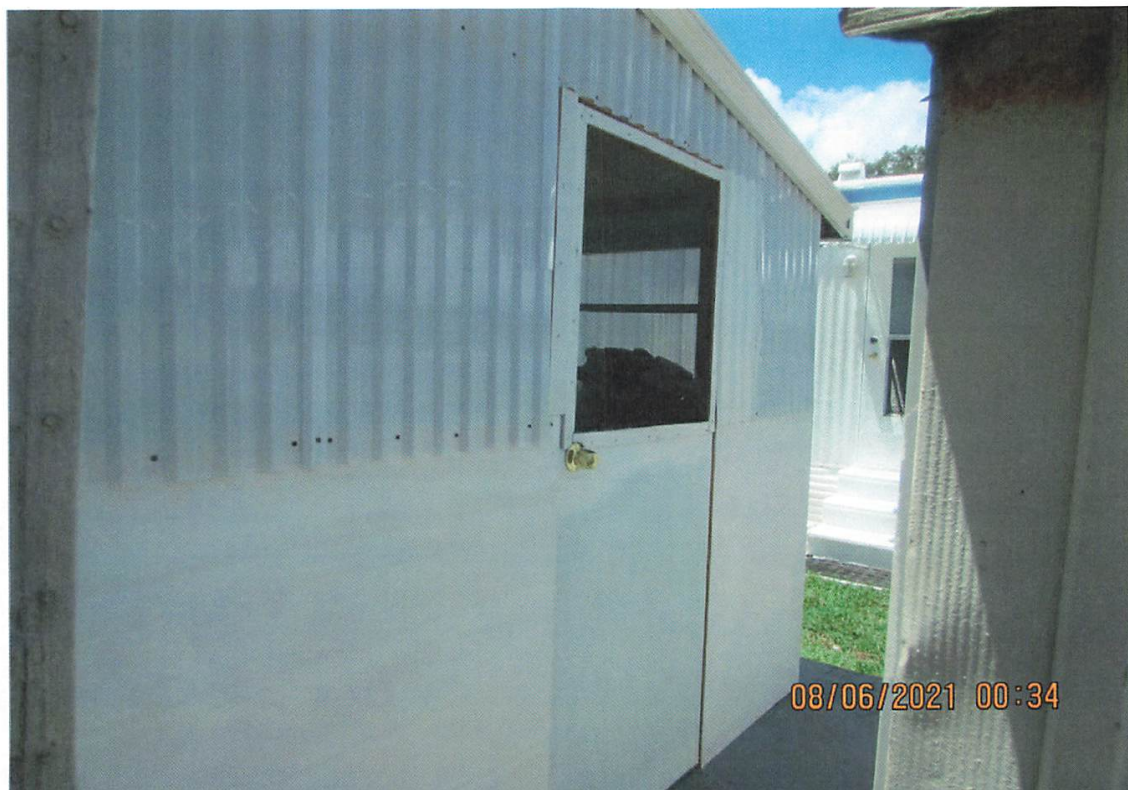












Case Overview

Property/Incident Information

Owner	Address	Site Address
IRENE DEL CARMEN MARTINEZ	3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W 1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	8678	Date Next Inspection	12/15/2023
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
3. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
5. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
6. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/26/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/18/2023	10/18/2023	Final Order	Certified Mail
10/24/2023		Affidavit of Non-Compliance	Regular Mail
12/15/2023		Affidavit of Non-Compliance	Certified Mail
12/15/2023	1/17/2024	Notice of Formal Hearing - Extension of Time	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/15/2023
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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)	10/24/2023
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)	10/24/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10/24/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,600.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,700.00

Type of Identification Produced _____

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

IRENE DEL CARMEN MARTINEZ)

CASE NO. 8678

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE DEL CARMEN MARTINEZ

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

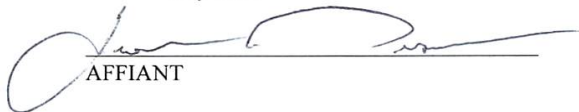
ADDRESS: 3140 W HALLANDALE BEACH BLVD # LOT 611, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: IRENE DEL CARMEN MARTINEZ AT 04:44 P.M. ON
THE 15 DAY OF DECEMBER 2023.

(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 15 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____

Dec 15, 2023 at 4:44:20 PM

611

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

Petitioner,
IRENE DEL CARMEN MARTINEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot
611

NOTICE OF HEARING TO EXTEND TIME

Sent To: IRENE DEL CARMEN MARTINEZ Case #: 8678 Date: 12/15/2023

IRENE DEL CARMEN MARTINEZ
3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK, FL 33009

Property Owner: IRENE DEL CARMEN MARTINEZ Property Description: 514229000300 Certified Mail #:

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK, FL 33009

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 60 FOR POB ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGETHER WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGETHER WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 17th day of January, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON WILL 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.

1 of 2

Dec 15, 2023 at 4:44:24 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
IRENE DEL CARMEN
MARTINEZ

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot
611

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STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1572226941

B# 2979582

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regs. No.	Title Number
GAL2944	1963	CHAM	HS	50'		1274305

Registered Owner:

IRENE DEL CARMEN MARTINEZ ALVARADO
3120 W HALL BCH BLVD LOT 611
HALLANDALE BEACH, FL 33009

Date of Issue 12/14/2021

Lien Release
Interest in the described vehicle is hereby released
By _____

Title _____

Date _____

Mail To:

IRENE DEL CARMEN MARTINEZ ALVARADO
3120 W HALL BCH BLVD LOT 611
HALLANDALE BEACH, FL 33009

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 the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titinf.html>

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regs. No.	Title Number
GAL2944	1963	CHAM	HS	50'		1274305

Lien Release
Interest in the described vehicle is hereby released

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	02/19/2020

By _____

Title _____

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				12/14/2021

Date _____

Registered Owner

IRENE DEL CARMEN MARTINEZ ALVARADO
3120 W HALL BCH BLVD LOT 611
HALLANDALE BEACH, FL 33009

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kymoch

Robert R. Kymoch
Director

Control Number 151712085
1 /22 151712085

Terry L. Rhodes

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, 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 motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____

Address: _____

Seller Must Enter Selling Price: _____

Seller Must Enter Date Sold: _____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ and I hereby certify that to the best of my knowledge the odometer reading:☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

Sign Here: _____

CO-SELLER Must

Sign Here: _____

Print Here: _____

Print Here: _____

Selling Dealer's License Number: _____

Tax No.: _____

Tax Collected: _____

Auction Name: _____

License Number: _____

PURCHASER Must

Sign Here: _____

CO-PURCHASER Must

Sign Here: _____

Print Here: _____

Print Here: _____

FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

IRENE DEL CARMEN
MARTINEZ

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot
611

NOTICE OF HEARING TO EXTEND TIME

Sent To:

IRENE DEL CARMEN MARTINEZ

Case #:

8678

Date:

12/15/2023

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Property Owner:

IRENE DEL CARMEN MARTINEZ

Property Description:

514229000300

Certified Mail #:

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Legal Description:

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BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
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NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot
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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8678

Petitioner,

vs.

IRENE DEL CARMEN
MARTINEZ
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot 611

Respondent(s)

On 12/15/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: IRENE DEL CARMEN MARTINEZ

Address: 3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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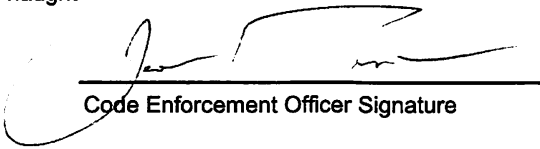
Notes/Mean of Correction:

1. Paver installed without permits. Not in compliance. Remove Pavers (or) Obtain plans for an after-the-fact permit and complete all inspections. Not Corrected.
2. Paver is damaged and needs repair. Not in compliance. Remove Pavers (or) Obtain a permit for paver restoration with plans and inspections. Not Corrected.
3. Exterior maintenance of mobile home required. The mobile home has been painted. Corrected.
4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections. Not Corrected.
5. Illegal structure added at the rear of mobile home including a washer and dryer. The illegal structure added at the rear with a washer and dryer has been demolished and removed, and no violations exist. Corrected.
6. Excessive outdoor storage at the premise, remove miscellaneous items and store them inside. The excessive outdoor storage from the premises has been removed. Corrected.
7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. The electrical wires are no longer exposed and the meter box lid has been closed. Corrected.
8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

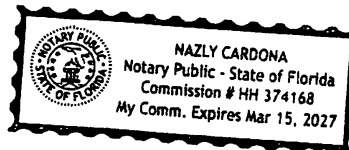
STATE OF FLORIDA

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 12/15/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/14/23 Phone: 786-718-2071
Email: irenebonilla1965@gmail.com
Property Address: 3120 W Hallandale beach blvd 33009 Lot 611

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Irene Martinez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8678 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01-27-2024 9:00 AM

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

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10-18-2023 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-105; 5-17; 5-87; 12-43 and 12-76(a)(b).

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.

Irene Martinez
Petitioner's Name (Print)

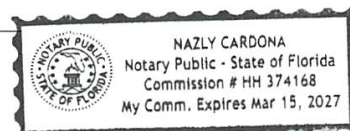
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 14 day of Dec., 20 23.

Nazly Dayana A
Notary
My Commission expires Mar 15, 27.





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 #:
8678

Petitioner,

vs.

IRENE DEL CARMEN
MARTINEZ
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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/24/2023
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)	10/24/2023
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)	10/24/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10/24/2023

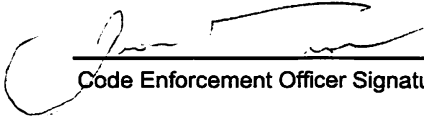
Notes/Mean of Correction:

1. Paver installed without permits. Not in compliance. Remove Pavers (or) Obtain plans for an after-the-fact permit and complete all inspections. Not Corrected.
2. Paver is damaged and needs repair. Not in compliance. Remove Pavers (or) Obtain a permit for paver restoration with plans and inspections. Not Corrected.
3. Exterior maintenance of mobile home required. The mobile home has been painted. Corrected.
4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections. Not Corrected.
5. Illegal structure added at the rear of mobile home including a washer and dryer. The illegal structure added at the rear with a washer and dryer has been demolished and removed, and no violations exist. Corrected.
6. Excessive outdoor storage at the premise, remove miscellaneous items and store them inside. The excessive outdoor storage from the premises has been removed. Corrected.
7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. The electrical wires are no longer exposed and the meter box lid has been closed. Corrected.
8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

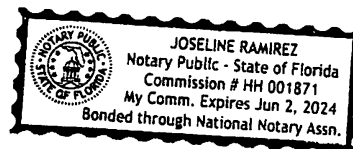
STATE OF FLORIDA

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 10/24/2023


NOTARY PUBLIC, STATE OF FLORIDA

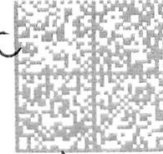


TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Holiday Hallandale MHC LLC
APNC #0678.

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
10/26/2023 ZIP 33023
043M30245597

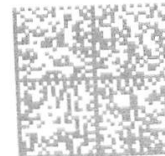
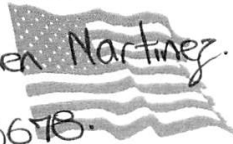
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Irene del Carmen Martinez.
APNC #0678.

3140 W Hallandale Beach Blvd
#611,
Hallandale, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
10/26/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Corporation Service Company

APNC #8678.

1201 Hays Street
Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL

IMI
\$000.63⁰⁰

10/26/2023 ZIP 33023
043M30245597

US POSTAGE

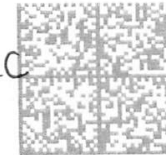
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Holiday Hallandale MHC LLC

APNC #8678.

8800 North Bronx Ave, 2nd Floor,
Skokie, IL 60077.



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FIRST-CLASS MAIL

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10/26/2023 ZIP 33023
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US POSTAGE

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8678
Petitioner,)
)
vs.)
)
IRENE DEL CARMEN MARTINEZ)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL MOBILE HOME PROPERTY: 3140 W HALLANDALE BEACH BLVD
#LOT 611, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: IRENE DEL CARMEN MARTINEZ

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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; 5-87; 12-48 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.

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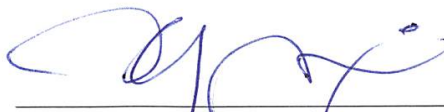
ORDER

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; 5-17; 5-87; 12-48 and 12-76(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of October 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

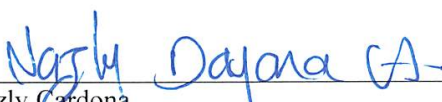
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2023.



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

7022 2410 0001 1497 3229

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

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

Postmark Here

CORPORATION SERVICE COMPANY
FO #8678, #8774, 8610
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

7022 2410 0001 1497 3250

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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
\$

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

Postmark Here

HOLIDAY HALLANDALE MHC LLC
FO #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

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

7022 2410 0001 1497 3236

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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
\$

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

Postmark Here

HOLIDAY HALLANDALE MHC LLC
FO #8678, #8774
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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

7022 2410 0001 1497 3199

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

OFFICIAL USE

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\$

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

Postage
\$

Total Postage and
\$

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

Postmark Here

IRENE DEL CARMEN MARTINEZ
FO #8678
3140 W HALLANDALE BEACH BLVD
LOT #611,
PEMBROKE PARK, FL 33009

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

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: IRENE DEL CARMEN MARTINEZ FO #8678 3140 W HALLANDALE BEACH BLVD LOT #611, PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery 10/22/23
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3199	D. Is delivery address different from item 1? If YES, enter delivery address below:
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

9590 9402 7581 2098 7706 64

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:

HOLIDAY HALLANDALE MHC LLC
HET #8678
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7718 76

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4110

PS Form 8811, 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

12/19/23

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

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Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HET #8678
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077



9590 9402 7581 2098 7718 83

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4103

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B. VRABEL

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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Mail

Mail Restricted Delivery

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

IRENE DEL CARMEN MARTINEZ
HET #8678
3140 W HALLANDALE BEACH BLVD #611,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7718 69

2. Article Number (Transfer from service label)

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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

12/20/23

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

3. Service Type

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☐ Certified Mail®
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☐ Registered Mail™
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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

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Domestic Return Receipt



 everwell®		
Model	MRL1213	
Indoor	MRL1213E1	
Outdoor	MRL1213C1	
Type	Cooling Only	
Capacity	12000Btu/h	
Current	11.0A	
Rated Current (IEC/EN60335)	14.3A	
Power Input	1213W	
Rated Power Input (IEC/EN60335)	1677W	
Indoor Air Volume	620m³/h	
Max. Pressure	Discharge	4.5MPa
	Suction	1.9 MPa
Noise	Indoor	41dB(A)
	Outdoor	51dB(A)
Weight	Indoor	8kg
	Outdoor	33kg
Power Input	110V~ 1Phase	
Rated Frequency	60Hz	
Refrigerant/Charge	R410A/0.470kg	
CU Water Proof Protection	IPX4	
Manufactured by Everwell Parts, Inc.		Made in P.R.C

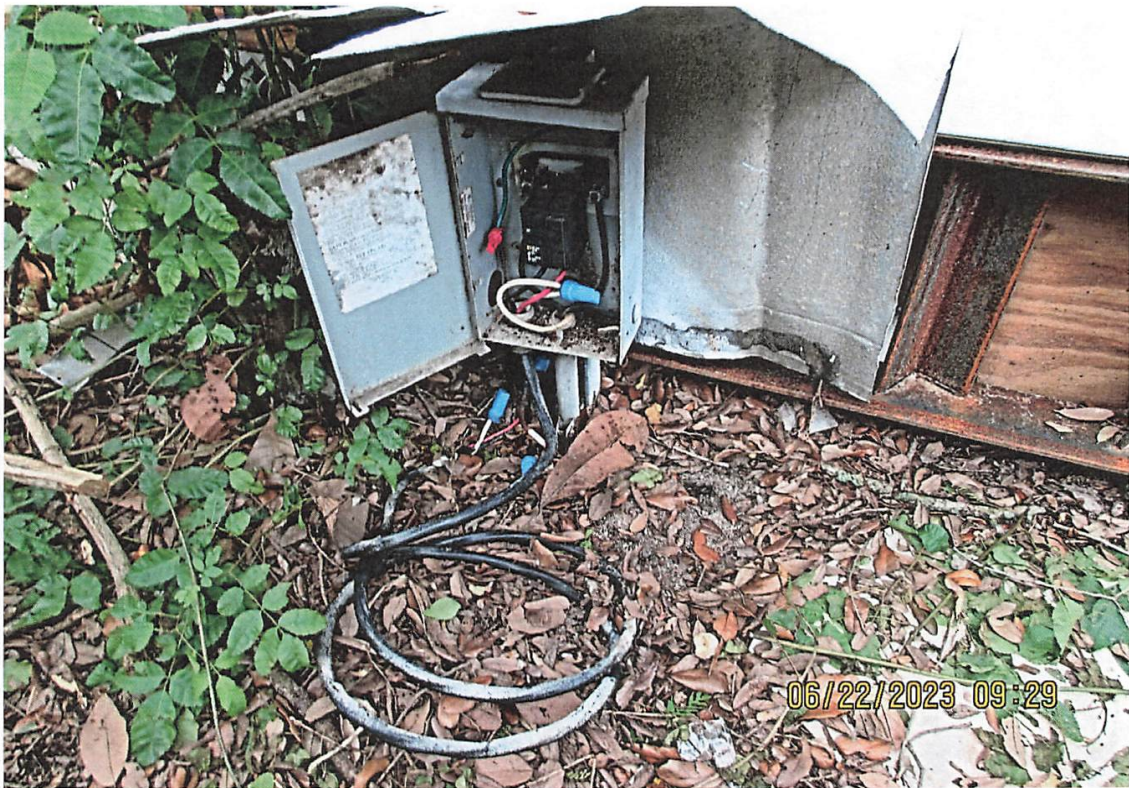
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY



Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28-03
Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4		

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).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$5,972,850	\$220,080	\$6,192,930	\$5,275,680	
2022	\$5,972,850	\$220,080	\$6,192,930	\$4,796,080	\$109,869.41
2021	\$5,226,240	\$220,080	\$5,446,320	\$4,360,080	\$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,192,930	\$6,192,930	\$6,192,930	\$6,192,930
Portability	0	0	0	0
Assessed/SOH	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680
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	\$5,275,680	\$6,192,930	\$5,275,680	\$5,275,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$8.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								

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 ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/25/23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8678, #8774 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009	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
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0565	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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 ☒ <i>B. Andruski</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>B. Andruski</i> C. Date of Delivery <i>9-26-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8678, #8774, #8610 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	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
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0640	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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 ☒ <i>Mona Lisa Hart</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Mona Lisa Hart</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #8678, #8774, 8610 1201 HAYS STREET TALLAHASSEE, FL 32301	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
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0633	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

TOWN OF PEMBROKE PARK

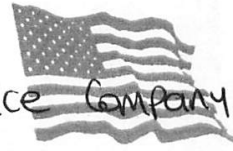
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Corporation Service Company

Nov #8678.

1201 Hays Street

Tallahassee, FL 32301.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

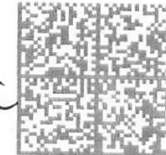
Holiday Hallandale MHC LLC

Nov #8678

8800 North Bronx Ave,

2nd Floor,

Skokie, IL 60077.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.77

Total Postage and Fee
 \$ 8.77

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

Postmark Here
 SEP 22 2023

HOLIDAY HALLANDALE MHC LLC
 NOH #8678, #8774, #8610
 8800 NORTH BRONX AVE 2ND
 FLOOR SKOKIE IL 60077

PS Form 3800, April 2019 PSN 7530-02-000-9053

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
 \$ 9.01

Total Postage and Fee
 \$ 9.01

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

Postmark Here
 SEP 22 2023

CORPORATION SERVICE COMPANY
 NOH #8678, #8774, #8610
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

PS Form 3800, April 2019 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.77

Total Postage and Fee
 \$ 8.77

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

Postmark Here
 SEP 22 2023

HOLIDAY HALLANDALE MHC LLC
 NOH #8678, #8774
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.77

Total Postage and Fee
 \$ 8.77

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

Postmark Here
 SEP 22 2023

IRENE DEL CARMEN MARTINEZ
 NOV #8678
 3140 W HALLANDALE BEACH BLVD
 LOT #611,
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9053

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) Irene Del Carmen Martinez C. Date of Delivery 9/26/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: IRENE DEL CARMEN MARTINEZ NOV #8678 3140 W HALLANDALE BEACH BLVD LOT #611, PEMBROKE PARK, FL 33009	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0527	4. Mail Restricted Delivery ☐ Yes ☒ No
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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Irene Del Carmen Martinez

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Property Owner:

Case #:

8678

Property Desc:

Nov

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

06/29/2023 ZIP 33023
043M30245597

US POSTAGE

Holiday Hallandale MHC LLC

Nov #8678.

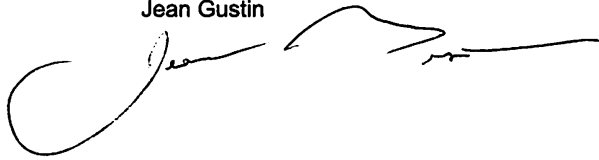
3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Shed was attached to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 5. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 6. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 7. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 8. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 9. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans 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.

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', with a large, stylized loop on the left side and a horizontal line extending to the right.

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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
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)	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
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Mean of Correction:



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

CODE COMPLIANCE NOTICE OF VIOLATION

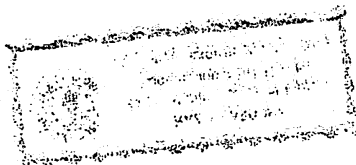
Sent To: Irene Del Carmen Martinez
Case #: 8678
Date: 06/26/2023
3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Property Owner: Irene Del Carmen Martinez
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot 611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2023 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

[illegible]

Notes/Mean of Correction:

1. Paver installed without permits. Not Corrected.
2. Paver is damaged and needs repair. Not Corrected.
3. Exterior maintenance of mobile home required. Not Corrected.
4. Installed three (3) A/C mini splits without a building permit. Not Corrected.
5. Illegal structure added at the rear of mobile home including a washer and dryer. Not Corrected.
6. Excessive outdoor storage at premise. Not Corrected.
7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Not Corrected.
8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Not Corrected.

Further, Affiant sayeth naught

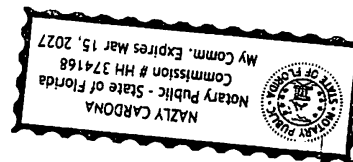
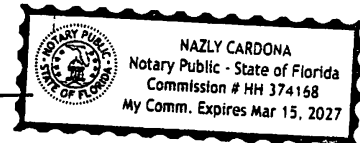
STATE OF FLORIDA

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 9/21/2023


NOTARY PUBLIC, STATE OF FLORIDA



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: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
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: 10/18/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 10/18/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8678

Petitioner,

vs.

Irene Del Carmen Martinez
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot 611
Respondent(s)

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Irene Del Carmen Martinez

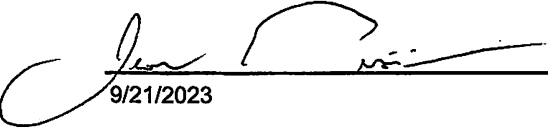
Address: 3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Jean Gustin


9/21/2023

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 5. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 6. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
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)	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
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Irene Del Carmen Martinez

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Case #:

8678

Property Owner:

Irene Del Carmen Martinez

3140 W HALLANDALE BEACH BLVD, #Lot 611
PEMBROKE PARK,, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##Lot
611

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

611


Port of Philadelphia, PA
19106-8000
Philadelphia Park, Philadelphia 19122

COODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 04/21/2023

Sent To: Irene Del Carmen Martinez

Case #: 8578

Work Del Carmen Martinez
3140 W HALLANDALE BEACH BLVD, #401
PENSACOLA PARK, FL 33709

Property Owner: Irene Del Carmen Martinez

Created Mail #: 3140 W HALLANDALE BEACH BLVD, #401
PENSACOLA PARK, FL 33709

Property Description: 51423000330

Legal Description: 28-51-43 PPT OF BEACH OF NEHA BEACH AS
8800 NW CORN OF BEACH OF TOWERSWELY IN
S. 25.30 FOR PUBLIC USE USUALLY
20.50 ACRY 65.75 ACRY 60.50 ACRY
108.30 ACRY 18.50 ACRY 77.25 ACRY
12.50 ACRY BELY 31.27 ACRY 60.50 ACRY
62.85 ACRY 62.42 ACRY 65.40 ACRY
62.65 ACRY 62.75 ACRY 60.40 ACRY
MAYN OF BEACH OF NEHA 1208 N 102 S
TOWERSWELY 102 S 102 S OF BEACH
OF NEHA

AKA: 3140 W HALLANDALE BEACH BLVD
PENSACOLA PARK, FL 33709
611

YOU ARE HEREBY NOTIFIED that the undersigned supervisor alleges that on 02/06/2023 the following violation(s) at the Times of Pensacola Park of Ordinances outlined on the property above:

Page 4

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
IRENE DEL CARMEN MARTINEZ) CASE NO. 8678
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: IRENE DEL CARMEN MARTINEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 611

I, Jean Gustin HEREBY CERTIFY that I SERVED: IRENE DEL CARMEN MARTINEZ AT 03:41 P.M. ON THE 02 DAY OF October 2023.

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

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.

Jean Gustin
AFFIANT

10-4-23

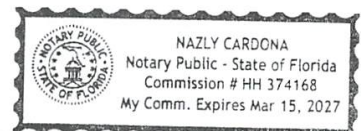
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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



Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
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: 10/18/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 10/18/2023

Case Overview

Property/Incident Information

Owner	Address	Site Address
IRENE DEL CARMEN MARTINEZ	3140 W HALLANDALE BEACH BLVD, #Lot 611 PEMBROKE PARK,, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 611

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	8678	Date Next Inspection	10/18/2023
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Notes

1. Paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Paver is damaged and needs repair. Obtain a permit for paver restoration with plans and inspections.
 3. Exterior maintenance of mobile home required. Pressure wash and paint all four sides.
 4. Installed three (3) A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
 5. Illegal structure added at the rear of mobile home including a washer and dryer. Obtain an after the fact permit and complete inspections.
 6. Excessive outdoor storage at premise, remove miscellaneous items and store them inside.
 7. Electrical exposed wires at the meter box (hazard) pose an immediate health and safety concern. Eliminate health and safety concerns and secure the meter box.
 8. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Obtain a permit for electrical repairs with plans and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/26/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/18/2023

7022 2410 0001 1497 4073

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 CORPORATION SERVICE COMPANY
 HET #8678
 Street and Apt. No., 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions

7022 2410 0001 1497 4103

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HET #8678
 Street and Apt. No., 8800 NORTH BRONX AVE 2ND FLOOR
 City, State, ZIP+4® SKOKIE IL 60077

Postmark Here

PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions

7022 2410 0001 1497 4110

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 HET #8678
 Street and Apt. No., 3140 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions

7022 2410 0001 1497 4127

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 IRENE DEL CARMEN MARTINEZ
 HET #8678
 Street and Apt. No., 3140 W HALLANDALE BEACH BLVD #611,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, April 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. 1. Article Addressed to: CORPORATION SERVICE COMPANY FO #8678, #8774, 8610 1201 HAYS STREET TALLAHASSEE, FL 32301  9590 9402 7581 2098 7764 82 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3229		A. Signature <i>[Signature]</i> ☐ Agent ☐ Addressee X Dennis Ratliff 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 <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> Mail 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	
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☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #8678, #8774, #8610 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 7581 2098 7764 51 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3250		A. Signature <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Alvinacorn 10.23.23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 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> Mail 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	
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☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Maria G Ortega	3100 W HALLANDALE BEACH BLVD Lot # 203, Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #203

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	5552	Date Next Inspection	11/14/2023
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Notes

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/1/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	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: 11/14/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/14/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 11/14/2023

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)	6/23/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$6,300.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$6,400.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$6,400.00



60 DAYS

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 01/16/20247

Phone: 954-981-4414

Email: Mahernandez@lakeshoremhc.com

Property Address: 3100 W Hallandale Bch Blvd- 203 2nd street

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5554 5552 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the
January 17, 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 8/16/2023 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

5-105/5-17/5-87 AND 12-48

I need an extension of 60 day to complete the work

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.

Marlene Hernandez
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Hernandez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16th day of January, 20 24.

Sandra A. Williams
Notary
My Commission expires 1/24/2027



SANDRA A. WILLIAMS
Notary Public
State of Florida
Comm# HH353742
Expires 1/24/2027

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW



WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

**MONEY
ORDER™**

19-601212977

A 324955 D 120723
T 1738 07
196012129771 L 000402

\$ 200.00

PAY EXACTLY TWO HUNDRED DOLLARS AND NO CENTS

PAY TO THE
ORDER OF

TOWN of Pembroke Park

PAYMENT FOR/ACCT #

CASE # 555

PURCHASER'S ADDRESS

PURCHASER'S SIGNATURE

PURCHASER BY SIGNING YOU AGREE TO THE TERMS ON THE REVERSE SIDE
MOBILE DEPOSIT PROHIBITED

19-601212977

+ 1021004001 40196012129771

NOTICE Do not cash this Money Order for any person from whom you are not able to recover your payment. Should this item bear any unauthorized signature, be stolen, improperly completed, or altered, issuer will either stop payment hereon or charge back against any endorsement. For customer service, call 1-800-999-9660. Intended for domestic use only. Western Union Money Order and Design is a service mark of Western Union Holdings, Inc.

Warning - do not cash check without noting true watermark. Hold up to light to verify presence of watermark.

PREMIUM S.C. 24 S. PREMIUM
PREMIUM S.C. 24 S. PREMIUM

ENDORSE ABOVE THIS LINE **MP**
MOBILE DEPOSIT PROHIBITED

SERVICE CHARGE

If this Money Order is not used or cashed (presented for payment) within 1 year (3 years for CA) of the purchase date, there will be a non-refundable Service Charge applied (where permitted by law). The Service Charge will be deducted from the amount shown on the Money Order. Subject to applicable law, the Service Charge is \$1.50 per month (exceptions - CT & PR: \$0; CA \$0.25; MD \$0.40; MN \$12 annually; NJ \$2; & TX \$1) applied from the purchase date (from 13th month for NJ), not to exceed \$126 or the maximum permitted by law.

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5552
Petitioner,)
)
vs.)
)
MARIA G ORTEGA)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD #203, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MARIA G ORTEGA

FOLIO NO.: 5142 29 00 0331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 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 5-87. 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.

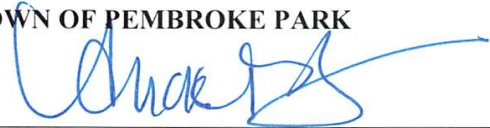
ORDER

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 5-87 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of August 2023. 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 16th day of August 2023.

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 X No

I the undersigned, Code 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 August, 2023.

Nazly Dayana A.

Nazly Cardona

Code Clerk

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Maria G Ortega	3100 W HALLANDALE BEACH BLVD Lot # 203, Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #203

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	5552	Date Next Inspection	6/15/2023
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Notes

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/1/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/15/2023

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)

6/23/2023



Transmittal Number: 27348646 null

Response to Service of Process

Sender Information:

Jean Gustin null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	07/26/2023
Party Served:	Corporation Service Company
Title of Action:	Town Of Pembroke Park vs. 3100 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #203
Case/Reference No:	5552

You recently sent our company a "Notice of Violation" in error. Our company does not own and has no involvement with the property in question; therefore, we cannot take any action with respect to this property.

Our company provides registered agent services. As registered agent, we have no involvement with the daily business activities of our customers. Please remove our name from this matter.

Thank you for your cooperation in this matter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MARIA G ORTEGA) CASE NO. 5552
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIA G ORTEGA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD #203, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: MARIA G ORTEGA AT 12:18 P.M. ON THE 02 DAY OF AUGUST 2023.

(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.

JEAN GUSTIN
AFFIANT

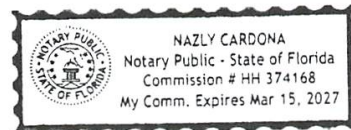
8-4-23

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 Aug., 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



THE UNITED STATES OF AMERICA
DEPARTMENT OF THE ARMY
OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D. C. 20315

MEMORANDUM FOR THE RECORD

SUBJECT: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

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5. [Illegible]

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91. [Illegible]

92. [Illegible]

93. [Illegible]

94. [Illegible]

95. [Illegible]

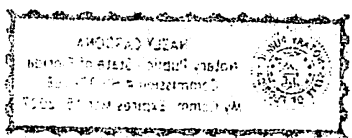
96. [Illegible]

97. [Illegible]

98. [Illegible]

99. [Illegible]

100. [Illegible]



10-10-60

Aug 2, 2023 at 12:18:58 PM


Town of Pembroke Park
3150 SW 62 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/23/2023

Sent To: Maria G Ortega
3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Case #: 5552

Property Owner: Maria G Ortega
3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Certified Mail #: 514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612-41, NWLY 250.64, WLY 244.81 TO POB

AKA:
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3

Aug 2, 2023 at 12:19:06 PM


Town of Pembroke Park
3150 SW 62 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/23/2023

Sent To: Maria G Ortega
3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Case #: 5552

Property Owner: Maria G Ortega
3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Certified Mail #: 514229000331

Legal Description:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
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323.30, NLY 674.99, ELY 35.02, NLY
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3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

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1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2023

Sent To:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Case #:

5552

Property Owner:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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
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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)	30

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hut/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 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 August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



6/23/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
5552

Petitioner,

vs.

Maria G Ortega
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

Respondent(s)

On 6/23/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Maria G Ortega

Address: 3100 W HALLANDALE BEACH BLVD Lot # 203, Pembroke Park,
FL 33009

Folio: 514229000331

Site Address: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #203

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF
SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY
77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY
35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

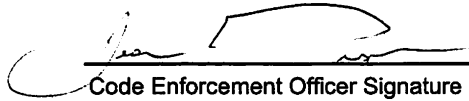
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
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Notes/Mean of Correction:

1. Concrete slab installed without a permit. Not Corrected.
2. Gazebo installed without a permit. Has been removed but no permit was obtained.
3. Screen room addition installed without a permit. Has been removed but no permit was obtained.
4. Prohibited storage (wooden hutch/pen). Corrected.
5. Electrical in shed, gazebo, and screen room done without a permit. Not Corrected.
6. Stairs at shed & RV installed without a permit. Not Corrected

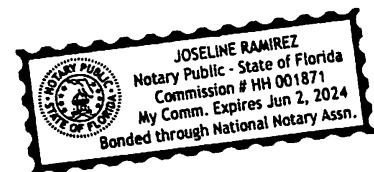
Further, Affiant sayeth naught

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 6/23/2023


NOTARY PUBLIC, STATE OF FLORIDA









No Permit



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Emile Hamelin

203 2nd ST

Pembroke Park, FL 33009 *Match address*

Case #:

5552

Date:

03/01/2021

Property Owner:

Emile Hamelin

203 2nd ST

Pembroke Park, FL 33009

Property Description:

514229000331

Certified Mail #:**Legal Description:**

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY
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43.89, SELY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
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AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.	30
-----------------------------------	------------------------------	--	----

(Ord. No. 89-12-1, § 2, 12-13-89)

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.	30
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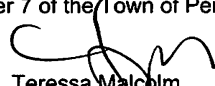
(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


 Teresa Malcolm
 Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____

Date 3-1-2021

Site Address 3100 W Hallandale

Case # _____

Beach Blvd #203

Sub/Park Green Acres MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # 5-105; 5-2(A)(B)

☒ Violation of Town Ordinance # 12-48

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☒ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed shed, gazebo, screen room addition
to rv without permit, outside storage (wooden
pen) elect meter wires (loose), all elect outlets, fridge,
slab without permit + stairs shed + rv.

Corrective Action(s)

obtain permit for shed, screen room, all elect
outlets + stairs + slab.
fridge. verify shed permit.

☒ Structural

☐ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

*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

T. malcolm
Code Enforcement Officer

Refused to sign
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____

Date 2-1-2021

Site Address 3100 W. Holladay

Case # _____

BEACH BLVD 203

Sub/Park 441 PARKS MHP

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # 10-7-11 B

☐ Violation of Town Ordinance # 12-48

☐ NFPA # _____

Violation (s)

Shed, garage, screen room, chain

to RV without permit, side storage, wood

en, electrical wires, metal, etc.

to RV without permit, side storage, etc.

Corrective Action(s)

Remove shed, screen room, all electrical

wires, metal, etc. to RV, etc.

Remove shed, screen room, all electrical

wires, metal, etc. to RV, etc.

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): _____

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

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☐ Code Enforcement Ext. 215

☐ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

T. Malcom
Code Enforcement Officer

Refused to sign
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____
Site Address 3100 W Hallandale
Beach Blvd #203
Permit # _____

Date 3-1-2021
Case # _____
Sub/Park GREEN ACRES MHP

☒ ***STOP ALL WORK**

- ☐ No Building Permit
☒ Violation of Florida Building Code # 5-105, 5-201 (B)
☒ Violation of Town Ordinance # 12-48
☐ NFPA # _____

- ☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

Installed shed, gazebo, screen room addition
to RV without permit, all side storage (wooden
pen) elect meter wires (loose), all elect outlets, fridge,
Corrective Action(s) cancel permit + stairs shed + RV.

cancel permit for shed, screen room, all elect
outlets + stairs + side.
for
fridge. verify shed permit.

- | | | | |
|---|--|---|--------------------------------------|
| ☐ Structural | ☐ Plumbing | ☐ Mechanical | ☐ Electrical |
| ☒ Code Enforcement | ☒ Zoning | ☐ Business Tax Receipt | ☐ Other _____ |
| ☒ DOUBLE PERMIT FEE | | CORRECT VIOLATION BY (Days): <u>30 days</u> | |

*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.

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☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

Refused to sign
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator







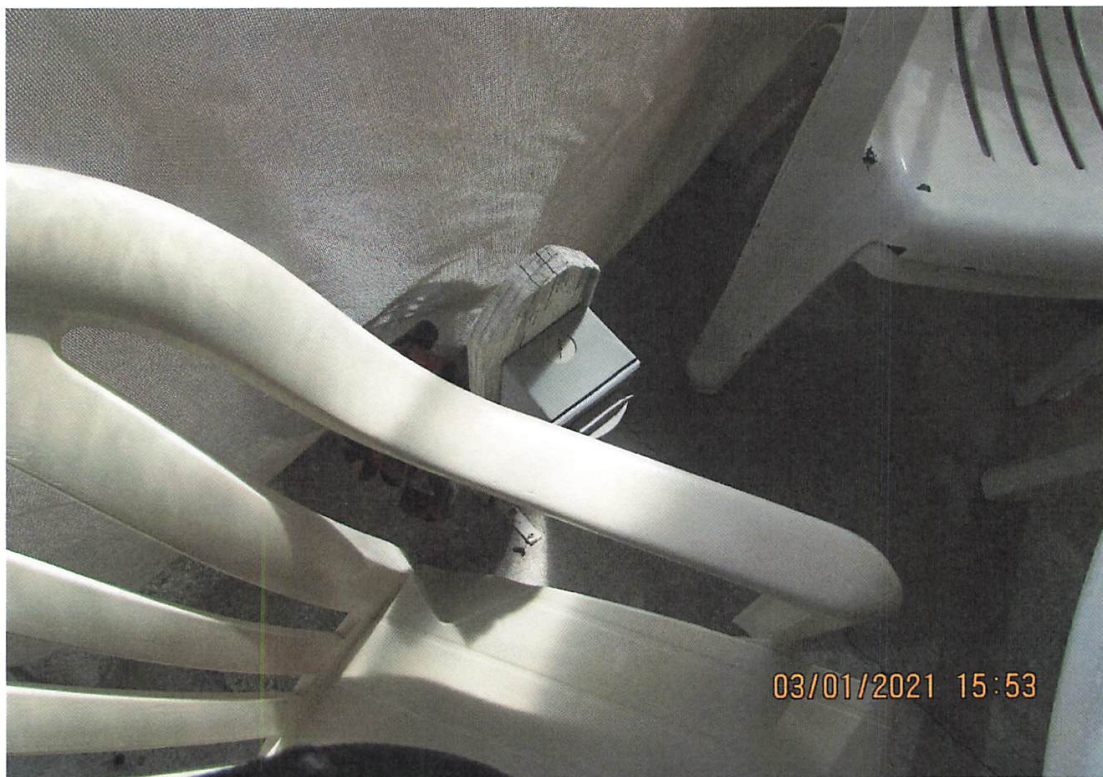








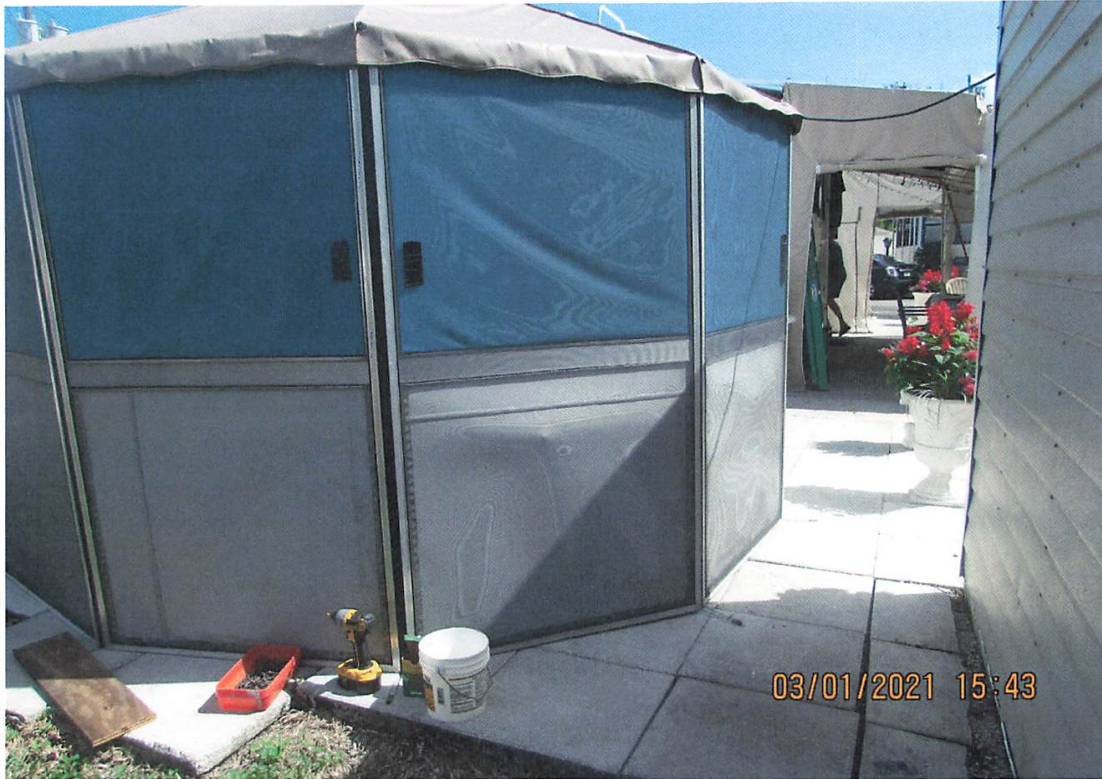














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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and F
 \$

Sent To GREEN ACRES PEMBROKE MHC LLC
 NOH #5552
 Street and Apt. No., 3100 W HALLANDALE BEACH BLVD.
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2019

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and F
 \$

Sent To GREEN ACRES PEMBROKE MHC LLC
 NOH #5552
 Street and Apt. No., 8800 N BRONX AVE 2 FL
 City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, April 2019

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and F
 \$

Sent To CORPORATION SERVICE COMPANY
 NOH #5552
 Street and Apt. No. 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, April 2019

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 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.85**

Total Postage and F
 \$

Sent To MARIA G ORTEGA
 NOH #5552
 Street and Apt. No., 3100 W HALLANDALE BEACH BLVD #203.
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

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:

GREEN ACRES PEMBROKE MHC LLC
 NOH #5552
 3100 W HALLANDALE BEACH BLVD.
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7738 87

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1430

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

7/24/22

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

all Restricted Delivery

Domestic Return Receipt

NOV #5552
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/02/2021
US POSTAGE \$01
 011

Sent To:
Emile Hamelin
203 2nd ST
Pembroke Park, FL 33009

Case #:
5552

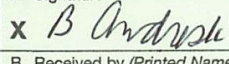
NOV #5552
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

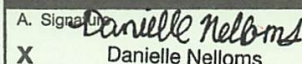
Hasler
03/02/2021
US POSTAGE \$C
 01

Sent To:
GREEN ACRES PEMBROKE MHC
LLC
8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Case #:
5552

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: MARIA G ORTEGA NOH #5552 3100 W HALLANDALE BEACH BLVD #203, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7738 56 2. Article Number (Transfer from service label) 7022 2410 0001 1497 1409	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 7-24-23 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Mail Restricted Delivery (0)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: GREEN ACRES PEMBROKE MHC LLC NOH #5552 8800 N BRONX AVE 2 FL SKOKIE IL 60077  9590 9402 7581 2098 7738 70 2. Article Number (Transfer from service label) 7022 2410 0001 1497 1423	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) B ANINESKI C. Date of Delivery 7-24-23 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Mail Restricted Delivery (0)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #5552 1201 HAYS STREET TALLAHASSEE, FL 32301  9590 9402 7581 2098 7738 63 2. Article Number (Transfer from service label) 7022 2410 0001 1497 1416	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) Danielle Nelloms 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Mail Restricted Delivery (0)
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7022 2410 0001 1497 1782

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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
FO #5552

Street and Apt. No.
8800 N BRONX AVE 2 FL

City, State, ZIP+4®
SKOKIE IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047

WEST HOLLYWOOD HILLS
AUG 17 2023

7022 2410 0001 1497 1775

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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
FO #5552

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047

WEST HOLLYWOOD HILLS
AUG 17 2023

7022 2410 0001 1497 1799

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
FO #5552

Street and Apt. No.
3100 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

WEST HOLLYWOOD HILLS
AUG 17 2023

7022 2410 0001 1497 1805

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Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
FO #5552

Street and Apt. No.
3100 W HALLANDALE BEACH BLVD #203,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

WEST HOLLYWOOD HILLS
AUG 17 2023

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:

MARIA G ORTEGA

FO #5552

3100 W HALLANDALE BEACH BLVD #203,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7742 59

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1805

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/19/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED AUG 21 2023

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)

USPS TRACKING #



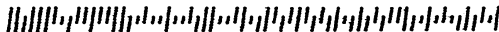
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7742 59

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

21 JUL 2023 PM 1 L

7022 2410 0001 1497 1164



quadiant

CORRECTION
IMI

\$007.85⁰

07/21/2023 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE ROAD CENTER LLC
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021
NOH #5053

RECEIVED JUL 31 2023

RIK.

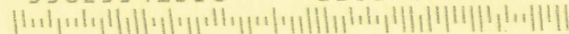
332 DE 1

0007/27/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2206-02645-21-45



.. 9308120093187271

IA

33023541350

CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/11011 #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021



9590 9402 7581 2098 7736 10

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1164

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)

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:

CORPORATION SERVICE COMPANY

FO #5552

1201 HAYS STREET

TALLAHASSEE, FL 32301



9590 9402 7581 2098 7742 28

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1775

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Sebreem B Randolph

☒ Agent

X

Sebreem B Randolph

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Restricted Delivery
(0)

Domestic Return Receipt

USPS TRACKING#



9590 9402 7581 2098 7742 28



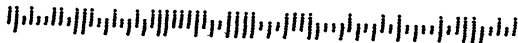
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

RECEIVED AUG 29 2023

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC

FO #5552

8800 N BRONX AVE 2 FL

SKOKIE IL 60077



9590 9402 7581 2098 7742 35

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1782

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Howard Kopy☐ Agent☐ Addressee

B. Received by (Printed Name)

HOWARD KOPY

C. Date of Delivery

8-28-23

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

* RECEIVED AUG 28 2023

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)

USPS TRACKING#

CAROL STREAM IL 601



21 AUG 2023 PM 7 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7742 35

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023**



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC

FO #5552

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7742 42

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1799

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/19/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED AUG 21 2023

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)

USPS TRACKING #

MIAMI FL 330



19 AUG 2023 PM 5 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7742 42

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023**



Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

Case Status	Open	Case #	9150	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

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Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	12/6/23 Certified Mail / Regular Mail 12/4/23
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 1/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 1/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/17/2024

Case Overview

**BUILDING AND
BUILDING
REGULATIONS**

**Sec. 5-17. - Permit
application.**

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)

**Not in Compliance -
Reinspection Date:
1/17/2024**

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

CASE NO. 9150

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
unit 3

I, Jean Gustin HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT
02:12 P.M. ON THE 05 DAY OF JANUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of Jan, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Jan 5, 2024 at 12:12:34 PM

3192-3194 J

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description: 514229070010

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

Jan 5, 2024 at 12:12:38 PM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

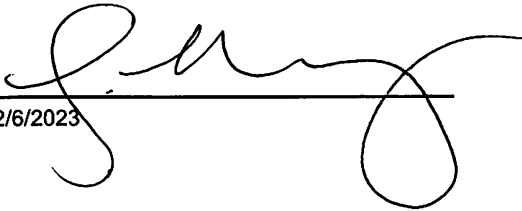
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



12/6/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Date: 12/05/2023

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description: 514229070010

Certified Mail #:

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

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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

3192-4 W Hallandale ZMG MT
Office
Nov #9150



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

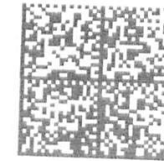
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

3192 W Hallandale Beach Blvd, #J
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Israel Kenneth

NOV

3192-4 W HALLANDALE LLC
%MGMT OFFICE

9150

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Owner:

Proper

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

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12/06/2023 ZIP 33023
043M30245597

US POSTAGE

3192-4 W Hallandale LLC - MGMT
Office

NOV #9150.

3194 W Hallandale Beach Blvd, #J,
Pembroke Park, FL 33009.

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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 \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. # 3194 W HALLANDALE BEACH BLVD J,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. # 3192 W HALLANDALE BEACH BLVD J,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. # 3192 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. No., 1922 NE 149 ST,
 City, State, ZIP+4 NORTH MIAMI FL 33181

PS Form 3800, April 2013 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature X <i>Kelsey Loung</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kelsey Loung</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ 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 ☐ 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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3192-4 W. HALLANDALE LLC

Filing Information

Document Number L21000436811
FEI/EIN Number 87-3084821
Date Filed 10/05/2021
State FL
Status ACTIVE

Principal Address

3192-3194 W Hallandale Bch Blvd
Pembroke Park, FL 33009

Changed: 03/11/2022

Mailing Address

1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2022	03/11/2022
2023	04/24/2023

Document Images



Site Address	3194 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0010
Property Owner	3192-4 W HALLANDALE LLC	Millage	0613
Mailing Address	%MGMT OFFICE 1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03
Abbr Legal Description	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	
2023	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$32,639.86
2022	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$31,934.05
2024 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000	
Portability	0	0	0	0	
Assessed/SOH	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
10/11/2021	QCD-T	\$100	117651167	\$11.00	39,560
9/10/2021	WD*-E	\$3,000,000	117581194		
9/13/2021	DR*-T	\$100	117581193		
12/20/2010	SW*-D	\$1,250,000	47603 / 616		
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1992/1991	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
12143								

Joseline Ramirez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Thursday, November 30, 2023 4:03 PM
To: jeffrey louis; Joseline Ramirez
Cc: Severine Smith; Reception; Martine Ouellet
Subject: Noise from strip mall

Good afternoon, I hope you are both doing well.

We are getting a lot of complaints from our residents about the bar/night club located in the strip mall next to Frenchie's. It seems they are playing loud music until 4AM or 5AM.

I know the residents from Pembroke Lake Park are also annoyed by the music. Some of them have even started a petition.

Do you know anything about it? Are they allowed to play music so loud and late at night?

Thank you for your help with this matter.

Bertrand Saysset

General Manager



Park Lake, Inc.

Tel: 954 981 3500

Fax: 954 981 3753

bertrands@parklakeinc.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Suzi Reutlinger
Sent: Tuesday, December 5, 2023 8:34 AM
To: Ra Shana A. Dabney-Dovovan; Joseline Ramirez; Jean Gustin
Subject: FW: Form submission from: Contact Us

Good Moring,

Please see below.

Thank you,
Suzi

From: Pembroke Park, FL via Pembroke Park, FL <cmsmailer@civicplus.com>
Sent: Monday, December 4, 2023 12:46 PM
To: Suzi Reutlinger <sreutlinger@tpfl.gov>
Subject: Form submission from: Contact Us

Submitted on Monday, December 4, 2023 - 12:45pm
Submitted by anonymous user: 24.114.93.248
Submitted values are:

==Your Message Details==

Subject: Noise level

Message:

Hello, I own a mobile home at Park Lake Estates and since my arrival November 4th there is a new business on Hallandale Blvd (Kelsey's lounge) that disturbs many home owners with the sound level of their music. It starts thursday through sunday from approximately 10pm to early in the morning (up to 4am). The bass level is so high and with the lake the sound carries many feet away.

So, 4 nights a week our sleep is annoyed with that situation. It is intolerable and hard on our morale.

Hope something can be done!

Thank-you for looking into this problem.

==Your Contact Information==

Full Name: Mario Chevrier

Email Address: chev_57@hotmail.ca

Phone Number: 450-544-1000

==Address==

Street: North Lake shore drive

City: Pemproke Park

State: Florida

Zip Code: 33009

Received
1/16/24
S.E.

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

MAURICE MINIEN 14 W LAKE DR.

SYLVIE VOYER 14 W LAKE DR. Hallandale

MARIO GAGNON 2 W LAKE D. HALLANDALE

RAYMOND LEFEBVRE 4 W. Lake D. Pembroke Park

Denis Payer 3 W LAKE Pembroke

PIERRE BLOUIN 5 W LAKE DR.

MARIE-CLAUDE LAPORTE

Marie-Claude Laporte 9 W Lake Dr.

PETITON

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Name

Address

Signature

Stephane Serexy	28 W Lake drive pm	Stephane Serexy
Linda Miller	28 W Lake drive pm	Linda Miller
MARIO OUELLET	29 W LAKE DRIVE PEMBROKE PARK.	Mario Ouellet
Dani Yaropou	33 W LAKE PM	Daniel Laroc
MARTIN SOUCY	221 W lake drive	Martin Soucy
Edith Belanger	221 W lake drive	Edith Belanger
JOHANNE VERMETTE	35 W LAKE DRIVE	Johanne Vermette

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
CLAIRE MOISAN	63 W LAKE DR. Pem.	Claire Moisan
MARTINE GRENIER	46 W. LAKE DR. Pem.	Martine Grenier
CAROLE MASTROCOLA	44 W. LAKE DR. PEM.	Carole Mastrocola
ROBERT BRANCHAUD	44 W. LAKE DR	Robert Branchaud
DENIS ETHIER	59 WEST LAKE RD	Denis Ethier
Ch & Houla Grenier	51 W. L. D.	Ch & Houla Grenier
SUZANNE FORGET	55 W L. Ct	Suzanne Forget

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Name	Address	Signature
Jocelyn Fortier	15 Westlake Park	Jocelyn Fortier
Hamon Cyr	18 Westlake Park	Hamon Cyr
Andre Fortier	18 Westlake Park	Andre Fortier
DANIEL GIGUERE	24 W Lake Drive	Daniel Giguere
ALAIN RENAUD	26 W. LAKE DRIVE	Alain Renaud
LISE CHASSON	26 W Lake Drive	Lise Chasson
Rejean Charte	60 W L DR. PEMBROKE PARK	Rejean Charte

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
Trancee Gaym	41C Pembroke Park	Trancee Gaym
M. Doune	72 Pembroke Park	M. Doune
J. Janyne	70 JACQUES TREMBLAY	J. Janyne
TATSEY TEPIN	704 L. DR.	Tatsey Tepin
D. DORION	68 L. DR.	D. Dorion
B. DIONNE	68 L. DR.	B. Dionne
A. Tremblay	64 W. Lake Dr.	Annie Tremblay

PETITON

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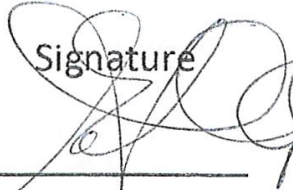
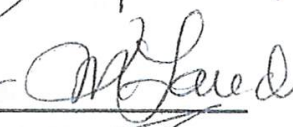
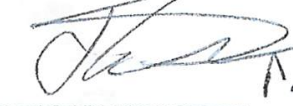
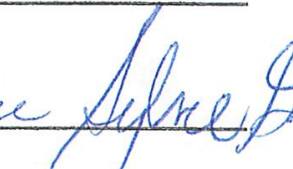
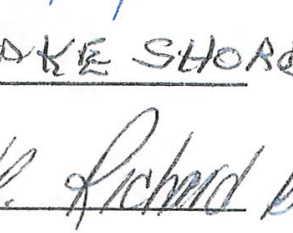
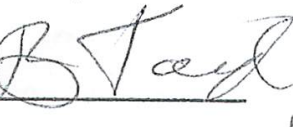
LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
<u>XULEMILE GARNEAU</u>	<u>13 West Lake Dr</u>	<u>[Signature]</u>
<u>Sylvie PERRON</u>	<u>61</u>	<u>[Signature]</u>
<u>Linda Lamarche</u> <u>Bernard Ferland</u>	<u>100 Lake Shore Dr.</u>	<u>[Signature]</u>
<u>Yannick Dufour</u>	<u>104 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Vicky Chiasson</u>	<u>P.L</u>	<u>[Signature]</u>
<u>Bernadette Nadon</u>	<u>106 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Guy Nadon</u>	<u>106 " "</u>	<u>[Signature]</u>

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
STHEL LESSARD	128 LAKE SHORE	
Madeline Landry	105 North Lake Shore Dr	
PN PIERRE RIMEAU	107 NORTH LAKES SHORE	
ylvie Goyette	107 North Lake Shore	
GASTON BEAUDOIN	114 N. LAKE SHORE	
Richard Bullock	116 N Lake Shore Dr	
Bon Tardif	118 Lake Shore	

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Mel Hamel

132 WORTH LAKE SHORE

JES GIBSON

204 Lake Shore Drive Pk

Colin Leduc

220 Lake Shore Drive

MARTIN REMILLARD

16 W LAKE DRIVE

LISETTE LAGINTE

16 W. LAKE DRIVE

Lisette Laginte

PETITON

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Name

Address

Signature

Dany Buton 23 West Lake Drive 

Nicole Plante 17 West Lake Park

Rene Plante " " " " 

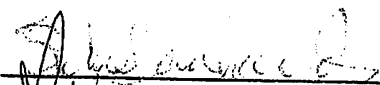
Genevieve Gervais 31 West Lake Drive

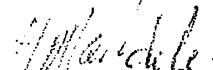
MARIA E. NIETO

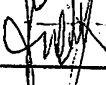


ROBERTA KOSKINEN 183

GILLES BOUCHARD 1624 W





 167 Pembroke Park 33009

DENIS-LAMOREUX 170 Park Lakes

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 31

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Once on the square, everything seems more normal, I hear both high and low sounds. How to explain this difference?

Let's see what we know about sound: it's a wave. That is to say that our vocal cords, the membrane of a loudspeaker, or even the string of a guitar vibrates, and makes the air around it vibrate. But when I vibrate the end of a tight rope, or the surface of a lake with a stick, the disturbance I have inflicted on the medium spreads, and moves away from the source. These are the concentric ripples on the surface of the water for example, they constitute a wave.

For sound, it is a succession of high and low pressures that move away in all directions from the source of the noise. Once it reaches our ear, this wave makes our eardrum vibrate, like a tiny drum skin. These vibrations are converted into electrical oscillations by

sensory cells, carried to the brain where they are interpreted. The louder the sound, the greater the range of movement our eardrum will have. The faster the vibration rate, the higher the sound will be perceived as high (high frequency), and the slower it is, the lower the sound will seem. Our ear is designed to perceive frequencies as low as 20 Hertz (20 round trips of the eardrum per second) and as high as 20,000 Hertz, at least if our ear is in its best shape.

Envoyé de mon iPad

Gmail - (aucun objet)

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

22/11/2023 08:53

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 32

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Re: Low Sounds Heard Further Than High Sounds

To travel 30 meters, high-pitched (or high-frequency) sounds make more oscillations than low-pitched sounds. However, damping depends on the number of oscillations, therefore a high-pitched sound is damped more quickly than a low-pitched sound at the same distance.

There is a problem on this subject: Concerts in stadiums. Let's imagine a spectator located 30 meters from the stage, to prevent him from hearing only the bass, we put a loudspeaker 30m away and only emit highs. On the other hand, you have to delay the sounds by 1 tenth of a second...
589 / 5 000

Envoyé de mon iPad

Gmail - (aucun objet)

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

Page 706 of 726

22/11/2023 08:57

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 30

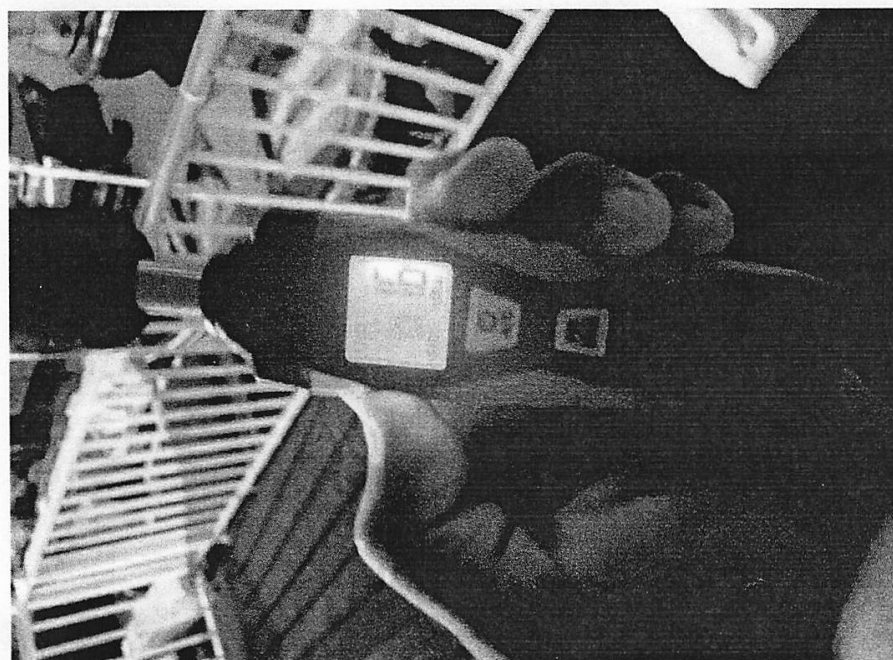
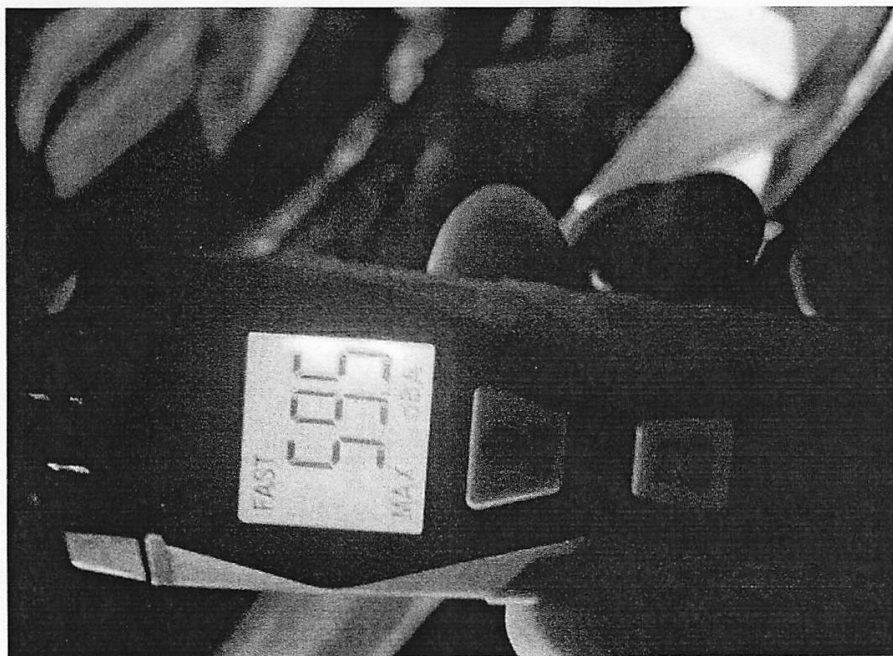
À : "mremillard350@gmail.com" <mremillard350@gmail.com>

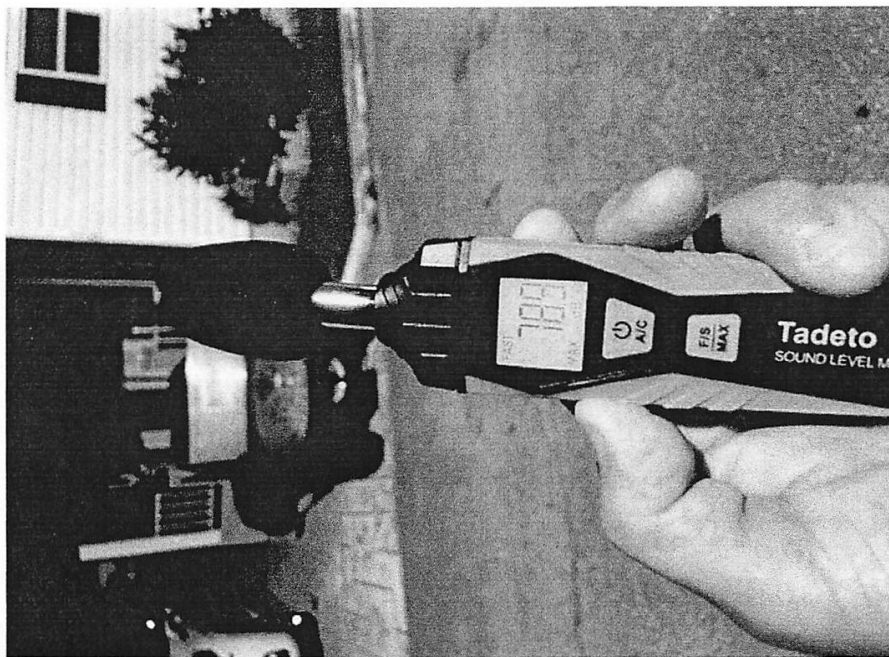
The speed of sound in air at 15°C at sea level is approximately 340 m/s (1,224 km/h). In water, sound travels more than four times faster,

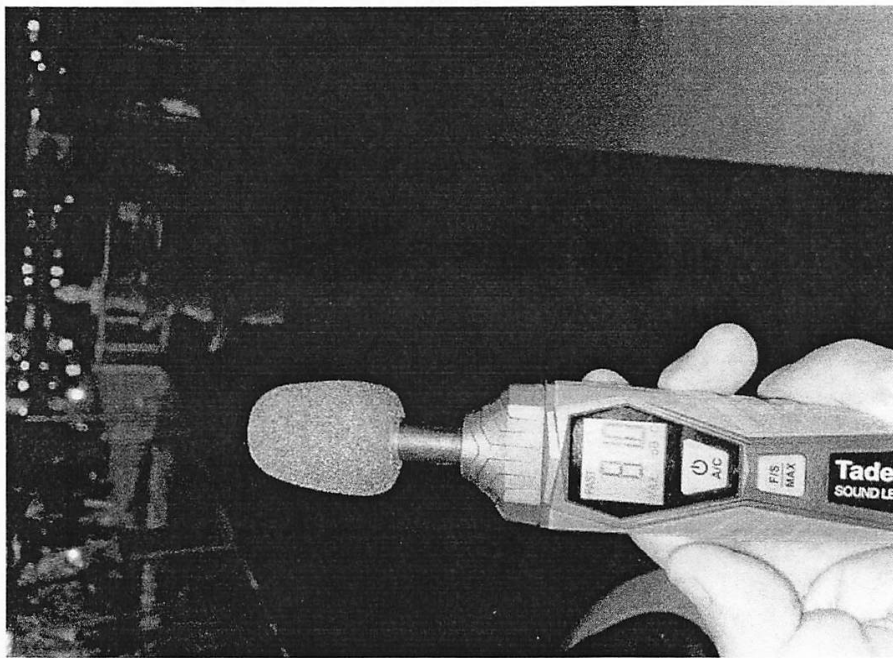
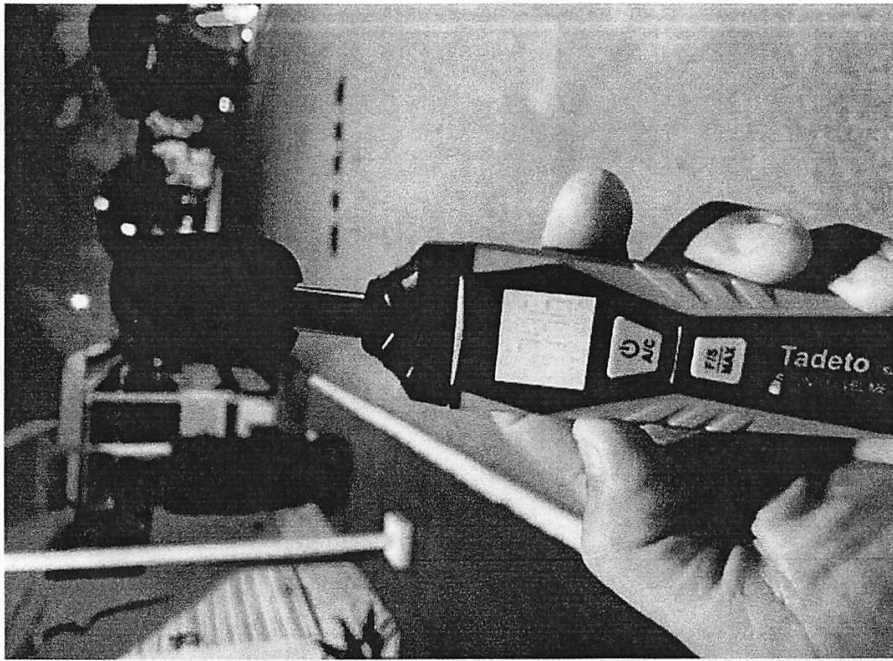
Envoyé de mon iPad

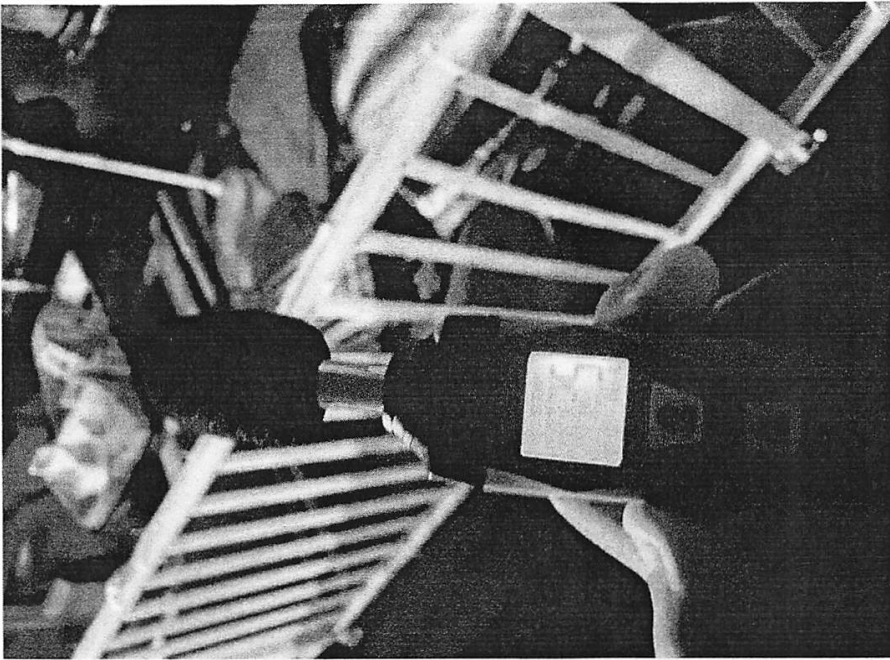
Mail body:

[Télécharger les images en pleine résolution](#)
Disponible jusqu'au 21 décembre 2023









Envoyé de mon iPad

18:00 Lun. 20 nov.



AA

translate.goo

Amazon | G | kia carnival | G | alouette fina... | G | coupe gray h... | CLINIQUE D... | D | La musique r... |

Go gle Traduction

Texte

Images

Documents

Sites Web

Détection de la langue Français Anglais Arabe



La vitesse du son dans l'air à 15 °C au niveau de la mer est d'environ 340 m/s (soit 1 224 km/h). Dans l'eau, le son se propage plus de quatre fois plus vite, ...



Titre

...



164 / 5000



18:06 Lun. 20 nov.



Google Traduction

basses?

 b:

Un orchestre est sur la place de ma ville. Je m'en approche par de petites rues. Ca a déjà commencé, je perçois un peu de musique. Mais c'est bizarre, on entend surtout des "Boum, Boum..." et pas vraiment de sons aigus... N'y aurait-il que des percussions?

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sc

Une fois sur la place, tout semble plus normal, j'entends aussi bien les sons aigus que les graves. Comment expliquer cette différence?

hi

Voyons ce que l'on connaît du son: c'est une onde. C'est à dire que nos cordes vocales, la membrane d'un haut-parleur, ou encore la corde d'une guitare vibre, et fait vibrer l'air qui l'entoure. Mais quand je fais vibrer l'extrémité d'une corde tendue, ou la surface d'un lac avec un bâton, la perturbation que j'ai infligée au milieu se propage, et

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Historique



Enregistrée

17:55 Lun. 20 nov.



AA

translate.goo

Amazon.com:... kia carnival 2... alouette final... coupe gray hi... CLINIQUE DE...

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe ✓



Une onde sonore est une vibration mécanique qui se propage dans un milieu matériel, comme l'air ou un liquide. Dans l'air, la vitesse de propagation du son est de 340 m.s-1 dans les conditions usuelles de température et de pression. Dans l'eau, elle est de l'ordre de 1 500 m.s-1.
1.14 févr. 2019



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293 / 5000



Historique



Enregistrée

rock dure au moins une heure, il d'une perte d'audition permanent

17:52 Lun. 20 nov.

...



AA

translate.goo

Amazon.com: U...

G kia carnival 202...

G alouette final co...

G coupe gray hist...

Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe



Re : Sons Graves Entendus plus loin que Sons Aigus



R

Pour parcourir 30 mètres, les sons aigus (ou à hautes fréquence) font plus de d'oscillations que les sons graves. Or l'amortissement est fonction du nombre d'oscillation, par conséquent un son aigu est plus vite amorti qu'un son grave à une même distance.

Ti

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Il existe une problématique à ce sujet : Les concerts dans les stades.

Imaginons un spectateur situé à 30 mètres de la scène, pour éviter qu'il n'entende que la basse, on met un haut-parleur à 30m et on émet que des aigus. Par contre il faut décaler le son de 1 dixième de seconde...

Ti

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fr

el

o



589 / 5000



s'éloigne de la source. Ce sont les rides concentriques à la surface de l'eau par exemple, elles constituent une onde.

Pour le son, c'est une succession de haute et de basses pressions qui s'éloigne dans toutes les directions à partir de la source du bruit. Une fois arrivée à notre oreille, cette onde fait vibrer notre tympan, comme une minuscule peau de tambour. Ces vibrations sont converties en oscillations électriques par des cellules sensorielles, acheminées jusqu'au cerveau où elles sont interprétées. Plus le son est fort, et plus notre tympan aura une grande amplitude de mouvement. Plus le rythme de vibration est rapide, plus le son sera perçu comme aigu (haute fréquence), et plus il sera lent, plus le son semblera grave. Notre oreille est conçue pour percevoir des fréquences aussi basses que 20 Hertz (20 allers-retours du tympan par seconde) et aussi hautes que 20000 Hertz, du moins si notre oreille est au mieux de sa forme.

18:07 Lun. 20 nov.

...



AA

translate.goo

a

G

G alouette fin

G coupe gray h...

CLINIQUE D...

D La musique r...

F Sons Graves...

Détecter la langue Français Anglais Arabe ▼



Les instruments sont en S, et émettent des ondes de fréquences diverses dans toutes les directions. Les basses fréquences vont facilement être diffractées par les angles des bâtiments, et "s'écouler" jusqu'à nos oreilles de spectateur retardataire. Les hautes fréquences (les aigus) sont moins sensibles à la diffraction, ils contournent bien plus difficilement les coins de murs: ils ne parviendront pas jusqu'à nous s'ils ne peuvent pas cheminer en ligne droite. On n'entend donc que les basses...



Tl
in
co
fr
m
ci

Joseline Ramirez

From: Mario Chevrier <chev_57@hotmail.ca>
Sent: Thursday, January 11, 2024 3:38 PM
To: Joseline Ramirez
Subject: Noise complaint!

Hello Ms Ramirez,

Mr B.Saysset from Park Lake gave me your coordinates so I could write to you.

At the beginning of December I sent a complaint directly through the Pembroke Park web site but never received a follow up. I also made a complaint to Park Lake.

Mr Saysset just informed me that only one complaint was made in December. I never called the police because I did not want to annoy them with this matter that is not life threatening. I took note (calendar) of every night and early mornings that the noise was intolerable.

I plan to be at the meeting next wednesday and hope there will be solution to the problem.

Thank-you, Mario Chevrier& Madeleine Landry

Téléchargez [Outlook pour iOS](#)

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Incident Details

Incident Number: L2223120600010999

Incident Status: Closed

Incident Date: 12/06/2023 20:24:32

Last Updated: 12/06/2023 20:41:53

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	AVRIL, MELISSA	Created by Agency/Userid:	COMM/BS20467
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:		Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	ROBERT	Caller Phone Number:	(819) 668-2501
Caller Location:	65 W LAKE CT	Caller City:	
Contact Caller:	Yes	Call Source:	1-911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:	12/06/2023 20:21:22			Call Received to Phone Pickup:	00:00:30
Phone Pickup:	12/06/2023 20:21:52	COMM/BS20467	C01	Phone Pickup to Created:	00:02:40
Incident Created:	12/06/2023 20:24:32	COMM/BS20467	C01	Phone Pickup to 1st Dispatch:	00:04:45
1st Unit Dispatched:	12/06/2023 20:26:37	COMM/BS11498	S29	Created to 1st Dispatched:	00:02:05
1st Unit Enroute:	12/06/2023 20:27:18	COMM/BS11498	S29	1st Dispatch to 1st Enroute:	00:00:41
1st Unit Arrived:	12/06/2023 20:34:10	COMM/BS11498	S29	1st Enroute to 1st Arrived:	00:06:52
Route Closed:	12/06/2023 20:39:05	COMM/BS11498	S29	Created to Closed:	00:14:33

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
	22/22A11	12/06/2023 20:26:37	12/06/2023 20:27:19				12/06/2023 20:33:37	00:07:00	
*	22/22A12		12/06/2023 20:27:18	12/06/2023 20:34:10			12/06/2023 20:39:05	00:00:00	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A11	PK0012	Mobley, Eugene
22/22A12	PK0025	Brower, Ryan

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/06/2023 20:24:32	BS20467	C01	CALLER ADV LOUD MUSIC AT ABOVE 1020 WOULD LIKE UNIT TO 1056 AT 2ND 1020
12/06/2023 20:34:04	BS11498	S29	22A12 ADV THERE IS NO LOUD MUSIC AT THE LOUNGE..WILL MAKE LL W/THE CALLER
12/06/2023 20:34:48	BS20671	N11	Dup: COMP ADV LOUD NOISE COMING FROM A BUSN NEAR THE 1020 3188 LAKE SHORE DR, PK
12/06/2023 20:41:53	BS11900	S05	Dup: REF VERY LOUD MUSIC PLAYING AT KELSEYS LOUNGE AND RESIDENTS INSIDE THE MOBILE HOME PARK BEHIND THE LOUNGE ARE UPSET

PRE-SCHEDULED INFORMATION**ADDRESS CHANGES****PRIORITY CHANGES****INCIDENT TYPE CHANGES**

PUBLIC INFORMATION REQUEST FORM



Date: 12/19/2023

FEE: _____

NAME: Kelsay Freitas

ADDRESS: 3194 W Hallandale Beach Blvd suite J

TELEPHONE NUMBER: 954-991-2902

EMAIL ADDRESS: freitushospitality@gmail.com

REQUESTED INFORMATION: All documentation related
to #9150

P H O N E M E M O	TO	kelsey	DATE	12/19/23	TIME	11.21	AM
	FROM	954 991 2902	PHONE (				
	OF		CELL (				
			FAX (				
	MESSAGE						
	Case # 9150.						
	Proff for the noise.						
	urgent.						
	E-MAIL ADDRESS						SIGNED
	PHONED ☐	CALL BACK ☐	RETURNED CALL ☐	WANTS TO SEE YOU ☐	WILL CALL AGAIN ☐	WAS IN ☐	URGENT ☐

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

7 DEC 2023 PM 6 L

3192-4 W Hallandate 7. MGMT
Office

NOV #9150

UNC

3192 W Hallandate Beach Blvd, #J
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

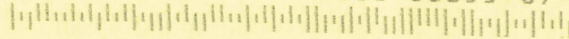
331 CE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2606-00855-07-43



UNC

33009-5413501

CERTIFIED MAIL

PLEASE SHIP AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 71

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0787

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

7 DEC 2023 PM 4 L

7022 2410 0002 7328 0782



Happy Holidays

\$008.53

12/07/2023 ZIP 33023
043M3024559

US POSTAGE

UAC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0812/22/23

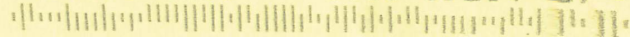
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 33023541350

*2938-05164-07-4 6

0000031516400



CERTIFIED MAIL
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 3192 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 64

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0794

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

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

7 DEC 2023

7022 2410 0002 7328 0794



Happy Holidays

Quadrant
CORRECTION
IMI

\$008.53⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

UNC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

UNC

330235413
33009-516499

NIXIE

331 SE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2506-01395-08-03

