



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING Meeting

9:00 AM - Wednesday, February 16, 2022

Council Chambers

3150 SW 52 AVENUE

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. ROLL CALL
4. ADOPTION OF MINUTES
 - 4.1. [Special Magistrate Meeting Minutes For August 19 2021](#) 6 - 19
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)
6. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. FORMAL HEARING - CHIEF OFFICER JOSELINE RAMIREZ
 - 7.1. **CASE 5329** - GREEN ACRES PEMBROKE MHC LLC/ MARIO RAMIREZ - FORMAL HEARING - SECTION(s) 5-105;5-2 (a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 20 - 51
[Case Overview 5329](#)
 - 7.2. **CASE 5330** - LAURA AND LAZARO /GREEN ACRES PEMBROKE MHC LLC - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT - **FIRST OFFENSE** 52 - 78
[Case Overview 5330](#)
 - 7.3. **CASE 5345** - PARK 31ST CORP/HAROLD PALENCIA - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b) - NO BUILDING PERMIT; 15-17;15-24- NO BUSINESS TAX RECIEPT- **FIRST OFFENSE** 79 - 107
[Case Overview 5345](#)
 - 7.4. **CASE 5364** - TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ - FORMAL HEARING - SECTION(s) 5-105 - NO BUILDING PERMIT- **FIRST OFFENSE** 108 - 133
[Case Overview 5364](#)
 - 7.5. **CASE 5485** - PARK LAKE INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b); 5-87 - NO BUILDING PERMIT- **FIRST OFFENSE** 134 - 156
[Case Overview 5485](#)

7.6.	CASE 5549 - V & A MIAMI LLC/ANOINTS BODY OF CHRIST. - FORMAL HEARING - SECTION(s) 5-105; 5-2 (a)(b); 5-87 - NO BUILDING PERMIT; 15-17; 15-22 - NO BUSINESS TAX RECEIPT- FIRST OFFENSE Case Overview 5549	157 - 196
7.7.	CASE 6059 - V & A MIAMI LLC - FORMAL HEARING - SECTION(s) 27-33 - MAINTENANCE; 27-42 - SPECIFIC ROADWAY LANDSCAPE- FIRST OFFENSE Case Overview 6059	197 - 219
7.8.	CASE 6184 - O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. - FORMAL HEARING - SECTION(s)5-103(a)(b)(c)(e)(g)(h)(i)(k) - EXTERIOR MAINTENANCE; 5-105; 5-2 (a)(b); 5-17 - NO BUILDING PERMIT; 21-23(a) SIGN PERMIT - FIRST OFFENSE Case Overview 6184	220 - 256
7.9.	CASE 6233 - 3535 SW 52ND AVENUE LLC C/O TL MANAGEMENT LLC - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(g)(k) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 6233	257 - 293
7.10.	CASE 6544 - QUINTERO & BROTHERS LLC - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 6544	294 - 336
7.11.	CASE 6546 - O'TOOLE, EDWIN D & JEAN MARIE - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - SECOND OFFENSE Case Overview 6546	337 - 354
8.	FORMAL HEARING - CODE OFFICER ERIK RICHWAGEN	
8.1.	CASE 5996 - YOBELVER HERNANNAY - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 5996	355 - 388
8.2.	Case 6018 - WATSON JOSEPH - FORMAL HEARING - SECTION(s) 5- 105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 6018	389 - 408
8.3.	CASE 6428 - MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 6428	409 - 421
8.4.	CASE 6429 - BERTILDA ARCHINOLD - FORMAL HEARING - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - FIRST OFFENSE Case Overview 6429	422 - 439

- 8.5. **CASE 6430** - JULIA PERAFAN & MARIA GALVAN - FORMAL HEARING - SECTIONS(s) 5-103(c)(h)(j)- EXTERIOR MAINTENANCE; 5-105;5-17- NO BUILDING PERMITS- **FIRST OFFENSE** 440 - 464
[Case Overview 6430](#)
9. HEARING TO CONFIRM FINE - BUILDING OFFICIAL MIGUEL NUNEZ
- 9.1. **CASE 6168** - AMITA DEVELOPMENT LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 465 - 476
[Case Overview 6168](#)
- 9.2. **CASE 6159** - LAKE VILLA ASSOCIATES LTD - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 477 - 487
[Case Overview 6159](#)
- 9.3. **CASE 6297** - 2400 SW30 LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 488 - 501
[Case Overview 6297](#)
- 9.4. **CASE 6302** - CROSSWINDS AT COUNTYLINE LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 502 - 513
[Case Overview 6302](#)
- 9.5. **CASE 6308** - HALLANDALE RETAIL LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 514 - 525
[Case Overview 6308](#)
- 9.6. **CASE 6392** - ANO LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 526 - 537
[Case Overview 6392](#)
- 9.7. **CASE 6394** - BKI-95 LLC - HEARING TO CONFIRM FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTIONS - **FIRST OFFENSE** 538 - 548
[Case Overview 6394](#)
10. HEARING TO CONFIRM FINE - CHIEF OFFICER JOSELINE RAMIREZ
- 10.1. **CASE 5142** - FANFAN,CATHERINE S & DANIEL - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(o) - EXTERIOR MAINTENANCE; 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE** 549 - 564
[Case Overview 5142](#)
11. HEARING TO ABATE FINE - CHIEF OFFICER JOSELINE RAMIREZ

- 11.1. **CASE 4900** - ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO - HEARING TO ABATE FINE - SECTION(s) 21-19 - PROHIBITED SIGNS; 28-346(c)(3)(c)(4)(f) - PROIBITED STORAGE UNIT - **FIRST OFFENSE** 565 - 585
[Case Overview 4900](#)
- 11.2. **CASE 5021** - OSCAR MUNOZ - HEARING TO ABATE FINE - SECTION(s) 5-105 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 586 - 610
[Case Overview 5021](#)
12. HEARING TO EXTEND TIME - CHIEF OFFICER JOSELINE RAMIREZ
- 12.1. **CASE 5270** - 5311 PARK PROPERTY LLC - HEARING TO EXTEND TIME - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE; 5-2(a) - NO BUILDING PERMIT; 15-17 - NO BUISNESS TAX RECEIPT - **FIRST OFFENSE** 611 - 629
[Case Overview 5270](#)
- 12.2. **CASE 5735** - DANNY LAROUSHE - HEARING TO EXTEND TIME - SECTION(s) 5-103(i)(j)(h) - EXTERIOR MAINTENANCE; 5-105; 5-17 - NO BUILDING PERMIT; 12-48 - PROHIBITED OUTDOOR STORAGE - **FIRST OFFENSE** 630 - 642
[Case Overview 5735](#)
- 12.3. **CASE 5902** - ARDEVCO LLC - HEARING TO EXTEND TIME - SECTION(s) 5-105 - NO BUILDING PERMIT - **THIRD OFFENSE** 643 - 667
[Case Overview 5902](#)
- 12.4. **CASE 5997** - RODI,YVES CHARBONNEAU,BRIGITTE ETAL - HEARING TO EXTEND TIME - SECTION(s) 5-105; 5-17 - NO BUILDING PERMIT - **FIRST OFFENSE** 668 - 691
[Case Overview 5997](#)
13. TOWN'S MOTION TO VACATE ORDER
- 13.1. **CASE 5629** - MARION SIMON - TOWN'S MOTION TO VACATE FINAL ORDER 692 - 696
[CASE 5629 - MARION SIMON - TOWN'S MOTION TO VACATE FINAL ORDER](#)
- 13.2. **CASE 4866** - WAREHOUSE 1800 LLC/UNIVERSAL MARINE - TOWN'S MOTION TO VACATE LIEN ORDER 697 - 724
[CASE 4866 - TOWN'S MOTION TO VACATE LIEN ORDER](#)
14. 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.



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 19TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

1. CALL TO ORDER

2. ROLL CALL:

ATTENDANCE:

SPECIAL MAGISTRATE: RAFAEL SUAREZ-RIVAS

ATTORNEY: MELISSA ANDERSON

BUILDING OFFICIAL: MIGUEL NUNEZ

CHIEF CODE ENFORCEMENT OFFICER : JOSELINE RAMIREZ

CODE ENFORCEMENT OFFICER: TERESSA MALCOLM

CLERK: NAZLY CARDONA & MARYCARI PAZ

3. SPECIAL MAGISTRATE OPENING STATEMENT

**4. ADOPTION OF AGENDA (DEFERALS,
ADDITIONS, MODIFICATIONS)**

5. ADOPTION OF MINUTES

5.1. SPECIAL MAGISTRATE MEETING MINUTES FOR APRIL 13, 2021

5.2. SPECIAL MAGISTRATE MEETING MINUTES FOR MAY 18, 2021

6. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 19TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

	CASE NO:	ORDER	NAME OF PLAINTIFF	ADDRESS	CODE OFFICER
1. CASE	5109	FORMAL HEARING	PATRICIA ALVAREZ / LAKESHORE MHP LLC	121 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: NOVEMBER 17, 2021	
2. CASE	5111	FORMAL HEARING	BERNICE LEE / LAKESHORE MHP LLC	125 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 120 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: DECEMBER 17, 2021	
3. CASE	5074	FORMAL HEARING	PARK LAKE INC	3184 W HALLANDALE BEACH BLVD	MIGUEL NUNEZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR \$250 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 3, 2021	



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4. CASE	5902	FORMAL HEARING	ARDEVCO LLC	3181 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$500 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
5. CASE	5709	FORMAL HEARING	ARDEVCO LLC	3181 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$500 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
6. CASE	6001	FORMAL HEARING	ARDEVCO LLC	3181 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$500 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	



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COMMISSION CHAMBERS CHAMBERS**

7. CASE NO:	5070	FORMAL HEARING	ALAN RAINES / E&M PROPERTIES 2665 LLC	2641-2649 S PARK RD	MIGUEL NUNEZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR \$250 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 3, 2021	
8. CASE NO:	5072	FORMAL HEARING	IRIS WOOTERS / PEMBROKE CROWN LLC	2673 S PARK LANE	MIGUEL NUNEZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR \$250 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 3, 2021	
9. CASE NO:	5110	FORMAL HEARING	GERONIMO COUSIN / LAKESHORE MHP LLC	123 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
10. CASE NO:	5379	FORMAL HEARING	PEMBROKE PARK WAREHOUSES HOLDING / L-M SOUTH SERVICES INC	3186-3188 PEMBROKE RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$100 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	



**TOWN OF PEMBROKE PARK, FLORIDA
SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 19TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
COMMISSION CHAMBERS**

11. CASE NO:	5112	FORMAL HEARING	CHRISTIAN PEWY / FRAMMY NUNEZ BATISTA / LAKESHORE MHP LLC	127 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
12. CASE NO:	5479	FORMAL HEARING	PATRICK BRINSON / PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY	3707 SW 56 AVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
13. CASE NO:	4582	HEARING TO ABATE FINE	EDDY ESCOBAR / LAKESHORE MHP LLC	5100 SW 41 ST	JOSELINE RAMIREZ
		ABATED TO: \$2095.00 + \$100 ADMIN FEE GIVEN 60 DAYS TO COMPLY	PRESENT	COMPLY BY: OCTOBER 18, 2021	



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SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 19TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
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14. CASE NO:	5630	FORMAL HEARING	CLAIRE RENE	5451 SW 41 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: OCTOBER 18, 2021	
15. CASE	5674	FORMAL HEARING	MONA GUIRAND	5413 SW 41 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
16. CASE	5924	FORMAL HEARING	ASHAINA LESSNER / HOLIDAY HALLANDALE MHC LLC	3140 W HALLANDALE BEACH BLVD LOT 804	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: NOVEMBER 17, 2021	



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SPECIAL MAGISTRATE HEARING
THURSDAY, AUGUST 19TH, 2021 9:00 A.M.
3150 SW 52 AVE, PEMBROKE PARK, FL 33023
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17. CASE NO:	5610	FORMAL HEARING	CARMELITE HYPPOLITE / CBM MULTI-SERVICES / BNUMO INC	4480 W HALLANDALE BEACH BLVD	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	
18. CASE	4837	HEARING TO EXTEND TIME	ALHOMY GONZALES / PARKER LONE PINE WEST LLC / JANETH URDANETA CASTELLANOS	414 LONE PINE LANE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: NOVEMBER 17, 2021	
19. CASE	5103	FORMAL HEARING	ALBA LOPEZ / HOLIDAY MHP	3150 W HALLANDALE BEACH BLVD LOT 11	JOSELINE RAMIREZ
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: NOVEMBER 17, 2021	



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20. CASE	5113	FORMAL HEARING	ISMAEL LOPEZ / LAKESHORE MHP LLC	129 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18, 2021	
21. CASE	5827	FORMAL HEARING	ISMAEL LOPEZ / LAKESHORE MHP LLC	129 JANIS BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18, 2021	
22. CASE	5272	FORMAL HEARING	HENRY EZRA / PARK LAKE ESTATES INC	311 MARINE DRIVE	JOSELINE RAMIREZ
		RESPONDENT GIVEN 60 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: OCTOBER 18, 2021	



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23. CASE NO:	5302	FORMAL HEARING	RIKING ENTERPRISES V LLC	W HALLANDALE BEACH BLVD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 3, 2021	
24. CASE	5378	FORMAL HEARING	PEMBROKE PARK WAREHOUSES HOLDING / ROZZCO SERVICES REPAIR	3182 PEMBROKE RD	JOSELINE RAMIREZ
		RESPONDENT GIVEN 15 DAYS FOR COMPLIANCE OR \$100 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 3, 2021	
25. CASE	5678	FORMAL HEARING	BRINDA WEAVER	5405 SW 41 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	



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26. CASE	5751	FORMAL HEARING	MARCELO GARCIA	3107 SW 23 ST	TERESSA MALCOLM
		RESPONDENT GIVEN 90 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: NOVEMBER 17, 2021	
27. CASE	5831	FORMAL HEARING	ELIZABETH BELAUNDE / LAKESHORE MHP LLC	108 LORI LANE	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	ABSENT	COMPLY BY: SEPTEMBER 18, 2021	
28. CASE	5997	FORMAL HEARING	YVES RODI / PARK LAKE ESTATES INC	115 S KEY DRIVE	TERESSA MALCOLM
		RESPONDENT GIVEN 30 DAYS FOR COMPLIANCE OR \$50 PER DIEM + \$100 ADMIN FEE	PRESENT	COMPLY BY: SEPTEMBER 18, 2021	



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29. CASE	5299	FORMAL HEARING	3221 LLC	3221 SW 56 AVE	JOSELINE RAMIREZ
		CASE WITHDRAWN	ABSENT	COMPLIED	
30. CASE	5301	FORMAL HEARING	JOLIS AND JEFFREY LEWIS	3201 SW 56 APT N	JOSELINE RAMIREZ
		CASE WITHDRAWN	ABSENT	COMPLIED	
31. CASE	5447	FORMAL HEARING	3221 LLC	3221 SW 56 AVE # 1 & 2	JOSELINE RAMIREZ
		CASE WITHDRAWN	ABSENT	COMPLIED	



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COMMISSION CHAMBERS**

32 CASE	5833	FORMAL HEARING	JANICE & JOHN SULLIVAN	427 MARINE DRIVE	TERESSA MALCOLM
		CASE WAS CONTINUED TO A LATER DATE	ABSENT	CONTINUED	



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COMMISSION CHAMBERS**

Respectfully Submitted:

Joseline Ramirez

Joseline Ramirez, Chief Code Enforcement Officer

Transcribed By: Teresa Malcolm Code Enforcement Officer

Teresa Malcolm

Signature: *Joseline Ramirez*
Joseline Ramirez (Nov 15, 2021 12:27 EST)

Email: jramirez@tppfl.gov

Special Magistrate Formal Hearing Minutes For August 19 2021- CORRECTED

Final Audit Report

2021-11-15

Created:	2021-11-15
By:	Teressa Malcolm (tmalcolm@townofpembrokepark.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAenaO0EMuqvKCkcH4ILLxYFQTJraWN_9_

"Special Magistrate Formal Hearing Minutes For August 19 2021- CORRECTED" History



Document created by Teressa Malcolm (tmalcolm@townofpembrokepark.com)

2021-11-15 - 3:09:09 PM GMT- IP address: 50.233.36.214



Document emailed to Joseline Ramirez (jramirez@tppfl.gov) for signature

2021-11-15 - 3:09:29 PM GMT



Email viewed by Joseline Ramirez (jramirez@tppfl.gov)

2021-11-15 - 5:16:00 PM GMT- IP address: 52.53.214.78



Document e-signed by Joseline Ramirez (jramirez@tppfl.gov)

Signature Date: 2021-11-15 - 5:27:21 PM GMT - Time Source: server- IP address: 50.233.36.214



Agreement completed.

2021-11-15 - 5:27:21 PM GMT



Adobe Sign

Case Overview

Property/Incident Information

Owner	Address	Site Address
GREEN ACRES PEMBROKE MHC LLC/ Mario Ramirez	3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 21

Legal Description

Case Status Open **Case #** 5329 **Date Next Inspection** 2/16/2022

Notes

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand 8/25/2020 Regular Mail 8/27/2020
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV - <i>Cancelled</i>	Affidavit of Service/Posted to Property 1/6/2022 Certified Mail 1/5/2022
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/2022 Certified Mail 2/2/2022

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

7021 0350 0000 2602 2675

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 \$	
Sent To Green Acres Pembroke Park MHC LLC	
Street and Apt. Holiday Manger, LLC	
City, State, Zip+4 NOH #5329, #5330, HAF #5021	
8800 N Bronx Ave 2 FL	
Skokie, IL 60077	
PS Form 3800	

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 X <u>Kaitlyn Mannix</u> Addressee B. Received by (Printed Name) C. Date of Delivery <u>Kaitlyn Mannix</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
4. Addressee Address Corporation Service Company NOH #5329, #5330 1201 Hays Street Tallahassee, FL 32301-2525		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 ☐ Mail Restricted Delivery	
9590 9402 6379 0303 8587 25 7021 0350 0000 2802 1319		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 <u>W/9</u> ☐ Agent ☐ Addressee	
1 Article Addressed to: Green Acres Pembroke Park MHC LLC Holiday Manger, LLC NOH #5329, #5330 8800 N Bronx Ave 2 FL Skokie, IL 60077		B. Received by (Printed Name) 	C. Date of Delivery
2 Article Number (Transfer from service label) 7021 0350 0000 2802 1272		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 (30) ☐ Insured Mail Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Mario Ramirez
Green Acres Pembroke Park MHC LLC
NOH #5329
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 89

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1784

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:

Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 65

7021 0350 0000 2802 2699

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

7021 0350 0000 2802 1265

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
 \$ 7.33

Total Postage \$ 7.33

Sent To
 Mario Ramirez
 Green Acres Pembroke Park MHC LLC
 NOH #5329
 3100 W Hallandale Beach Blvd, Lot 21
 Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0000 2802 1784

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
 \$

Sent To
 Mario Ramirez
 Green Acres Pembroke Park MHC LLC
 NOH #5329
 3100 W Hallandale Beach Blvd, Lot 21
 Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0000 2802 2699

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 \$

Sent To
 Green Acres Pembroke MHC LLC
 NOH #5329, #5330
 3100 W Hallandale Beach Blvd
 Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 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. Mario Ramirez Green Acres Pembroke Park MHC LLC NOH #5329 3100 W Hallandale Beach Blvd, Lot 21 Pembroke Park, FL 33009 9590 9402 6379 0303 8586 64 Article Number (Transfer from service label) 7021 0350 0000 2802 1265	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 1/11/22 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 ☐ 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 ☒ <u>WHL G19</u> ☐ Agent ☐ Addressee													
Article Addressed to: Green Acres Pembroke MHC LLC NOH #5329, #5330 3100 W Hallandale Beach Blvd Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery <u>7/14/20</u>												
9590 9402 6379 0303 8587 01		D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below:													
2 Article Number (Transfer from carrier label) 7021 0350 0000 2802 1326		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
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

NOV# 5329 / # 5330

Green Acres MHP
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Navier

FIRST-CLASS MAIL

08/27/2020

08/27/2020 \$000.65



ZIP 33023
011D10656690

TOWN OF PEMBROKE PARK

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

Sent To:

Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

TOWN OF PEMBROKE PARK

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

NOV # 5329

Mario Ramirez
10854 NE 12 Ave
Miami, FL 33161



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

2022* 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
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

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

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GREEN ACRES PEMBROKE MHC LLC
MARIO RAMIREZ

CASE NO. 5329

Respondent

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

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

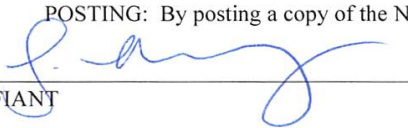
ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 21, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC/ MARIO RAMIREZ AT 12:32 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.

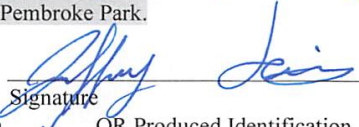
T Y P E O F S E R V I C E

- () 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.

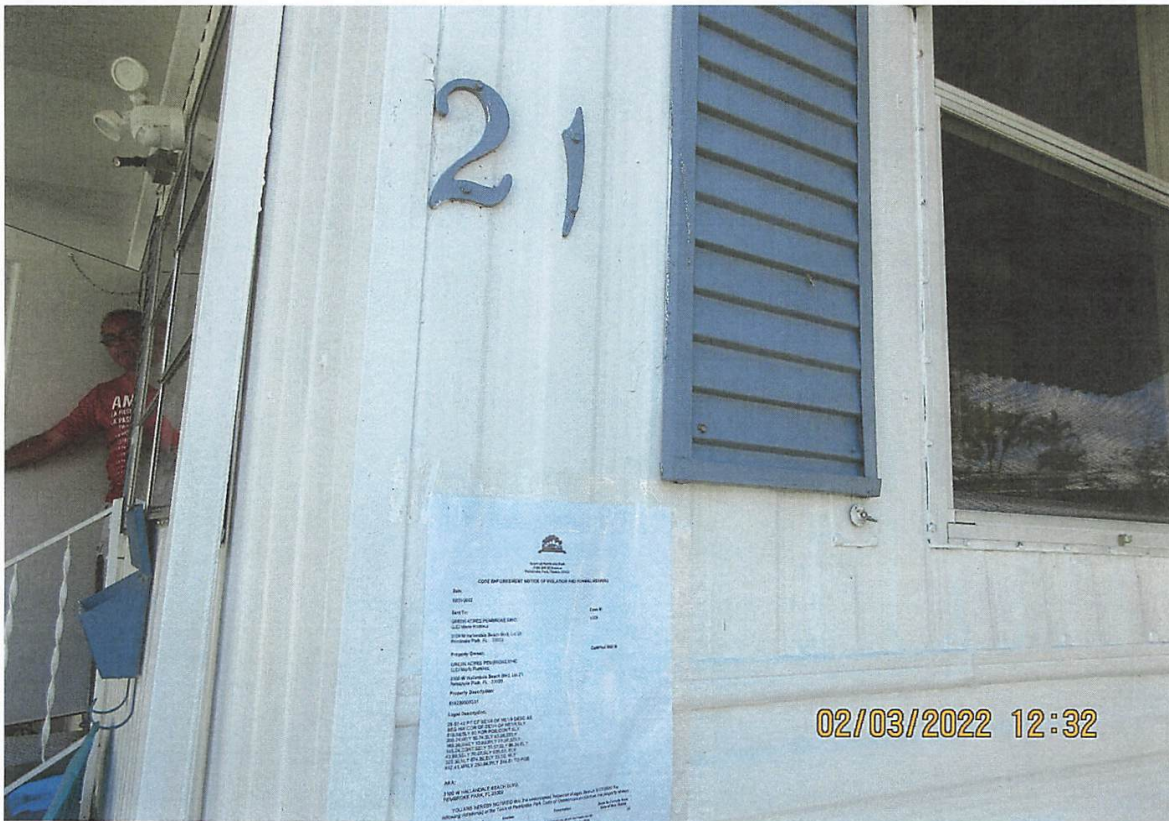
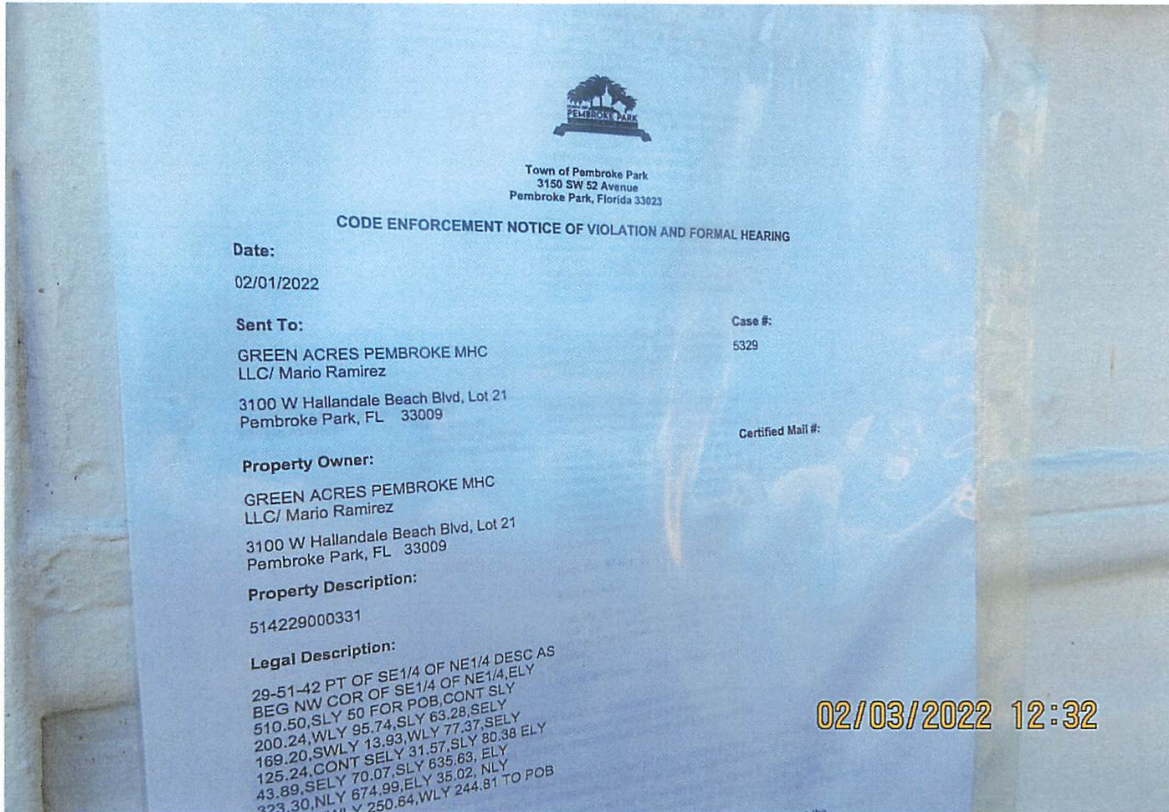

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

GREEN ACRES PEMBROKE MHC
LLC/ Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

Property Owner:

GREEN ACRES PEMBROKE MHC
LLC/ Mario Ramirez

3100 W Hallandale Beach Blvd, Lot 21
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee 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.

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/04/2022

Sent To:
Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:
5329

Property Owner:
Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC
3100 W Hallandale Beach Blvd, Lot 21
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, 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, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

01/06/2022 13:37

STAPLES





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/04/2022

Sent To:

Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #:

5329

Property Owner:

Mario Ramirez/GREEN ACRES
PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 21
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee 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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



1/4/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Mario Ramirez
3100 W Hallandale Beach Blvd, Lot 21
Pembroke Park, FL 33009

Case #: 5329

Date: 08/27/2020

Property Owner: Mario Ramirez
3100 W Hallandale Beach Blvd, Lot 21
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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AKA: 3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

30

(1)

The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)

The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)

The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

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

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

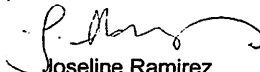
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Electrical work done without permit. Obtain electrical permit and inspections.
2. Two shed installed without permits. Obtain structural permit and inspections.
3. Installed a/c mini split without permit. Obtain mechanical permit and inspections.
4. Double permit fee 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.


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Mario Ramirez

Date 8/25/20

Site Address 3100 W. Hollandale Beach Blvd

Case # 5329

Permit # 786-353-3171

Sub/Park Green Acres

☐ *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 # _____

☐ Repeat Violation (Double fine)

Violation (s)

Electrical work done without a permit.
(2) Shed installed without permits. Installed A/C
mini split without permits.

Corrective Action(s)

Obtain permit and inspections for electrical
work. Obtain permit and inspections for sheds.
Obtain permit and inspection for a/c mini split.

☒ Structural

☐ Plumbing

☒ Mechanical

☒ Electrical

☐ Code Enf.

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 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

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

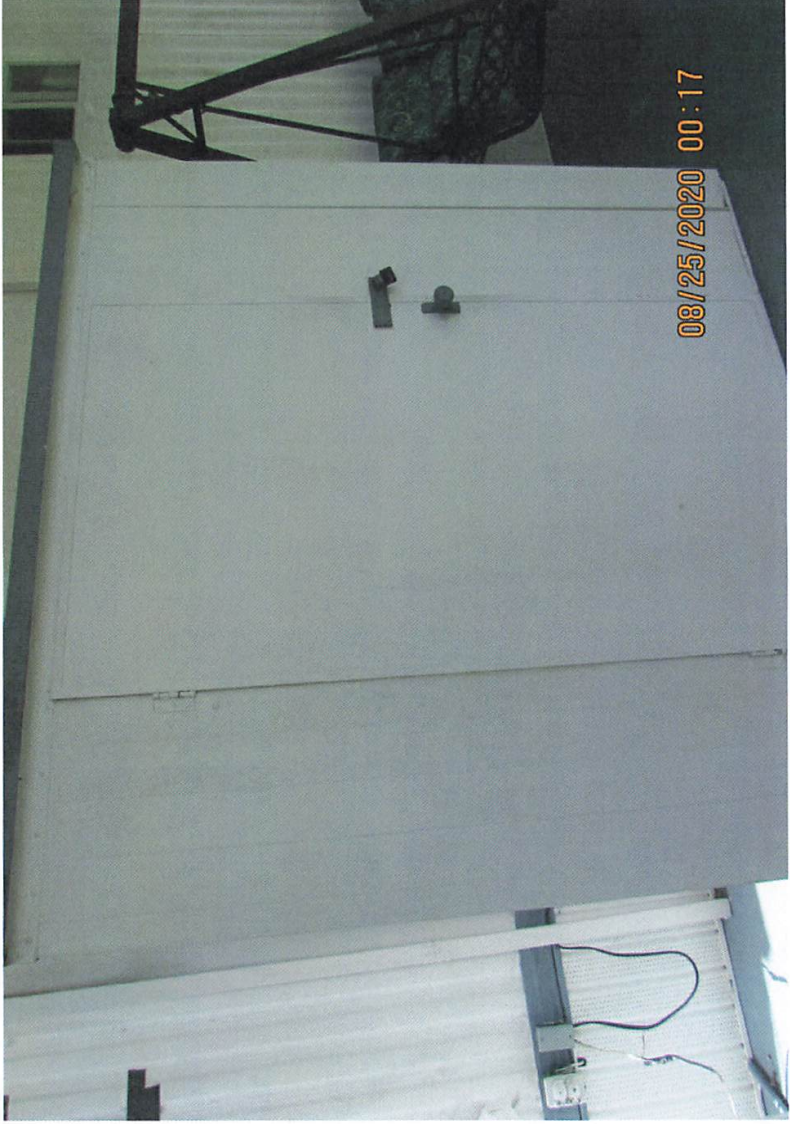
White: Original Copy

Yellow: Officer's Copy

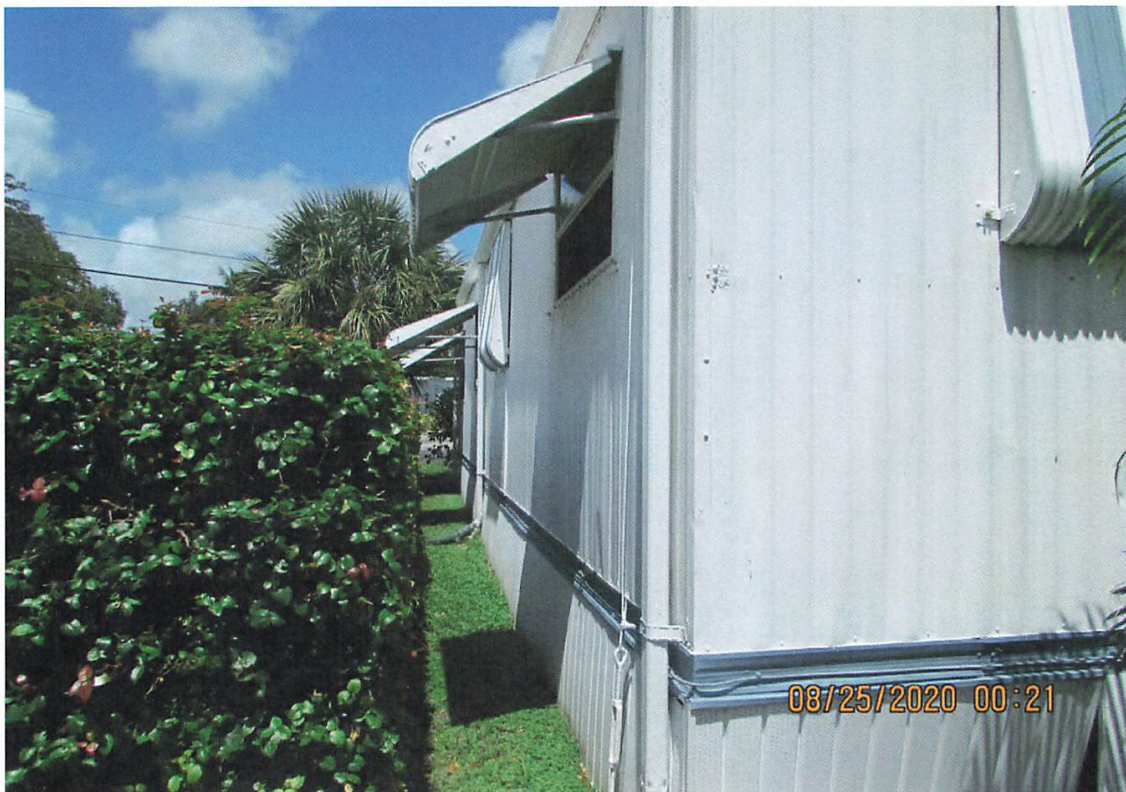
Pink: Violator

















Case Overview

Property/Incident Information

Owner	Address	Site Address
Laura and Lazaro Jimenez/GREEN ACRES PEMBROKE MHC LLC	3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##504

Legal Description

Case Status Open **Case #** 5330 **Date Next Inspection** 2/16/2022

Notes STOP WORK ORDER.

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand <i>Unsafe Structure</i> Regular Mail <i>8/27/2020</i>
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to <i>1/6/22</i> Property <i>- Cancelled</i> Certified Mail <i>1/6/22</i>
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to <i>- 2/3/22</i> Property Certified Mail <i>2/2/22</i>

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

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>CV/19</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Green Acres Pembroke Park MHC LLC Holiday Manger, LLC NOH #5329, #5330 8800 N Bronx Ave 2 FL Skokie, IL 60077		B. Received by (Printed Name)	C. Date of Delivery
 9590 9402 6379 0303 8586 57		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1272		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 (0) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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 X <i>Kaitlyn Mannix</i> Addressee															
4. Addressee Address Corporation Service Company NOH #5329, #5330 1201 Hays Street Tallahassee, FL 32301-2525		B. Received by (Printed Name) C. Date of Delivery <i>Kaitlyn Mannix</i>															
5. Barcode 9590 9402 6379 0303 8587 25		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
6. Tracking Number (Transfer from service label) 7021 0350 0000 2802 1319		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> <tr> <td>☐ Insured Mail</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	
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PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt															

7021 0350 0000 2802 1302

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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 on

\$ 7.33

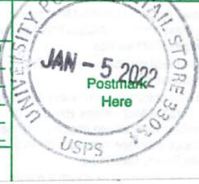
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2682

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OFFICIAL USE

Certified Mail Fee

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

Postage

\$

Total Postage on

\$

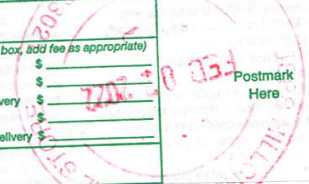
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City, State, ZIP+4

PS Form 3800

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2699

U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Green Acres Pembroke MHC LLC
 NOH #5329, #5330
 3100 W Hallandale Beach Blvd
 Pembroke Park, FL 33009



7021 0350 0000 2802 2675

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

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$

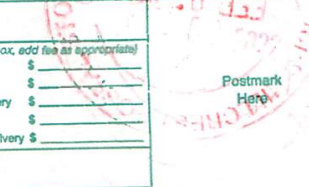
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Green Acres Pembroke Park MHC LLC
 Holiday Manger, LLC
 NOH #5329, #5330, HAF #5021
 8800 N Bronx Ave 2 FL
 Skokie, IL 60077



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.

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



9590 9402 6379 0303 8586 88

Article Number (Transfer from service label)

7021 0350 0000 2802 1302

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Venerable*

B. Received by (Printed Name)

C. Date of Delivery

1/11/22

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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Domestic Return Receipt

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

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Article Addressed to:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8587 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1326

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

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

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1. Article Addressed to:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 65

7021 0350 0000 2802 2699

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

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

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Mail Restricted Delivery

(over \$500)

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Laura and Lazaro Jimenez
Green Acres Pembroke MHC LLC
NOH #5330
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 58

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Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

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Total Postage and Fees
 \$ 7.53

Sent To
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

City, State, ZIP+4®
PS Form 3800, Apr 2019

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

Postage
 \$

Total Postage
 \$ 7.53

Sent To
Green Acres Pembroke Park MHC LLC
Holiday Manger, LLC
NOH #5329, #5330
8800 N Bronx Ave 2 FL
Skokie, IL 60077

City, State, ZIP
PS Form 3800, Apr 2019

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

Postage
 \$

Total Postage
 \$ 7.53

Sent To
Corporation Service Company
NOH #5329, #5330
1201 Hays Street
Tallahassee, FL 32301-2525

City, State, ZIP
PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS - 13055

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.

Corporation Service Company
 NOH #5329, #5330
 1201 Hays Street
 Tallahassee, FL 32301-2525



9590 9402 6379 0303 8587 25

Article Number (Transfer from service label)

7021 0350 0000 2802 1319

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

TOWN OF PEMBROKE PARK

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

NOV# 5329 / # 5330

Green Acres MHP
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

FIRST CLASS MAIL
04/27/2020
ZIP 33012
011010053300

TOWN OF PEMBROKE PARK

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

NOV # 5330

FIRST CLASS MAIL
04/27/2020
ZIP 33012
011010053300

Sent To:

Laura and Lazaro Jimenez

3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #:

5330



Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0331
Property Owner	GREEN ACRES PEMBROKE MHC LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077	Use	28
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 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		

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*	\$3,001,950	\$205,610	\$3,207,560	\$3,207,560	
2021	\$3,001,950	\$205,610	\$3,207,560	\$3,207,560	\$68,977.29
2020	\$2,729,050	\$194,030	\$2,923,080	\$2,923,080	\$63,085.33
2022* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560	
Portability	0	0	0	0	
Assessed/SOH	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
1/30/2017	SW*-E	\$4,938,000	114182283	\$5.50	545,809
10/1/1970	WD	\$5,000			
				Adj. Bldg. S.F. (Card, Sketch)	
				3136	
				Eff./Act. Year Built: 1978/1977	

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

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

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GREEN ACRES PEMBROKE MHC LLC)
LAURA AND LAZARO JIMENEZ)

CASE NO. 5330

Respondent

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

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, LOT 504, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

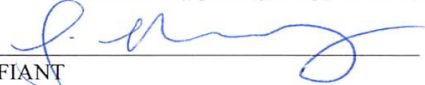
ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 504, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC/ LAURA AND LAZARO JIMENEZ 12:32 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.

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

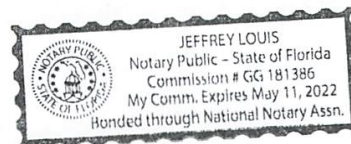
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

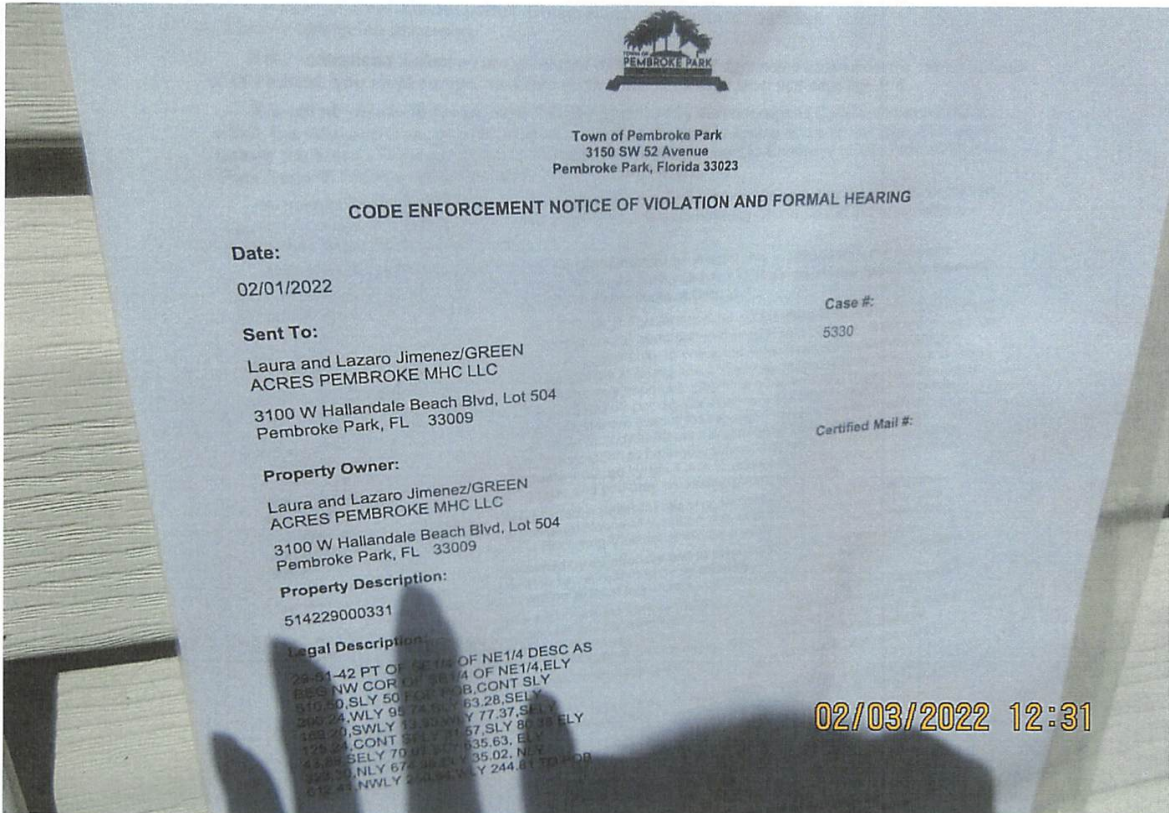

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

Laura and Lazaro Jimenez/GREEN
ACRES PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #:

5330

Property Owner:

Laura and Lazaro Jimenez/GREEN
ACRES PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 504
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 ##504

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STOP WORK ORDER.

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee 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.

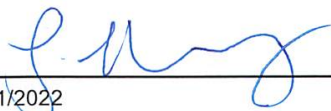
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022



11/3/20
Process # 92080

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Laura and Lazaro Jimenez
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #: 5330

Date: 08/27/2020

Property Owner: Laura and Lazaro Jimenez
3100 W Hallandale Beach Blvd, Lot 504
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
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 ##504

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee 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.



Joseline Ramirez
Code Enforcement Officer



















TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3100 W HALLANDALE BEACH
BLVD, LOT # 504

Job Name: JIMENEZ, LAURA

Permit Status: Voided

Permit Issued Date:

Submitted Into Plan Review Date: 9/11/2020 10:05:30 AM

Application Date: 9/11/2020 10:04:05 AM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	11/10/2020 6:07:49 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP/Harold Placencia	1979 S Park Rd Pembroke Park, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description		

Case Status Open **Case #** 5345 **Date Next Inspection** 2/16/2022

Notes

1. No Business Tax Receipt. Obtain BTR License (954-966-4600, ext. 214).
2. No Building Permit for Auto Lift Stations. Obtain permit and inspections (954-966-4600, ext. 227).
3. No Building Permit for electrical. Obtain permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/15/2020		Notice of Violation	Hand / Regular Mail 9/15/20
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV - Cancelled	Affidavit of Service/Posted to Property Certified Mail 1/6/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 2/3/22

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022

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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Sent To **7.33**

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

Park 31ST Corp/Kelsey, Angela M
NOH #5345
1812 SW 31 AVE
Hallandale Beach, FL 33009

PS Form 3800, April 2019

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Sent To **7.33**

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

Park 31ST Corp/Harold Palencia
NOH #5345
1979 S Park Rd
Pembroke Park, FL 33009

PS Form 3800, April 2019 See Reverse for Instructions

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Park 31ST Corp/Harold Palencia
NOH #5345
1979 S Park Rd
Pembroke Park, FL 33009

PS Form 3800, April 2019 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$

Park 31ST Corp/Kelsey, Angela M
NOH #5345
1812 SW 31 AVE
Hallandale Beach, FL 33009

PS Form 3800, April 2019 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. Park 31ST Corp/Kelsey, Angela M NOH #5345 1812 SW 31 AVE Hallandale Beach, FL 33009 9590 9402 6379 0303 8585 89 2. Article Number (Transfer from service label) 7021 0350 0000 2802 1210	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ 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

PS Form 3811, July 2020 PSN 7530-02-000-9055 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: Park 31ST Corp/Harold Palencia NOH #5345 1979 S Park Rd Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1869		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

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: Park 31ST Corp/Kelsey, Angela M NOH #5345 1812 SW 31 AVE Hallandale Beach, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1876		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

TOWN OF PEMBROKE PARK

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

NOV # 5345

Hasler FIR
09/15/2020
US POSTAGE \$00



011

Park 31st Corp
1812 SW 31 Ave
Hallandale Beach, FL 33009

TOWN OF PEMBROKE PARK

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

NOV # 5345

Hasler FI
09/15/2020
US POSTAGE \$0



011

Sent To:

Harold Placencia

1979 S Park Rd
Pembroke Park, FL 33009

Case #.

5345



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

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
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\(8\)](#).

* 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*	\$421,690	\$3,448,580	\$3,870,270	\$3,768,490	
2021	\$421,690	\$3,448,580	\$3,870,270	\$3,425,900	\$76,544.18
2020	\$421,690	\$2,992,370	\$3,414,060	\$3,114,460	\$69,164.60

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,870,270	\$3,870,270	\$3,870,270	\$3,870,270
Portability	0	0	0	0
Assessed/SOH	\$3,768,490	\$3,870,270	\$3,768,490	\$3,768,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$3,768,490	\$3,870,270	\$3,768,490	\$3,768,490

Sales History

Date	Type	Price	Book/Page or CIN
9/5/1997	SW*	\$1,936,000	27048 / 997
4/1/1986	QCD	\$100	11187 / 881
8/1/1973	WD	\$52,000	
2/1/1972	WD	\$45,200	

Land Calculations

Price	Factor	Type
\$7.00	60,241	SF
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



[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

KELSEY, CHARLES MJR.

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

Title VP

KELSEY, CHARLES MIII
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Title SEC, VP

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

Title TREA

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

Annual Reports

Report Year	Filed Date
2019	03/22/2019
2020	03/31/2020
2021	02/05/2021

Document Images

02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
02/13/2008 -- ANNUAL REPORT	View image in PDF format
02/19/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/27/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/09/2002 -- ANNUAL REPORT	View image in PDF format

04/25/2001 -- ANNUAL REPORT	View image in PDF format
04/29/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
04/29/1998 -- ANNUAL REPORT	View image in PDF format
08/27/1997 -- REINSTATEMENT	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PARK 31ST CORP/
HAROLD PLACENCIA)

CASE NO. 5345

Respondent

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

TO BE SERVED: 1979 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1979 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK 31ST CORP/HAROLD PLACENCIA
1:00 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.

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.

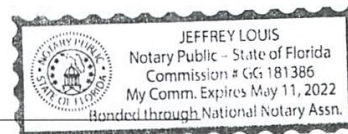
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
02/01/2022

Sent To:
PARK 31ST CORP/Harold
Placencia
1979 S Park Rd
Pembroke Park, FL 33009

Case #:
5345

Property Owner:
PARK 31ST CORP/Harold
Placencia
1979 S Park Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220030042

Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 4
S 1/2 LESS S 100

AKA:
1975 S PARK RD, PEMBROKE PARK, FL
33009

02/03/2022 13:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/15/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	San 5-105 - Repairs and	Repairs and installations shall be made to	





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:

PARK 31ST CORP/Harold
Placencia

1979 S Park Rd
Pembroke Park, FL 33009

Case #:

5345

Property Owner:

PARK 31ST CORP/Harold
Placencia

1979 S Park Rd
Pembroke Park, 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/15/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	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. 15-24. - Tax
payment required to
engage in business.

Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.
(Ord. No. 58-2-1(#7), § 6, 2-4-58)

30

1. No Business Tax Receipt. Obtain BTR License (954-966-4600, ext. 214).
2. No Building Permit for Auto Lift Stations. Obtain permit and inspections (954-966-4600, ext. 227).
3. No Building Permit for electrical. Obtain permit and inspections.
4. Double permit fee 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.

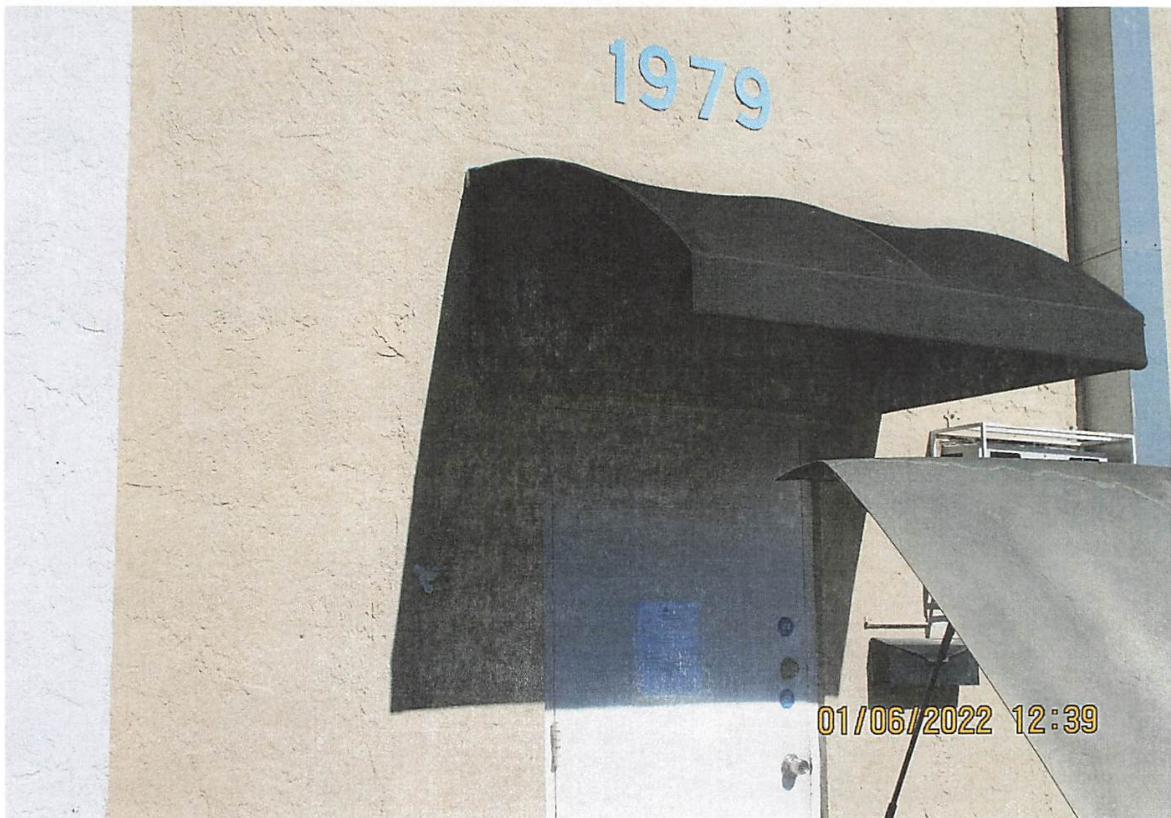
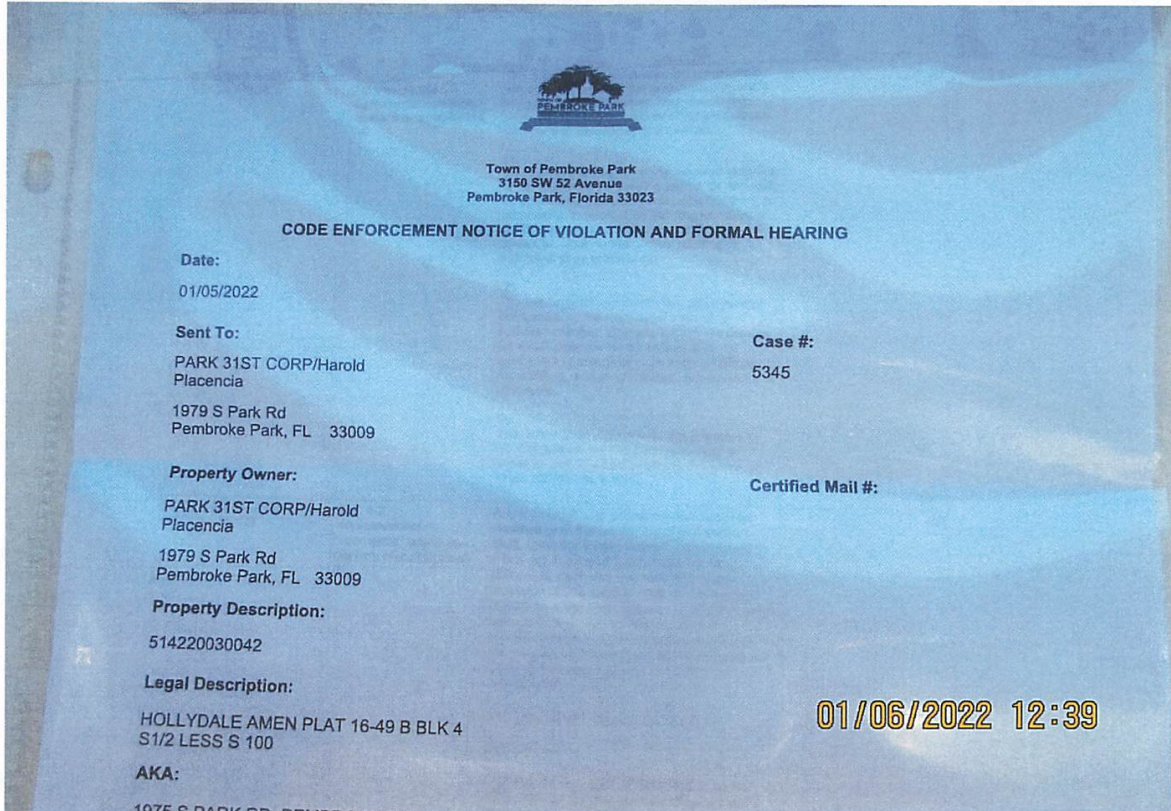
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022







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

*Cancelled
Re-scheduled*

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

PARK 31ST CORP/Harold
Placencia

1979 S Park Rd
Pembroke Park, FL 33009

Case #:

5345

Property Owner:

PARK 31ST CORP/Harold
Placencia

1979 S Park Rd
Pembroke Park, 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/15/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	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. 15-24. - Tax
payment required to
engage in business.

Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.
(Ord. No. 58-2-1(#7), § 6, 2-4-58)

30

1. No Business Tax Receipt. Obtain BTR License (954-966-4600, ext. 214).
2. No Building Permit for Auto Lift Stations. Obtain permit and inspections (954-966-4600, ext. 227).
3. No Building Permit for electrical. Obtain permit and inspections.
4. Double permit fee 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 19th day of January, 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@tpopf.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



1/5/2022



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Harold Placencia

1979 S Park Rd
Pembroke Park, FL 33009

Case #:

5345

Date:

09/15/2020

Property Owner:

Harold Placencia

1979 S Park Rd
Pembroke Park, 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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/15/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

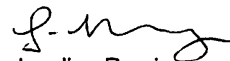
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	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. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Mean of Correction:

1. No Business Tax Receipt. Obtain BTR License (954-966-4600, ext. 214).
2. No Building Permit for Auto Lift Stations. Obtain permit and inspections (954-966-4600, ext. 227).
3. No Building Permit for electrical. Obtain permit and inspections.
4. Double permit fee 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.

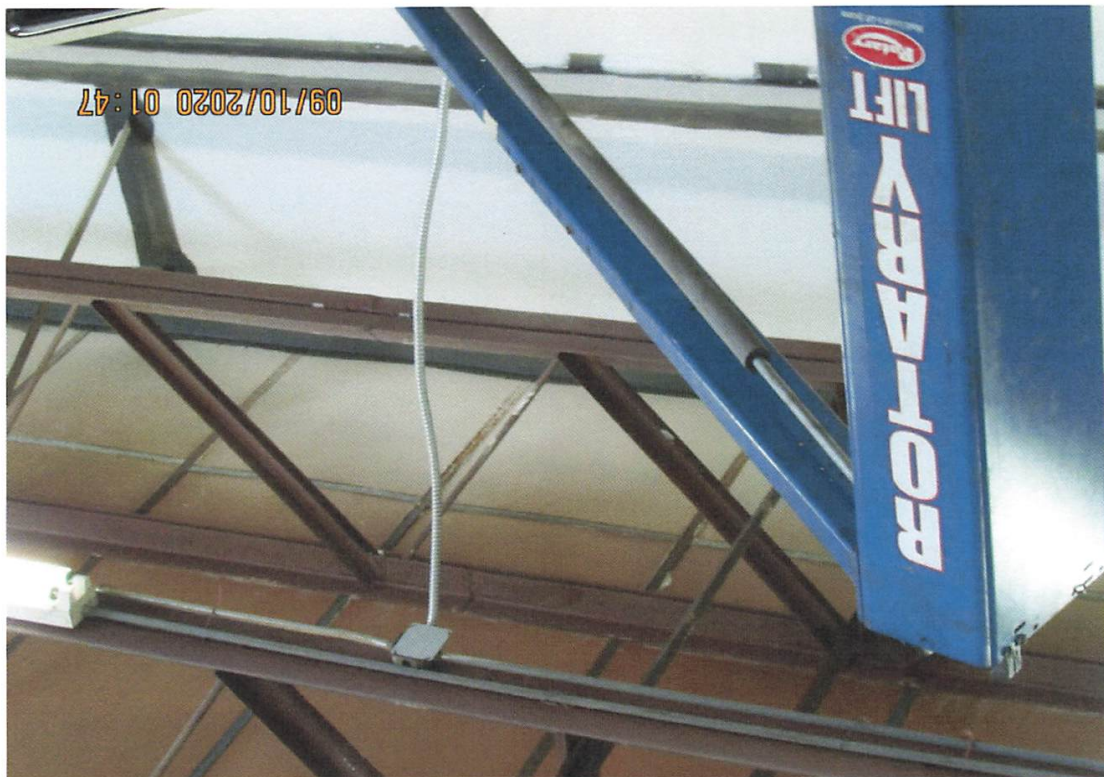


Joseline Ramirez
Code Enforcement Officer











Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number

068475

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only

Application Date: 6/14/2021

Business Owner Information (Residential Usage)

Business Name: HAROLD AUTO REPAIR & TRANSMISSION

Business Owner/Corporation/Partnership:

Business Address: 1979 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone:

Other Phone:

9549612363

Fax #:

E-Mail: haral396@gmail.com

Contact Person's Name:

HARAL PLACENIA

Parcel Information

Folio Number: 514220AE0020

Legal Description:

Prior Use:

Current Use: AUTO REPAIR SHOP

Contact Information

Name:

Mailing Address: 1747 RODMAN STREET

City / State / Zip: HOLLYWOOD FL 33020

Business Description:

AUTO REPAIR SHOP

Limitations:

(NO BUSINESS TAX - STILL PENDING)



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

1979 S PARK RD

Job Name: HAROLD'S TRANSMISSIONS

Permit Status: Voided

Permit Issued Date:

Submitted Into Plan Review Date: 10/1/2020 5:14:57 PM

Application Date: 9/30/2020 10:38:07 AM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	10/3/2020 6:00:57 PM
FIRE	Pending	
STRUCTURAL	Denied	10/2/2020 3:32:45 PM
ZONING	Pending	

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ	3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

Legal Description

Case Status Open **Case #** 5364 **Date Next Inspection** 2/16/2022

Notes

1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
9/30/2020		Notice of Violation
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Hand *Regular Mail 10/01/2020*

Affidavit of Service/Posted to *1/6/2022*
Property

Certified Mail *1/5/2022*

Affidavit of Service/Posted to *2/3/2022*
Property

Certified Mail *2/2/2022*

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

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>MLC</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: Trinity Broadcasting of FL In Maximiliano Caporale #5364 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021		B. Received by (Printed Name) <i>MLC</i> C. Date of Delivery <i>01-07-22</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8585 58		D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No <i>C-19</i>	
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 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.		A. Signature X <i>MLC</i> ☒ Agent ☐ Addressee	
1. Article Addressed to: Trinity Broadcasting of FL Inc./Juan C Torres Ortiz NOH #5364 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021		B. Received by (Printed Name) <i>MLC</i> C. Date of Delivery <i>02/07/22</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8480 23		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>C-19</i>	
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 Restricted Delivery (over \$500)			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0000 2802 1821

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
 \$
 \$
 \$
 \$
 \$

Trinity Broadcasting of FL Inc./Juan C
 Torres Ortiz
 NOH #5364
 3300 Pembroke Rd, Lot 449
 Pembroke Park, FL 33021

Postmark
 Here

Instructions

7021 0350 0000 2802 1838

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
 \$
 \$
 \$
 \$
 \$

Trinity Broadcasting of FL Inc.
 NOH #5364
 4302 Hollywood Blvd
 Hollywood, FL 33021-6635

Postmark
 Here

Instructions

7021 0350 0000 2802 1166

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
\$ 7.33

Sent To
Trinity Broadcasting of FL
Inc./Maximiliano Caporale
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, April 2019

7021 0350 0000 2802 1173

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
\$ 7.33

Sent To
Trinity Broadcasting of FL Inc.
NOH #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635

City, State, ZIP+4®
Hollywood, FL 33021-6635

PS Form 3800, April 2019

7021 0350 0000 2802 1180

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
\$ 7.33

Sent To
Trinity Broadcasting of FL Inc.
NOH #5364
3300 Pembroke Rd
Pembroke Park, FL 33021

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, April 2019

7021 0350 0000 2802 1197

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
\$ 7.32

Sent To
Everett, Michael
NOH #5364
4655 Vineland Road
Orlando, FL 32711

City, State, ZIP+4®
Orlando, FL 32711

PS Form 3800, April 2019

7021 0350 0000 2802 1852

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
\$

Sent To
Everett, Michael
NOH #5364
4655 Vineland Road
Orlando, FL 32711

City, State, ZIP+4®
Orlando, FL 32711

PS Form 3800, April 2019

7021 0350 0000 2802 1845

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
\$

Sent To
Trinity Broadcasting of FL Inc.
NOH #5364
3300 Pembroke Rd
Pembroke Park, FL 33021

City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, April 2019

TOWN OF PEMBROKE PARK

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

NOV # 5364

Hasler

FIRST-CLASS MAIL

10/01/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

TOWN OF PEMBROKE PARK

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

NOV # 5364

Hasler

FIRST-CLASS MAIL

10/01/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Trinity Broadcasting of FL Inc.
3300 Pembroke Road
Pembroke Park, FL 33021



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\(8\)](#).

Page 113 of 724



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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number 750421
FEI/EIN Number 59-1991004
Date Filed 12/31/1979
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 — ANNUAL REPORT [View image in PDF format](#)

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

TRINITY BROADCASTING OF FL INC)
JUAN C TORRES ORTIZ)

CASE NO. 5364

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

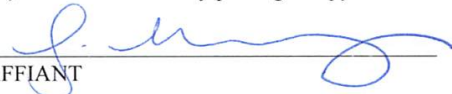
ADDRESS: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ AT 1:09 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.

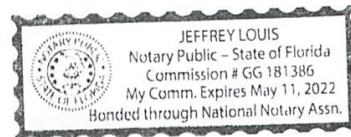

AFFIANT

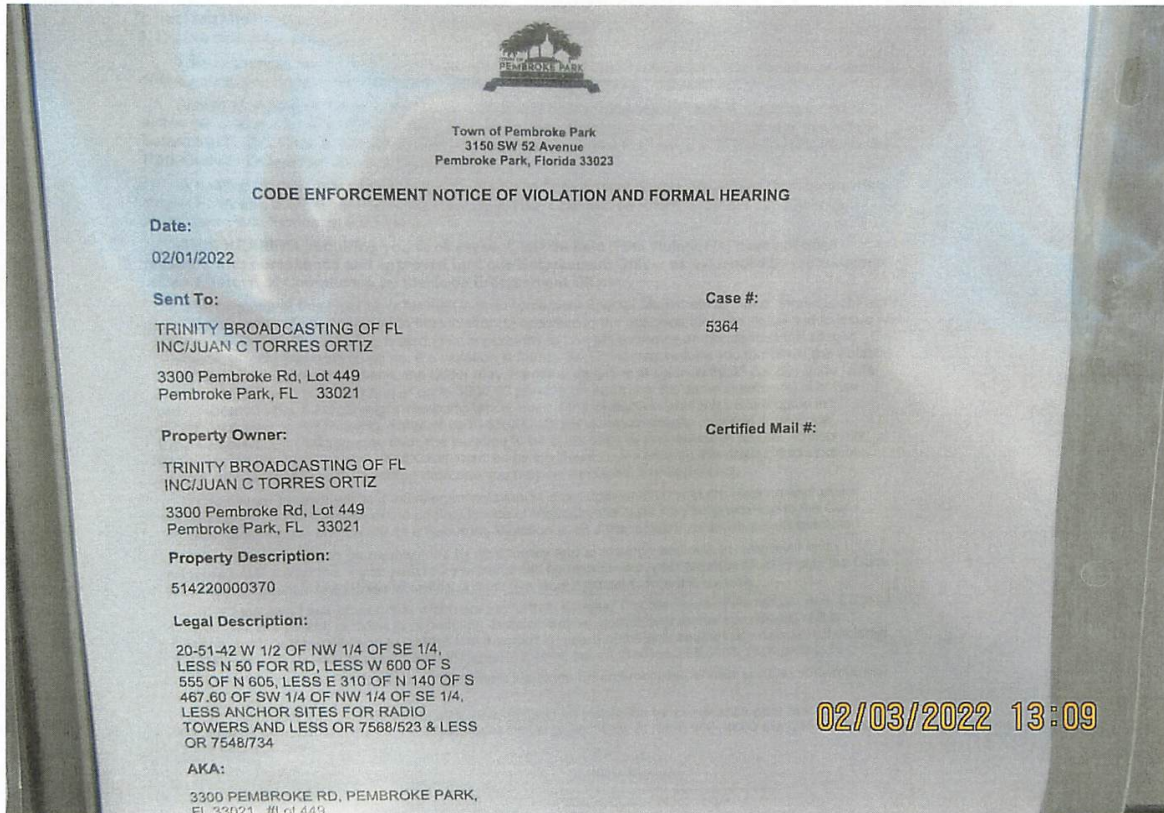
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Property Owner:

TRINITY BROADCASTING OF FL
INC/JUAN C TORRES ORTIZ

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7568/523 & LESS
OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 449

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee 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.

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

TRINITY BROADCASTING OF FL
INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Property Owner:

TRINITY BROADCASTING OF FL
INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S

01/06/2022 12:59





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

*Cancelled -
Rescheduled*

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

TRINITY BROADCASTING OF FL
INC/Maximiliano Caporale

3300 Pembroke Rd, Lot 449
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3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7568/523 & LESS
OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #Lot 449

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee 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 19th day of January, 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.

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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.

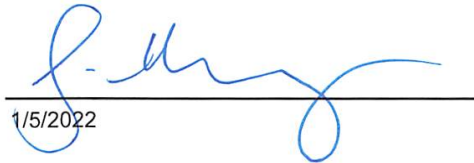
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

Joseline Ramirez

Chief Code Enforcement
Officer



1/5/2022



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Case #:

5364

Date:

09/30/2020

Property Owner:

Maximiliano Caporale

3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

Property Description:

514220000370

Certified Mail #:**Legal Description:**

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7568/523 & LESS
OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee 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.











Noviembre 18, 2020

\$5,000
-\$1,000
-\$3,000

\$1,000 Mobile Home
+\$100 Asociacion mensualidad octubre 15
+\$545 Asociacion mensualidad noviembre 15

Balance \$1,645

Esta semana el sabado noviembre 21 \$645

\$1,000 DUE December 18, 2020

He Recibido la cantidad
de \$3,000 ~~de~~ por concepto
de Pago Mobile Home

Recibido confiable

- *[Signature]*

[Signature]

Joseline Ramirez

From: Valeria Alvarez <valvarezverdier@gmail.com>
Sent: Wednesday, January 19, 2022 6:20 PM
To: Joseline Ramirez
Cc: Lakesideparkrv@gmail.com; Maximiliano Caporale
Subject: Re: SALE OF MOBILE HOME UNIT 449 -- MAXIMILIANO PORTO CAPORALE

Thank you for your email Officer Ramirez.

We appreciate your prompt response and attention to this matter.

Have a wonderful day.

On Wed, Jan 19, 2022 at 4:10 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Ms. Alvarez,

Thank you for this information, I will make sure to address the Notice of Violation and Notice of Hearing to the correct owner of the mobile home going forward.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Valeria Alvarez <valvarezverdier@gmail.com>
Sent: Wednesday, January 19, 2022 10:53 AM
To: Lakesideparkrv@gmail.com
Cc: Maximiliano Caporale <maxicaporale26@gmail.com>; Joseline Ramirez <jramirez@tppfl.gov>
Subject: RE: SALE OF MOBILE HOME UNIT 449 -- MAXIMILIANO PORTO CAPORALE

To whom it may concern,

I hope this email finds you well.

As per your conversation with Maximiliano Porto Caporale's ("Mr. Caporale") this morning and your request, attached please find Mr. Caporale proof that he is not the owner of the 1972 CARR TV 28' Mobile Home located in Lakeside Park, as it was sold to Juan Carlos Torres Ortiz ("Mr. Torres Ortiz") on or about November 18, 2020. The Department of Highway Safety and Motor Vehicles was notified of the same. Mr. Caporale has not lived nor signed a contract with Lakeside in over a year. In addition, when he sold the Mobile Home he was notified that the new owner would be responsible for any violations from the city, to which Mr. Torres agreed and said he would take care of it. We are providing proof that he is not the owner so that your system may be corrected.

Mr. Caporale appeared for today's hearing and spoke with Officer Ramirez who advised that the hearing was moved. Mr. Caporale only learned of this hearing through a voicemail that was kindly left by Renee. Since he does not own the mobile home, nor lives in Lakeside, he did not receive notice.

If there is anything else you need, please do not hesitate to contact us.

Your prompt attention in this matter is greatly appreciated.

Valeria Alvarez-Verdier, Esq.

(786) 838-8785

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.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
Park Lake Inc.	426 MARINE DR PEMBROKE PARK, FL 33009	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

Legal Description

Case Status Open **Case #** 5485 **Date Next Inspection** 2/16/2022

Notes

1. Stop Work Order.
2. Trenching/dredging without a permit. Obtain plans, permit and inspections.
3. Started work without permits or notification to the Building Dept. Obtain plans, permit and inspections.
4. Double permit fee assessed.
5. Emergency repair of main 6" water line under the mobile home. Permit # 1910753 expired. Obtain new permit and complete inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/17/2020		Notice of Violation	Hand 12/17/20 Regular Mail 12/21/20
2/2/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 2/3/22 Property Certified Mail 2/2/22

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

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: 2/16/2022
---	---------------------------------	--	--

7021 0350 0000 2802 2545

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$ **7.33**

Sent To **BONNER, JANET E/JANET E BONNER TR**
NOH #5485
426 MARINE DRIVE #380
PEMBROKE PARK FL 33009

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

PS Form 3800, Rev. 11-2010

7021 0350 0000 2802 2729

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Park lake Inc.**
HET# 5997, NOH #5485
Glazer & Sachs
3113 Stirling Rd
Hollywood, FL 33021

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

PS Form 3800, Rev. 11-2010

7021 0350 0000 2802 2736

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

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Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Park lake Inc.**
HET#5997, NOH #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

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

PS Form 3800, Rev. 11-2010

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: BONNER, JANET E/JANET E BONNER TR NOH #5485 426 MARINE DRIVE #380 PEMBROKE PARK FL 33009 2. Barcode  9590 9402 6379 0303 8478 11 3. Article Number (Transfer from service label) 7021 0350 0000 2802 2545	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

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

Domestic Return Receipt

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485, #5486

Hasler FIRST CLASS MAIL
12/21/2020
US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Dept.
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485

Hasler FIRST CLASS MAIL
12/21/2020
US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

SENT TO:

Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Property Owner:

5485

Proper



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

Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg_Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format



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

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 141 of 724

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PARK LAKE INC.)

CASE NO. 5485

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 426 MARINE DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC AT 12:09 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.

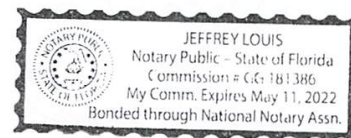
J. Ramirez
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 2, 2021, by Joseline Ramirezas Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
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:
02/02/2022

Sent To:
Park Lake Inc.
426 MARINE DR
PEMBROKE PARK, FL 33009

Case #:
5485

Property Owner:
Park Lake Inc.
426 MARINE DR
PEMBROKE PARK, FL 33009

Property Description:
514229NN6100

Legal Description:
PARK LAKE INC CO-OP LOT 380

Certified Mail #:

AKA:
426 MARINE DR, PEMBROKE PARK, FL
33009 380 #Park Lake Estates Mobile
Home Park

02/03/2022 12:09

that the undersigned inspector alleges that on 12/17/2020 the



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/02/2022

Sent To:

Park Lake Inc.
426 MARINE DR
PEMBROKE PARK, FL 33009

Case #:

5485

Property Owner:

Park Lake Inc.
426 MARINE DR
PEMBROKE PARK, FL 33009

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426 MARINE DR, PEMBROKE PARK, FL
33009 380 #Park Lake Estates Mobile
Home Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/17/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	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

1. Stop Work Order.
2. Trenching/dredging without a permit. Obtain plans, permit and inspections.
3. Started work without permits or notification to the Building Dept. Obtain plans, permit and inspections.
4. Double permit fee assessed.
5. Emergency repair of main 6" water line under the mobile home. Permit # 1910753 expired. Obtain new permit and complete 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 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.

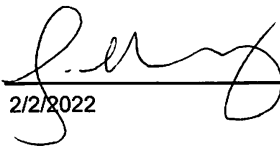
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement
Officer


2/2/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Case #:

5485

Date:

12/17/2020

Property Owner:

Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Property Description:

514229NN6100

Certified Mail #:

Legal Description:

PARK LAKE INC CO-OP LOT 380

AKA:

426 MARINE DR, PEMBROKE PARK, FL
33009 380 #Park Lake Estates Mobile Home
Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/17/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	Cross reference— Code enforcement, Ch. 7. 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

Notes/Mean of Correction:

1. Stop Work Order.
2. Trenching/dredging without a permit. Obtain plans, permit and inspections.
3. Started work without permits or notification to the Building Dept. Obtain plans, permit and inspections.
4. Double permit fee 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.



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Park Lake Estates.
Name Janet Bonner
Site Address 426 Marine Drive
Permit # _____

Date 12/17/20
Case # _____
Sub/Park Park Lake Estate

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105
5-87

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Trenching without a permit.
Started work without permits and without
Notifying the Building Dept.

Corrective Action(s)

Obtain permit 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

Josefine Ramirez
Code Enforcement Officer

J. Bonner
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator











TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910753-0**

Job Address:

426 MARINE DR

Job Name: BONNER,JANET

Permit Status: Expired

Permit Issued Date:12/30/2020 9:12:03 AM

Submitted Into Plan Review Date:12/24/2020 7:50:03 AM

Application Date: 12/18/2020 1:03:37 PM

Difference Between Application to PlanReview: 6 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
PLUMBING	Denied	7/20/2021 4:51:47 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5910 Fax

1910753

PERMIT NO.

P-92477

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: PLUMBING					
JOB NAME: BONNER,JANET					
JOB ADDRESS: 426 MARINE DR					
OWNER NAME: BONNER,JANET E JANET E BONNER TR					
OWNER ADDRESS: 426 MARINE DR					
CITY: PEMBROKE PARK					
PHONE: 9549813500		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: EXECUTIVE PLUMBING CONTRACTORS INC					
MAIL ADDRESS: 10366 JOHNSON STREET					
CITY STATE ZIP: HOLLYWOOD FL 33019					
PHONE: 9549248211		FAX: 9549248424		EMAIL: INFO@EPCFLA.COM	
CERT. COMPETENCY: CFC1425969			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229NN6100			SUBDIVISION: PARK LAKE ESTATES		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1		BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1520		SQ.FT. / L.F.: 0			
DESCRIBE WORK: EMERGENCY REPAIR OF MAIN 6" WATER LINE UNDER THE MOBILE HOME					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC/Anoints Body of Christ	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6
Legal Description		

Case Status Open **Case #** 5549 **Date Next Inspection** 2/16/2022

Notes

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

TWO Permits - Status - Plan Review

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/25/2021		Notice of Violation	Hand 2/25/2021 Regular Mail 3/1/2021
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 1/6/22 Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22

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. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022
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: 2/16/2022

7021 0350 0000 2802 1259

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

Postage
 \$

Total Postage and
 \$ 8.36

Sent To
Greenlight Financial LLC
NOH #5336, #5549, #6059
7480 Bird Rs, Suite 810
Miami, FL 33155

City, State, ZIP+4

PS Form 3800, April 2019 PSN 7530-02-000-9001-9001



7021 0350 0000 2802 1241

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

Postage
 \$ 1

Total Postage
 \$ 8.36

Sent To
V&A Miami LLC
NOH #5336, #5549, #6059
14000 Kenneth Loop
Parker, CO 80134

City, State, ZIP+4

PS Form 3800, April 2019 PSN 7530-02-000-9001-9001



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☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and
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Greenlight Financial LLC
NOH #5336, #5549, #6059
7480 Bird Rs, Suite 810
Miami, FL 33155

City, State, ZIP+4

PS Form 3800, April 2019 PSN 7530-02-000-9001



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

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

Postage
 \$

Total Postage
 \$ 8.36

Sent To
V&A Miami LLC
NOH #5336, #5549, #6059
14000 Kenneth Loop
Parker, CO 80134

City, State, ZIP+4

PS Form 3800, April 2019 PSN 7530-02-000-9001



7021 0350 0000 2802 1807

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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
To	
Attn	V&A Miami LLC
City	NOH , #5549, #6059
St	14000 Kenneth Loop
Zip	Parker, CO 80134
Postmark Here	
Instructions	

7021 0350 0000 2802 1814

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Certified Mail Fee	\$
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total	\$
To	
Attn	Greenlight Financial LLC
City	NOH , #5549, #6059
St	7480 Bird Rs, Suite 810
Zip	Miami, FL 33155
Postmark Here	
Instructions	

7021 0350 0000 2802 1791

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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OFFICIAL USE	
Certified Mail Fee	\$
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
To	
Attn	V&A Miami LLC/Anoints Body of Christ
City	NOH #5549
St	4400 W Hallandale Beach Blvd, Unit 6
Zip	Pembroke Park, FL 33023
Postmark Here	
Instructions	

7021 0350 0000 2802 1234

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

\$ 7.33

Total Postage

\$

Sent To

Street and Apt.

City, State, Zip

V&A Miami LLC/Anoints Body of Christ
NOH #5549
4400 W Hallandale Beach Blvd, Unit 6
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.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: V&A Miami LLC NOH #5336, #5549, #6059 14000 Kenneth Loop Parker, CO 80134		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Addressed to: V&A Miami LLC NOH #5336, #5549, #6059 14000 Kenneth Loop Parker, CO 80134		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 6379 0303 8586 26		7021 0350 0000 2802 1241	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Code Dept.
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5549

Hasler
03/01/2021
US POSTAGE \$1
 0

Anoints Body of Christ
4400 W Hallandale Beach Blvd, Bay 6
Pembroke Park, FL 33023

Code Dept.
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5549

Hasler
03/01/2021
US POSTAGE \$


Sent To:

V & A MIAMI LLC/Anoints Body of
Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549



Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	V & A MIAMI LLC	Millage	0613
Mailing Address	14000 KENNETH LOOP PARKER CO 80134	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

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

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$255,260	\$1,778,510	\$2,033,770	\$2,033,770	
2020	\$255,260	\$1,778,510	\$2,033,770	\$2,033,770	\$43,892.42
2019	\$255,260	\$358,660	\$613,920	\$613,920	\$13,404.32

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,033,770	\$2,033,770	\$2,033,770	\$2,033,770
Portability	0	0	0	0
Assessed/SOH	\$2,033,770	\$2,033,770	\$2,033,770	\$2,033,770
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	\$2,033,770	\$2,033,770	\$2,033,770	\$2,033,770

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/15/2019	WD-Q	\$2,600,000	115809055	\$11.00	23,205	SF
3/24/2017	WD-D	\$736,000	114292476			
6/24/2015	ACT-T		113175274			
6/24/2015	CET-D	\$749,900	113141014			
6/21/2007	WD-Q	\$1,100,000	44237 / 356	Adj. Bldg. S.F. (Card, Sketch)		6456
				Eff./Act. Year Built: 1975/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

V & A MIAMI LLC

Filing Information

Document Number L19000070201
FEI/EIN Number 16-8017808
Date Filed 03/12/2019
Effective Date 03/12/2019
State FL
Status ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021

Document Images

[01/04/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

7/26/2021

Detail by Entity Name

02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

V & A MIAMI LLC
ANOINTS BODY OF CHRIST)

CASE NO. 5549

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, # 6, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

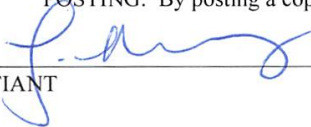
ADDRESS: 4400 W HALLANDALE BEACH BLVD, # 6, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC/ ANOINTS BODY OF CHRIST AT 11:39 A.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.

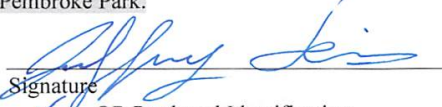
TYPE OF SERVICE

- () 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.

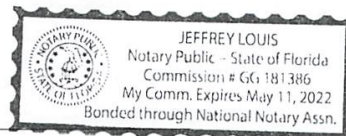

AFFIANT

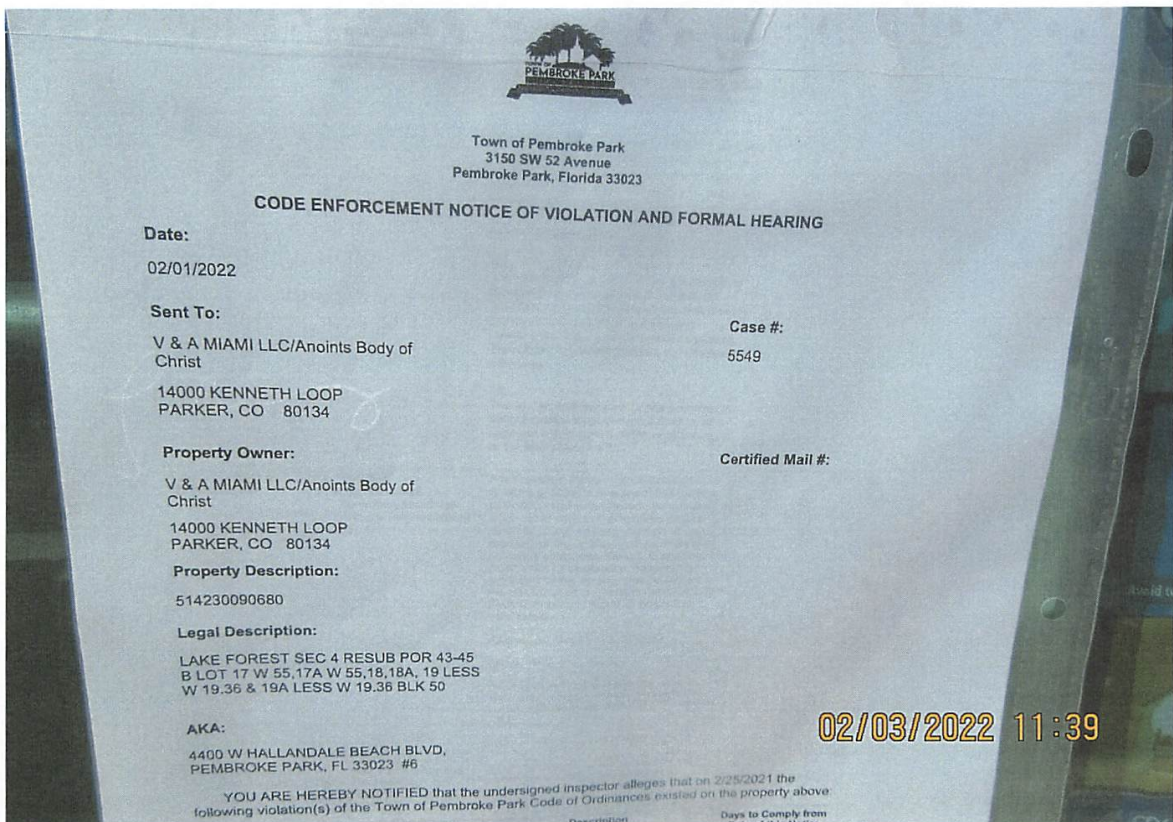
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 2, 2021, by JoSeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

V & A MIAMI LLC/Anoints Body of
Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of
Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 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.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60
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)	60

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...

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

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 jamirez@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

V & A MIAMI LLC/Anoints Body of
Christ
14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of
Christ
14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/1/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING	Sec 5-105 - Repair and maintenance	Repairs and installations shall be made so as to comply with the provisions of the building code and the approved site plan. All work shall be completed within the time specified in the notice.	60

01/06/2022 14:50





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

*Cancelled -
Rescheduled*

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

V & A MIAMI LLC/Anoints Body of
Christ

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

5549

Property Owner:

V & A MIAMI LLC/Anoints Body of
Christ

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 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.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60
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)	60

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...

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

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 19th day of January, 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.

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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.

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Joseline Ramirez

Chief Code Enforcement
Officer



1/5/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	5549	02/25/2021
Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC/Anoints Body of Christ 14000 KENNETH LOOP PARKER, CO 80134	514230090680	
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2021 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
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	Cross reference— Code enforcement, Ch. 7. It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

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...

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt License. All operations must cease until a Business Tax Receipt license is obtained.
2. Tenant Buildout (built a pantry room) done without permits. Obtain plans, permit and inspections.
3. Double permit fee.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name V&A Miami LLC
Annoits Body of Christ
Site Address 4400 W Hallandale
Beach Blvd
Permit # _____

Date 2/25/2021
Case # _____
Sub/Park _____

☒ ***STOP ALL WORK**

- ☐ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-105; 5-17
☐ NFPA # _____

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

Violation (s)

Operating without a Business Tax Receipt
License. Business owner must cease all
operations. Build additional office without a permit.

Corrective Action(s)

Obtain a Business Tax Receipt License.
Obtain plans, permit and inspection.

☐ Structural

☐ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 15

*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

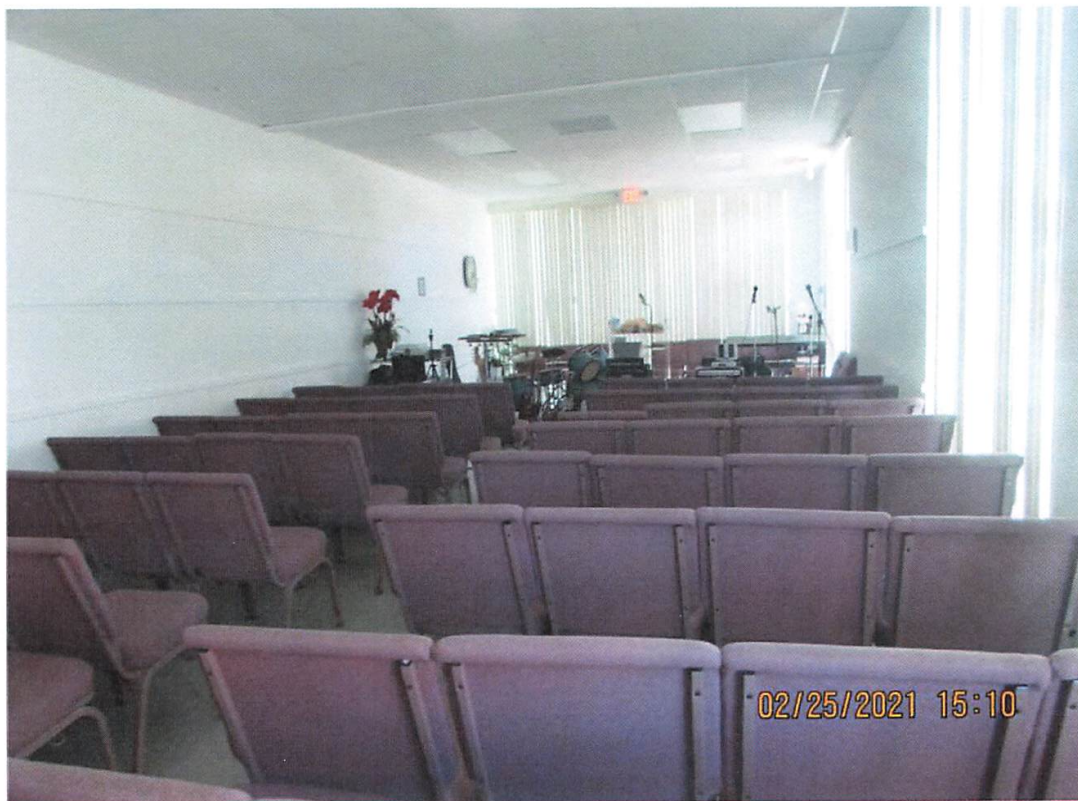
Joseline Ramirez
Code Enforcement Officer

Claudia Lopez
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator





















Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number **009855**

APPLICATION FORM

Application Category: Services

Application Date: 9/24/2020

Business Owner Information (Residential Usage)

Business Name: ANOINT'S OF BODY OF CHRIST

Business Owner/Corporation/Partnership:

Business Address: 4400 W HALL BCH BLVD, 6

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

Business Phone:

Other Phone:

8458211728

Fax #:

E-Mail: abodyofchrist@aol.com

Contact Person's Name: CLAUDINE L THORPE

Parcel Information

Folio Number: 514230090680

Legal Description:

Prior Use:

Current Use: RELIGIOUS ORG - SUPPORT SERVICES

Contact Information

Name: ASSEMBLY INC

Mailing Address: 4400 W HALL BCH BLVD, 6

City / State / Zip: PEMBROKE PK FL 33023

Business Description:

OFFICE ONLY-RELIGIOUS ORG/SUPPORT SVCS

Limitations:

(NO BTR - STILL IN PROCESS)



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

4400 W HALLANDALE BEACH
BLVD, # 6

Job Name: THE OUTREACH WAREHOUSE

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 4/15/2021 2:51:48 PM

Application Date: 4/15/2021 2:48:45 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	4/26/2021 1:13:33 PM
FIRE	Denied	4/19/2021 8:47:04 AM
MECHANICAL	Pending	
PLUMBING	Pending	
STRUCTURAL	Denied	4/15/2021 5:28:21 PM
ZONING	Approved	4/20/2021 9:57:46 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5310 Fax



BUILDING PERMIT APPLICATION

PERMIT NO.

F-94944

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: V & A MIAMI LLC					
JOB ADDRESS: 4400 W HALLANDALE BEACH BLVD unit 6					
OWNER NAME: V & A MIAMI LLC					
OWNER ADDRESS: 14000 KENNETH LOOP					
CITY: PARKER					
PHONE: 8458211728		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: alcounti general contractors inc					
MAIL ADDRESS: 10362 NW 55 ST					
CITY STATE ZIP: SUNRISE FL 33351					
PHONE: 9546825179		FAX:		EMAIL: DIRECTBATHLLC@GMAIL.COM	
CERT. COMPETENCY: CGC1515554			STATE REGISTRATION: N/A		
LOT: 6	BLOCK: 0	PRESENT USE: COMMERCIAL		PROPOSED USE: COMMERCIAL	
FOLIO NUMBER: 514230090680			SUBDIVISION: 0		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: violation: storage room was build without a permit					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

4400 W HALLANDALE BEACH
BLVD unit 6

Job Name: V & A MIAMI LLC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 1/14/2022 11:22:59 AM

Application Date: 1/14/2022 11:16:57 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	1/19/2022 9:37:11 PM
FIRE	Denied	1/20/2022 8:47:31 AM
STRUCTURAL	Denied	1/19/2022 9:04:21 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6059 **Date Next Inspection** 2/16/2022

Notes 1. Two dead palm trees in front of property. Remove dead palm trees and plant new ones.

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleia) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on availability of plant material and individual site design.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/26/2021		Notice of Violation	Regular Mail 7/26/2021
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV - <i>Cancelled</i>	Affidavit of Service/Posted to Property Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 2/2/22

Not in compliance

Violations

Ordinance/Regulation	Section	Description	Date Complied
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 2/16/2022
VEGETATION	Sec. 27-42. - Specific roadway landscape species standards.	The Town desires to establish a uniform landscaping theme and appearance along certain roadways within its municipal boundaries. The requirements of this section shall be in lieu of and take preference over the required landscaping standards in other sections of the Town's Vegetation Code. The following standards shall apply to all properties in the Town abutting the specified roadway as well as within the right-of-way such as sales and any medians: (1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleia) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on avai...	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

7021 0350 0000 2802 1258

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

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

Postage
 \$

Total Postage and
 Sent To \$ 8.36

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

Greenlight Financial LLC
 NOH #5336, #5549, #6059
 7480 Bird Rs, Suite 810
 Miami, FL 33155

PS Form 3800, April 2010 Edition (PSN 7530-02-000-9000) See Reverse for Instructions

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and
 Sent To \$ 8.36

Street and Ap
 City, State, Zi

V&A Miami LLC
 NOH #5336, #5549, #6059
 14000 Kenneth Loop
 Parker, CO 80134

PS Form 3800, April 2010 Edition (PSN 7530-02-000-9000) See Reverse for Instructions

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS

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: V&A Miami LLC NOH #5336, #5549, #6059 14000 Kenneth Loop Parker, CO 80134		B. Received by (Printed Name) C. Date of Delivery	
2. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 6379 0303 8586 26 7021 0350 0000 2802 1241		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: V&A Miami LLC NOH #5549, #6059 14000 Kenneth Loop Parker, CO 80134	Postmark Here FEB 02 2022 USPS
Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ To: Greenlight Financial LLC NOH #5549, #6059 7480 Bird Rs, Suite 810 Miami, FL 33155	Postmark Here FEB 02 2022 USPS
Instructions	

TOWN OF PEMBROKE PARK

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

NOV 6059 / 6060

Hasler

FIRST-CLASS MAIL

07/26/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Greenlight Financial LLC
7480 Bird Rd, Suite 810
Miami, FL 33155

TOWN OF PEMBROKE PARK

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

NOV #6060 / 6059

Hasler

FIRST-CLASS MAIL

07/26/2021

US POSTAGE \$000.71⁰



ZIP 33023
011D10656696

Sent To:

Case #

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	V & A MIAMI LLC	Millage	0613
Mailing Address	14000 KENNETH LOOP PARKER CO 80134	Use	11
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

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

* 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*	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420				
2021	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$42,459.12			
2020	\$255,260	\$1,778,510	\$2,033,770	\$2,033,770	\$43,892.42			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Portability	0	0	0	0				
Assessed/SOH	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
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	\$1,974,420	\$1,974,420	\$1,974,420	\$1,974,420				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/15/2019	WD-Q	\$2,600,000	115809055	\$11.00	23,205	SF		
3/24/2017	WD-D	\$736,000	114292476					
6/24/2015	ACT-T		113175274					
6/24/2015	CET-D	\$749,900	113141014					
6/21/2007	WD-Q	\$1,100,000	44237 / 356	Adj. Bldg. S.F. (Card, Sketch)		6456		
				Eff./Act. Year Built: 1975/1959				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021

Document Images

[01/04/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/14/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/12/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations




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:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Case #:
6059

Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:
514230090680

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

02/03/2022 11:35



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:

V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6059

Property Owner:

V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15

VEGETATION

Sec. 27-42. - Specific roadway landscape species standards.

The Town desires to establish a uniform landscaping theme and appearance along certain roadways within its municipal boundaries. The requirements of this section shall be in lieu of and take preference over the required landscaping standards in other sections of the Town's Vegetation Code. The following standards shall apply to all properties in the Town abutting the specified roadway as well as within the right-of-way such as sales and any medians:

15

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on avail...

1. Two dead palm trees in front of property. Remove dead palm trees and plant new ones.

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on availability of plant material and individual site design.

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.

Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6059

Property Owner:

V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55.17A W 55.18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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 of

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
VEGETATION	Sec. 27-33, - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available...	15

01/06/2022 14:53

STAPLES









*Cancelled
Rescheduled*

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6059

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15

VEGETATION

Sec. 27-42. - Specific roadway landscape species standards.

The Town desires to establish a uniform landscaping theme and appearance along certain roadways within its municipal boundaries. The requirements of this section shall be in lieu of and take preference over the required landscaping standards in other sections of the Town's Vegetation Code. The following standards shall apply to all properties in the Town abutting the specified roadway as well as within the right-of-way such as sales and any medians:

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on avail...

15

1. Two dead palm trees in front of property. Remove dead palm trees and plant new ones.

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on availability of plant material and individual site design.

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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



1/5/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC	6059	07/26/2021
14000 KENNETH LOOP PARKER, CO 80134		
Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC	514230090680	
14000 KENNETH LOOP PARKER, CO 80134		
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	

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
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15

VEGETATION

Sec. 27-42. - Specific roadway landscape species standards.

The Town desires to establish a uniform landscaping theme and appearance along certain roadways within its municipal boundaries. The requirements of this section shall be in lieu of and take preference over the required landscaping standards in other sections of the Town's Vegetation Code. The following standards shall apply to all properties in the Town abutting the specified roadway as well as within the right-of-way such as sales and any medians:

15

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on avai...

Notes/Mean of Correction:

1. Two dead palm trees in front of property. Remove dead palm trees and plant new ones.

(1)Hallandale Beach Boulevard. All development adjoining Hallandale Beach Boulevard shall provide, within the landscaped building setback areas or perimeter landscape strips surrounding parking lots, Royal Palm (Royston Eleta) trees spaced on average thirty (30) feet on center. Such trees shall be no less than twelve (12) inches in diameter at a point eight (8) feet above ground level and provide ten (10) to twelve (12) feet of grey wood before palm fronds start to exist. Minor variations may be approved by the Town Planner based on availability of plant material and individual site design.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC.	4019 W PARK ROAD HOLLYWOOD, FL 33021	2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

Legal Description

Case Status	Open	Case #	6184	Date Next Inspection	2/16/2022
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Notes

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
5. Damaged awnings. Repair with permit, plans and inspections.
6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
8. Overgrown weeds. Trim all overgrown weeds.
9. Dead vegetation. Remove dead vegetation.
10. Trash and debris on property. Remove trash and debris.
11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
12. Unpermitted business sign. Obtain permit for business sign or remove.

Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2021		Notice of Violation	Regular Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	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 5-103 (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: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 2/16/2022
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.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 2/16/2022
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
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 2/16/2022
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 2/16/2022

7021 0350 0000 2802 2705

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Street and Apt. N

City, State, ZIP+

PS Form 38

O'Toole, Edwin D & Jean Marie
 Asphalt Sealcoating Products, Inc.
 NOH #6184, #6546
 4019 W Park Road
 Hollywood, FL 33021

7021 0350 0000 2802 2712

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☐ Adult Signature Restricted Delivery \$

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Total Postage
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Sent To

Street and Apt. N

City, State, ZIP+

PS Form 3800, April 2013

O'TOOLE, EDWIN D & JEAN MARIE
 NOH #6184, #6546
 2111 JOHN P LYONS LANE
 PEMBROKE PARK FL 33021

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☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ **7.53**

Sent To
O'Toole, Edwin D & Jean Marie / NOH #6184
 Street and Apt. No., or PO Box No.
2111 John P. Lyons LN
 City, State, ZIP+4®
Pembroke Park, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
 \$

Total Postage and Fees
 \$ **7.53**

Sent To
O'Toole, Edwin D & Jean Marie
 Asphalt Sealcoating Products, Inc.
 NOH #6184, #6546
 4019 W Park Road
 Hollywood, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: O'Toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH #6184, #6546 2111 John P. Lyons LN Pembroke Park, FL 33021 2. Article Number (Transfer from service label) 7021 0350 0000 2802 1548	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery

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

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

08/27/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

N.O.V. #6184

2111 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33021



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

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 226 of 724

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

O'TOOLE, EDWIN D & JEAN MARIE)
ASPHALT SEALCOATING PRODUCTS, INC.)

CASE NO. 6184

Respondent

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

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

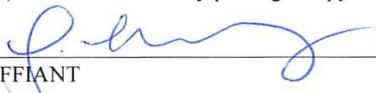
ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 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.

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.



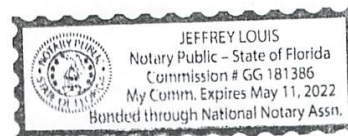
AFFIANT

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 2, 2021, by Joeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
02/01/2022

Sent To:
O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:
6184

Property Owner:
O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:
514220000543

Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

02/03/2022 12:47



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:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 5-103 (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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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	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 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
 2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
 3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
 4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
 5. Damaged awnings. Repair with permit, plans and inspections.
 6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
 7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
 8. Overgrown weeds. Trim all overgrown weeds.
 9. Dead vegetation. Remove dead vegetation.
 10. Trash and debris on property. Remove trash and debris.
 11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
 12. Unpermitted business sign. Obtain permit for business sign or remove.
- Double permit fee 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.

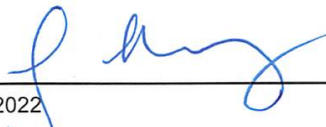
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/03/2022

Sent To:
O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:
6184

Property Owner:
O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.
4019 W PARK ROAD
HOLLYWOOD, FL 33021

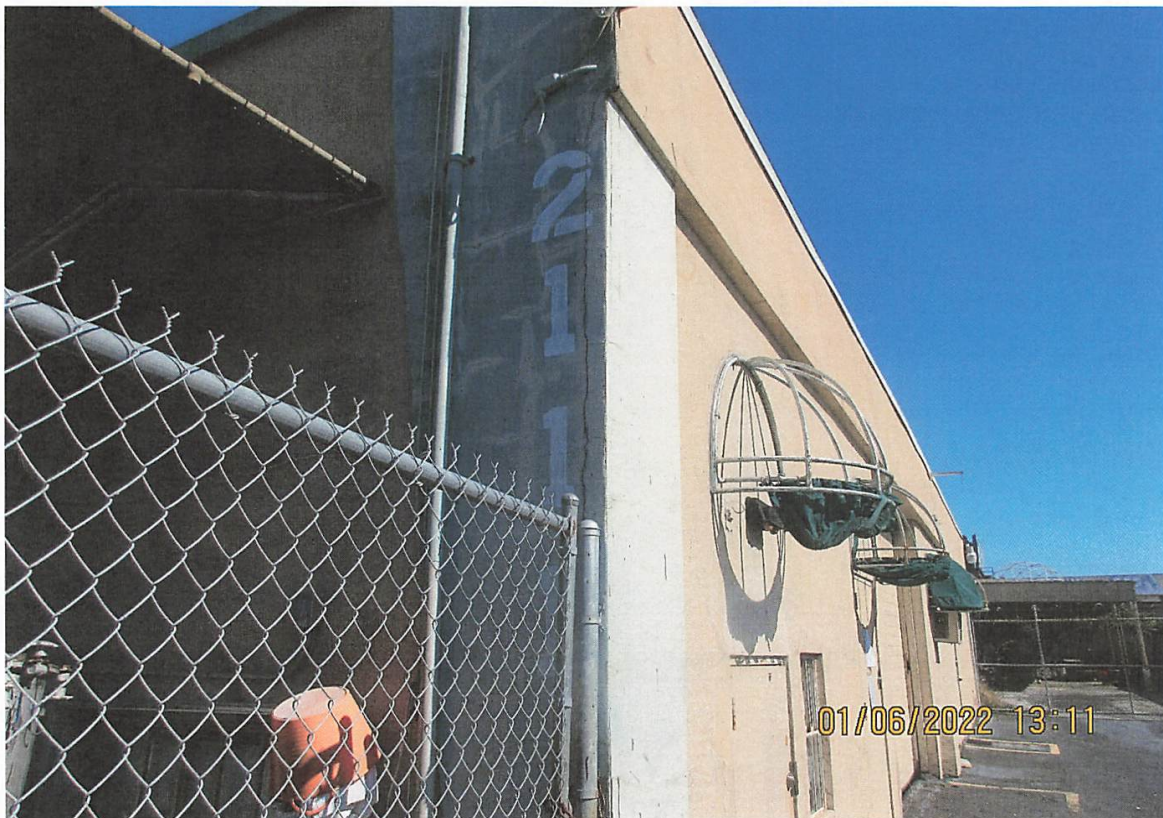
Certified Mail #:

Property Description:
514220000543

Legal Description:
20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

01/06/2022 13:11







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Property Owner:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 5-103 (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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	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 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

**BUILDING AND BUILDING
REGULATIONS**

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

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

SIGNS AND ADVERTISING Sec. 21-23 (a) - Permit

Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...

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1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
 2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
 3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
 4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
 5. Damaged awnings. Repair with permit, plans and inspections.
 6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
 7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
 8. Overgrown weeds. Trim all overgrown weeds.
 9. Dead vegetation. Remove dead vegetation.
 10. Trash and debris on property. Remove trash and debris.
 11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
 12. Unpermitted business sign. Obtain permit for business sign or remove.
- Double permit fee 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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



1/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6184

Date:

08/27/2021

Property Owner:

O'TOOLE, EDWIN D & JEAN
MARIE/ASPHALT SEALCOATING
PRODUCTS, INC.

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Property Description:

514220000543

Certified Mail #:

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2021 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 5-103 (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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	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 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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)

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
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SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Cross reference— Code enforcement, Ch. 7. Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Mean of Correction:

1. Exterior maintenance of building four walls and roof required (i.e. pressure wash, wash, treatment, repair, paint, etc.)
 2. Damaged and unpermitted wooden fence. Replace with permit, plans and inspections.
 3. Damaged and unpermitted canopy. Obtain permit, plans and inspection.
 4. Damaged and unpermitted chain-link fence. Obtain plans, permit and inspections.
 5. Damaged awnings. Repair with permit, plans and inspections.
 6. Damaged and unpermitted carport. Exterior maintenance of carport required (pressure wash, paint, treatment, etc.). Repair with permit, plans and inspections.
 7. Overgrown vines on chain-link fence. Remove overgrown vines from fence.
 8. Overgrown weeds. Trim all overgrown weeds.
 9. Dead vegetation. Remove dead vegetation.
 10. Trash and debris on property. Remove trash and debris.
 11. Parking lot exterior requires maintenance (i.e. pressure wash, paint, treatment, etc.)
 12. Unpermitted business sign. Obtain permit for business sign or remove.
- Double permit fee assessed.

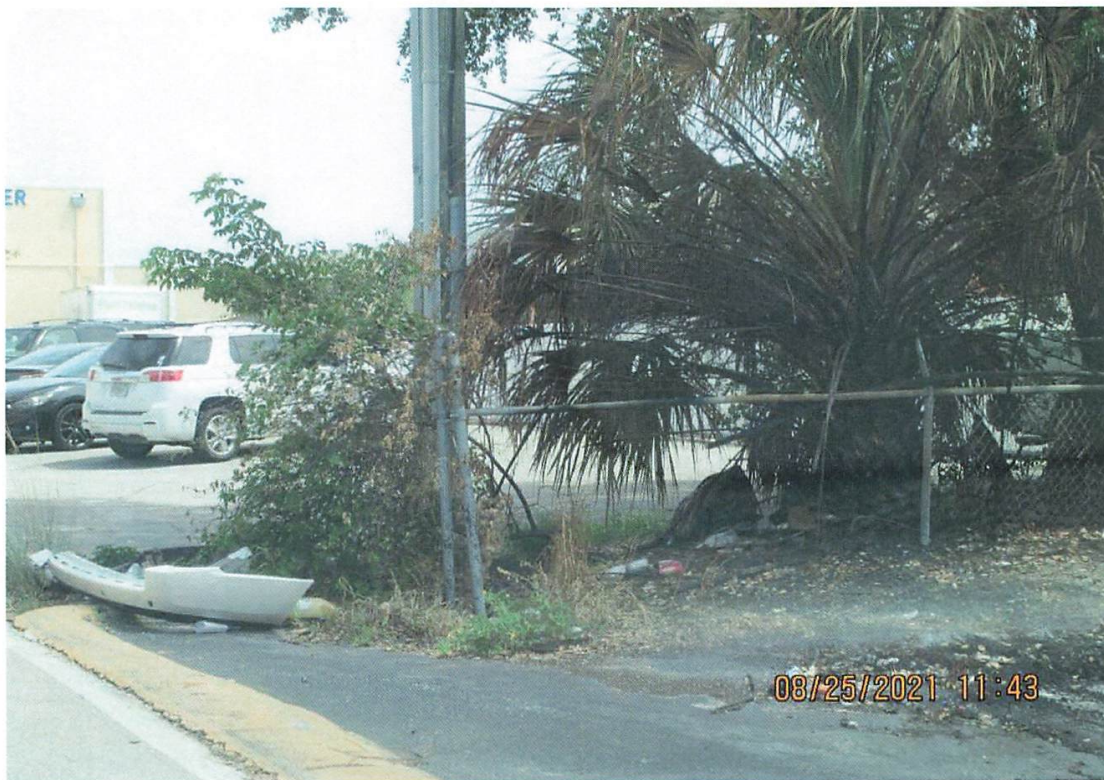
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.

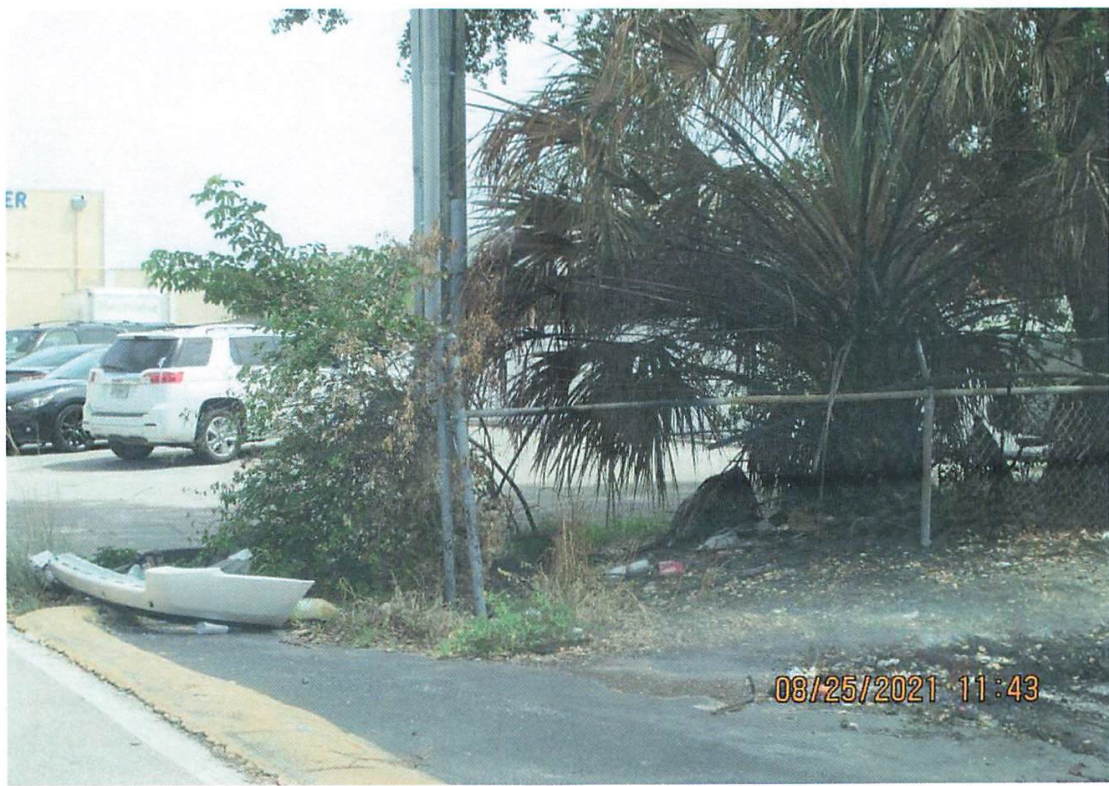


Joseline Ramirez
Chief Code Enforcement Officer

























Case Overview

Property/Incident Information

Owner	Address	Site Address
3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	2071 FLATBUSH AVE #22 BROOKLYN, NY 11234	3535 SW 52 AVE, PEMBROKE PARK, FL 33009 #The Plaza at Pembroke Park
Legal Description		

Case Status Open **Case #** 6233 **Date Next Inspection** 2/16/2022

Notes

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.). Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/11/2020		Courtesy Notice	Regular Mail - 5/12/20
8/30/2021		Notice of Violation	Regular Mail - 8/30/2021
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to - 1/6/22 Property Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 2/3/22 Property Certified Mail 2/2/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 2/16/2022
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

7021 0350 0000 2802 1401

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 Sent To \$ 7.33
Street and Apt. No. 100 SE 2nd Street, Suite 2000, #209
City, State, ZIP+4 Miami, FL 33131

PS Form 3800

See reverse for instructions

7021 0350 0000 2802 1388

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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 \$ 7.33
Street and Apt. No. 3535 SW 52 AVENUE LLC C/O TL Management LLC
City, State, ZIP+4 NOH #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234

PS Form 3800, A

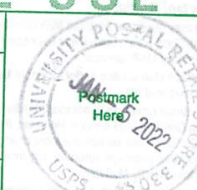
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$



Postage
\$
Total Postage and Sent To \$ 7.33
Street and Apt. No. 3535 SW 52 AVENUE LLC C/O TL Management LLC
City, State, ZIP+4 NOH #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7520-02-000-9001

See reverse for instructions

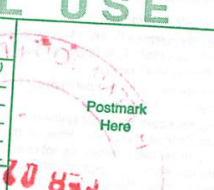
7021 0350 0000 2802 1920

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 Sent To \$
Street and Apt. No. Interstate Agent Services, LLC
City, State, ZIP+4 NOH #6233
100 SE 2nd Street, Suite 2000, #209
Miami, FL 33131

PS

Instructions

7021 0350 0000 2802 1913

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

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OFFICIAL USE

Certified Mail Fee
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Street and Apt. No. 3535 SW 52 AVENUE LLC C/O TL Management LLC
City, State, ZIP+4 NOH #6233
3535 SW 52nd Ave
Pembroke Park, FL 33009

PS

Instructions

7021 0350 0000 2802 1906

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Certified Mail Fee
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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. 3535 SW 52 AVENUE LLC C/O TL Management LLC
City, State, ZIP+4 NOH #6233
2071 Flatbush Ave #22
Brooklyn, NY 11234

PS

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.

Interstate Agent Services, LLC
 NOH #6233
 100 SE 2nd Street, Suite 2000, #209
 Miami, FL 33131



9590 9402 6379 0303 8588 00

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1401

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:

Interstate Agent Services, LLC
 NOH #6233
 100 SE 2nd Street, Suite 2000, #209
 Miami, FL 33131



9590 9402 6379 0303 8493 58

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1920

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

TOWN OF PEMBROKE PARK

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

WN #5125

The Plaza at Pembroke Park
3535 SW 52 Ave
Pembroke Park, FL 33009

Hasler

FIRST-CLASS MAIL

06/12/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

06/12/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Case #:

5125



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

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

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

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



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

Detail by Entity Name

Foreign Limited Liability Company
3535 SW 52ND AVENUE LLC

Filing Information

Document Number	M17000000520
FEI/EIN Number	81-5119564
Date Filed	01/19/2017
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/13/2019
Event Effective Date	NONE

Principal Address

2071 FLATBUSH AVE, STE. 22
BROOKLYN, NY 11234

Mailing Address

2071 FLATBUSH AVE, STE. 22
BROOKLYN, NY 11234

Registered Agent Name & Address

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

Name Changed: 01/09/2019

Address Changed: 02/03/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

SCHEINER, Moshe
2071 FLATBUSH AVE, STE. 22
BROOKLYN, NY 11234

Annual Reports

Report Year	Filed Date
2019	01/09/2019
2020	01/19/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/19/2020 -- ANNUAL REPORT	View image in PDF format
06/13/2019 -- LC Amendment	View image in PDF format
01/09/2019 -- REINSTATEMENT	View image in PDF format
01/19/2017 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3535 SW 52ND AVENUE LLC
%TL MANAGEMENT LLC)

CASE NO. 6233

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

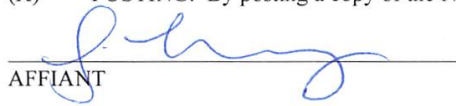
ADDRESS: 3535 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC AT 11:14 A.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.

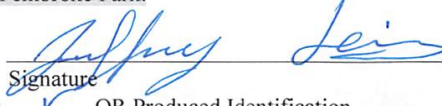
TYPE OF SERVICE

- () 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.

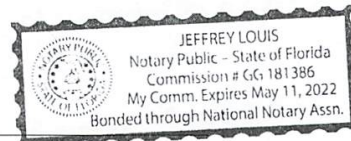

AFFIANT

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 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
02/01/2022

Sent To:
3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC
2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:
6233

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

Certified Mail #:

Property Description:
514230130330

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

AKA:
3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 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 5-103(b) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls.	



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:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

6233

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Certified Mail #:

Property Description:

514230130330

Legal Description:

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AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

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BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
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.	31
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)	31

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
 2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
 3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
 4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
 5. Shed installed without a permit. Obtain plans, permit and inspections.
 6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
 7. Damaged chain-link fence requires repair.
 8. Damaged poles in front of property requires repair.
 9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
 10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
- Double permit fee 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.

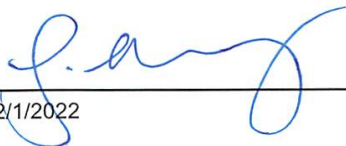
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/03/2022

Sent To:
3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC
2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:
6233

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

Certified Mail #:

Property Description:
514230130330

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

AKA:
3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed:

Ordinance/Regulation **Section**

STAPLES

01/06/2022 15:15



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #:

6233

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Certified Mail #:

Property Description:

514230130330

Legal Description:

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

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 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 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
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.	31
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)	31

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
5. Shed installed without a permit. Obtain plans, permit and inspections.
6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
7. Damaged chain-link fence requires repair.
8. Damaged poles in front of property requires repair.
9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
Double permit fee 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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

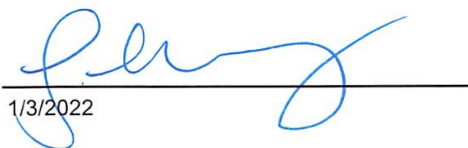
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



1/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: 3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC
2071 FLATBUSH AVE #22
BROOKLYN, NY 11234

Case #: 6233

Date: 08/30/2021

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

Property Description: 514230130330

Certified Mail #:

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

AKA: 3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/30/2021 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 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	31
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.	31
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.	31

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Means of Correction:

1. Exterior sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
 2. Exterior roof requires maintenance (i.e. wash, treatment, repair, paint, etc.).
 3. Exterior four walls and fence walls require maintenance (i.e. wash, treatment, repair, paint, etc.).
 4. Exterior common areas require maintenance (i.e. wash, treatment, repair, paint, etc.).
 5. Shed installed without a permit. Obtain plans, permit and inspections.
 6. Wooden fence on back end of property installed without a permit. Obtain plans, permit and inspections.
 7. Damaged chain-link fence requires repair.
 8. Damaged poles in front of property requires repair.
 9. Parking lot requires maintenance (i.e. wash, treatment, repair, paint, etc.). Obtain plans, permit and inspections for paving and restriping.
 10. Monument sign requires maintenance (i.e. wash, treatment, repair, paint, etc.).
- Double permit fee 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.

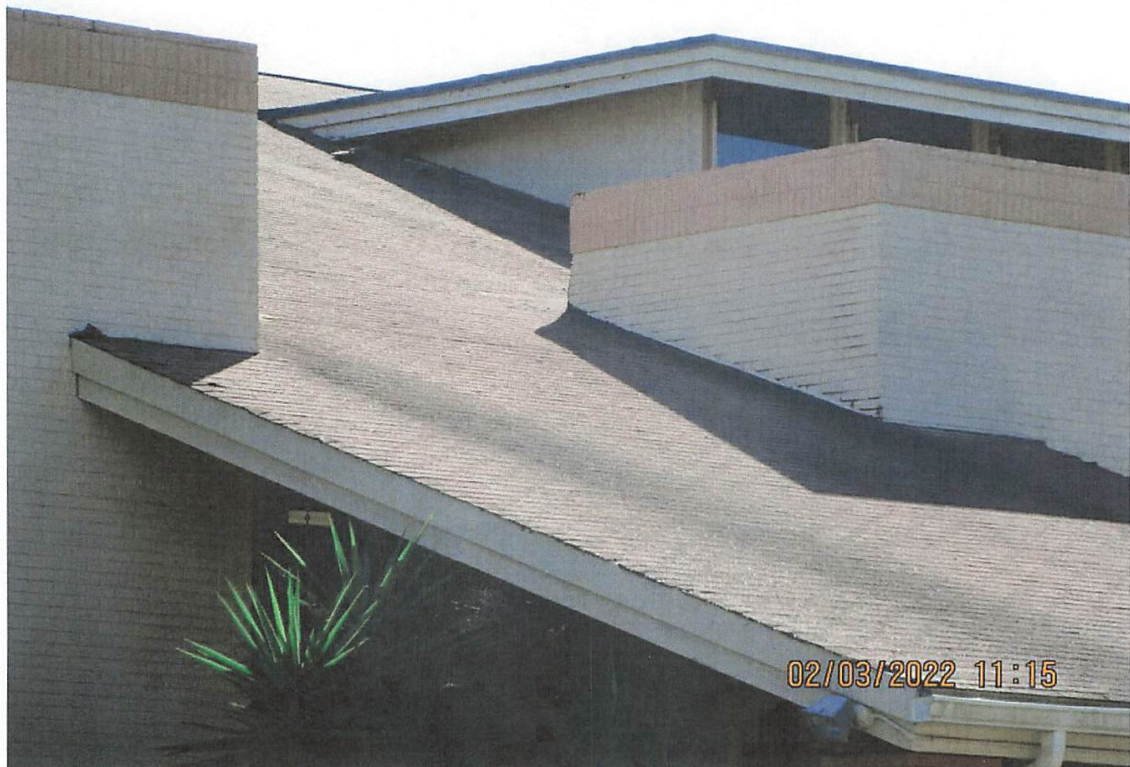
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Enforcement Officer























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

WARNING NOTICE

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Case #:

5125

Date:

06/11/2020

Property Owner:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE#22
BROOKLYN, NY 11234

Property Description:

514230130330

Legal Description:

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

AKA:

3535 SW 52 AVE, PEMBROKE PARK, FL
33009 #The Plaza at Pembroke Park

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30

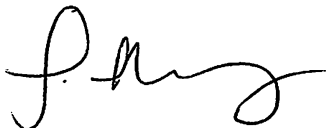
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30
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Notes/Mean of Correction:

1. Exterior sign, roof, walls and common area need maintenance (pressure washing and treatment).
2. Prohibited sandwich sign - remove from property.

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

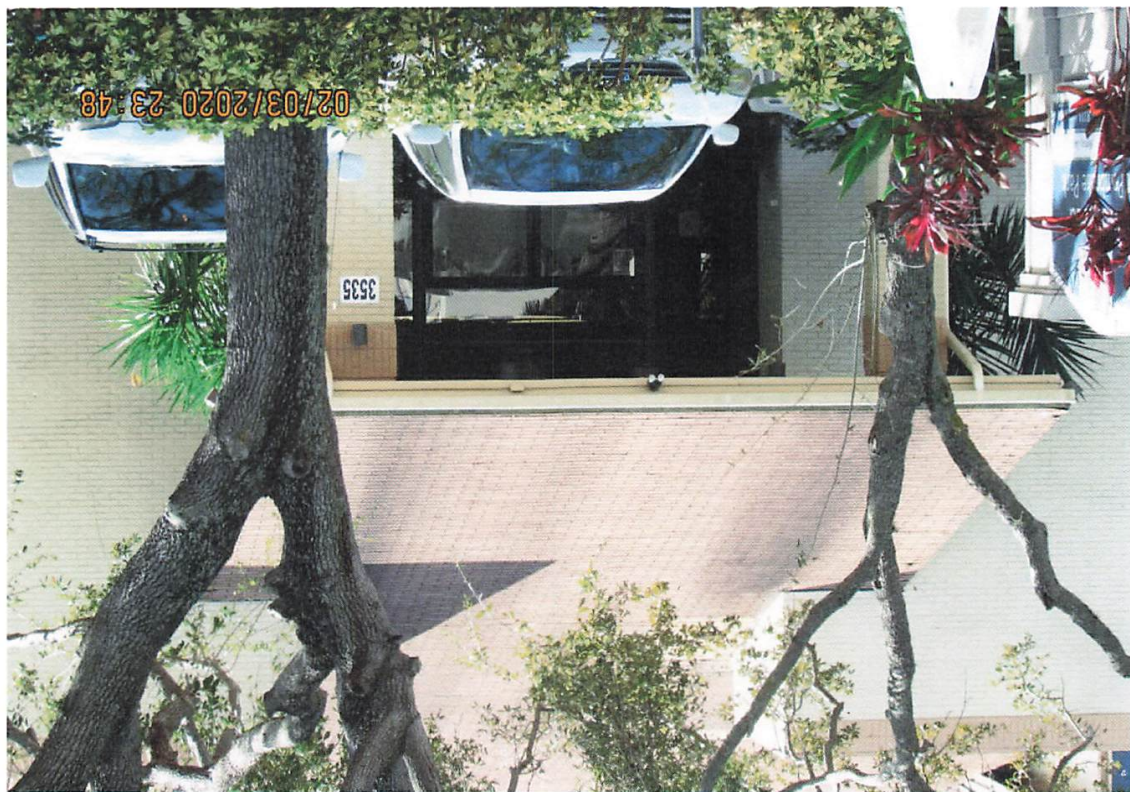
***** You must call for an inspection of compliance to avoid further legal actions: (954) 966-4600 ext. 215 or (954) 966-4600.**



Joseline Ramirez

Code Enforcement Officer

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









TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

09/01/2021

US POSTAGE

\$000.53⁰



ZIP 33023
011D10656696

Sent To:

3535 SW 52ND AVENUE LLC %TL
MANAGEMENT LLC

2071 FLATBUSH AVE #22
BROOKLYN. NY 11234

Case #:

6233

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

09/01/2021

US POSTAGE

\$000.53⁰



ZIP 33023
011D10656696

3535 SW 52ND AVENUE LLC %TL
Management LLC

3535 SW 52 AVE,
PEMBROKE PARK, FL 33009



TOWN OF PEMBROKE PARK

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

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

Hasler

09/01/2021

US POSTAGE \$000.53⁰



FIRST CLASS MAIL

ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
QUINTERO & BROTHERS LLC	4910 SW 186 AVE SOUTHWEST RANCHES, FL 33332	4908 SW 36 CT, PEMBROKE PARK, FL 33023 #4908 SW 36 CT

Legal Description

Case Status Open **Case #** 6544 **Date Next Inspection** 2/16/2022

Notes 1. Interior renovations being done without a building permit. Obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/19/2021		Notice of Violation	Hand 11/19/2021
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Regular Mail 11/30/2021
			Affidavit of Service/Posted to Property 1/6/2022
			Certified Mail 1/5/22
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22
			Certified Mail 2/2/22

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

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
\$ 7.33

Total Postage \$ 7.33

Sent To
Quintero & Brothers LLC
RNOH #6544
4908 SW 36 Court
Pembroke Park, FL 33023

City, State, ZIP+4®
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9007

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
\$ 7.33

Total Postage \$ 7.33

Sent To
Quintero & Brothers LLC/ Quintero,
Felix R
RNOH #6544
4910 SW 186 Ave
South West Ranches, FL 33332

City, State, ZIP+4®
South West Ranches, FL 33332

PS Form 3800, April 2015 PSN 7530-02-000-9007

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Sent To
Quintero & Brothers LLC/ Quintero,
Felix R
RNOH #6544
4910 SW 186 Ave
South West Ranches, FL 33332

City, State, ZIP+4®
South West Ranches, FL 33332

PS Form 3800, April 2015 PSN 7530-02-000-9007

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
\$

Sent To
Quintero & Brothers LLC
RNOH #6544
4908 SW 36 Court
Pembroke Park, FL 33023

City, State, ZIP+4®
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9007

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:

Quintero & Brothers LLC/ Quintero,
Felix R
RNOH #6544
4910 SW 186 Ave
South West Ranches, FL 33332



9590 9402 6379 0303 8493 03

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1883

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RR 3211 C19

- ☐ 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

TOWN OF PEMBROKE PARK

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

N.O.V. #6544

Hasler

FIRST-CLASS MAIL

11/30/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Quintero & Brothers LLC
4908 SW 36 Ct.
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

N.O.V.# 6544

Hasler

FIRST-CLASS MAIL

11/30/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Quintero & Brothers LLC
Quintero, Felix R
4910 SW 186 Avenue
Southwest Ranches, FL 33332

TOWN OF PEMBROKE PARK

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

N.O.V.# 6544

Hasler

FIRST-CLASS MAIL

11/30/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

Case #:

QUINTERO & BROTHERS LLC

6544

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4908 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0030
Property Owner	QUINTERO & BROTHERS LLC	Millage	0613
Mailing Address	4910 SW 186 AVE SOUTHWEST RANCHES FL 33332	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B POR OF LOT 2 DISC AS FOL, COMM AT NW COR OF LOT 2, SLY 144.40 TO ARC OF CURVE, NELY ARC DIST 12.05, NLY TO N W COR 138.50 & POB, LOT 3		

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*	\$182,180	\$125,600	\$307,780	\$307,780				
2021	\$182,180	\$125,600	\$307,780	\$307,780	\$6,618.68			
2020	\$182,180	\$124,510	\$306,690	\$306,690	\$6,618.92			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$307,780	\$307,780	\$307,780	\$307,780				
Portability	0	0	0	0				
Assessed/SOH	\$307,780	\$307,780	\$307,780	\$307,780				
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	\$307,780	\$307,780	\$307,780	\$307,780				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/2/2019	WD-Q	\$350,000	115786077	\$5.00	34,094	SF		
5/4/2016	QCD-T		113675712	\$1.01	11,590	SF		
1/1/2016	QCD-T	\$100	113619189					
12/29/2006	QCD	\$100	43515 / 1126					
3/25/2002	DRR	\$100	32939 / 523	Adj. Bldg. S.F. (Card, Sketch)		4049		
				Units/Beds/Baths		1/3/2		
				Eff./Act. Year Built: 1968/1967				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
QUINTERO & BROTHERS LLC

Filing Information

Document Number	L19000113625
FEI/EIN Number	APPLIED FOR
Date Filed	04/25/2019
Effective Date	04/25/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/13/2021

Principal Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Mailing Address

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Registered Agent Name & Address

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Name Changed: 04/13/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

QUINTERO, FELIX R
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Title AMBR

QUINTERO, CYNTHIA

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Annual Reports

Report Year	Filed Date
2020	04/13/2021
2021	04/13/2021

Document Images

04/13/2021 -- REINSTATEMENT	View image in PDF format
04/25/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
QUINTERO & BROTHERS LLC	)	CASE NO. 6544
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

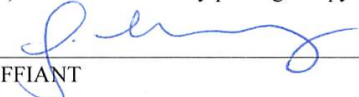
ADDRESS: 4908 SW 36 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: QUINTERO & BROTHERS LLC AT 11:25 A.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.



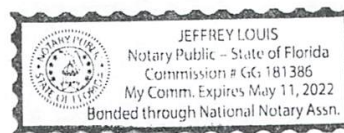
AFFIANT

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 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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




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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
02/01/2022

Sent To:
QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:
6544

Property Owner:
QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:
514230150030

Legal Description:
HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL COMM AT
NW COR OF LOT 2, SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA:
4908 SW 36 CT, PEMBROKE PARK, FL
33023 #4908 SW 36 CT

02/03/2022 11:25

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 the following violations existed on the property above:





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

6544

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:

514230150030

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HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL, COMM AT
NW COR OF LOT 2, SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023 #4908 SW 36 CT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 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

1. Interior renovations being done without a building permit. Obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppl.gov for more information.
Double permit fee 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@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022




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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
01/05/2022

Sent To:
QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:
6544

Property Owner:
QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:
514230150030

Legal Description:
HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL COMM AT
NW COR OF LOT 2 SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA:
4908 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
BUILDING AND BUILDING REGULATIONS	Sec 5-17 - Permit	The Building Official or designee, may require certain documentation to complete the permit process.

30

01/06/2022 15:07



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/05/2022

Sent To:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #:

6544

Property Owner:

QUINTERO & BROTHERS LLC

4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Certified Mail #:

Property Description:

514230150030

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL, COMM AT
NW COR OF LOT 2, SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA:

4908 SW 36 CT, PEMBROKE PARK, FL
33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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1. Interior renovations being done without a building permit. Obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information.

Double permit fee 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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


1/5/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Case #: 6544

Date: 11/19/2021

Property Owner: QUINTERO & BROTHERS LLC
4910 SW 186 AVE
SOUTHWEST RANCHES, FL 33332

Property Description: 514230150030

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE SUB NO 2 59-42 B
POR OF LOT 2 DISC AS FOL, COMM AT
NW COR OF LOT 2, SLY 144.40 TO ARC
OF CURVE, NELY ARC DIST 12.05, NLY TO
N W COR 138.50 & POB, LOT 3

AKA: 4908 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/19/2021 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. Interior renovations being done without a building permit. obtain plans, permit and inspections. Repeat Violation. Contact the Building Dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov for more information.
Double permit fee 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.



Joseline Ramirez
Chief Code Enforcement Officer

STOP WORK **ORDER**

FBC-BCAP 115

THE BUILDING OFFICIAL HAS ORDERED ALL WORK TO CEASE AND DESIST AND PROPER PERMITS TO BE OBTAINED. THE WORK HAS BEEN DETERMINED TO BE IN VIOLATION OF THE FLORIDA BUILDING CODE. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL OR DESIGNEE.

Address:	4908 SW 36 Court		Date: 11/19/2021
Owner:	Quintero & Brothers, LLC.	Miguel Nunez, Building Official or Designee Town of Pembroke Park 3150 SW 52nd Avenue Pembroke Park, FL 33023 - Phone: 954-966-4600	
Comments:	Work started without permits FBC-BCAP 105.1		

11/19/2021 02:30

STOP WORK **ORDER**

FBC-BCAP 115

THE BUILDING OFFICIAL HAS ORDERED ALL WORK TO CEASE AND DESIST AND PROPER PERMITS TO BE OBTAINED. THE WORK HAS BEEN DETERMINED TO BE IN VIOLATION OF THE FLORIDA BUILDING CODE. THIS NOTICE SHALL NOT BE REMOVED EXCEPT BY THE BUILDING OFFICIAL OR DESIGNEE.

Address:	4908 SW 36 Court		Date: 11/19/2021
Owner:	Quintero & Brothers, LLC.	Miguel Nunez, Building Official or Designee Town of Pembroke Park 3150 SW 52nd Avenue Pembroke Park, FL 33023 - Phone: 954-966-4600	
Comments:	Work started without permits FBC-BCAP 105.1		

11/19/2021 02:30



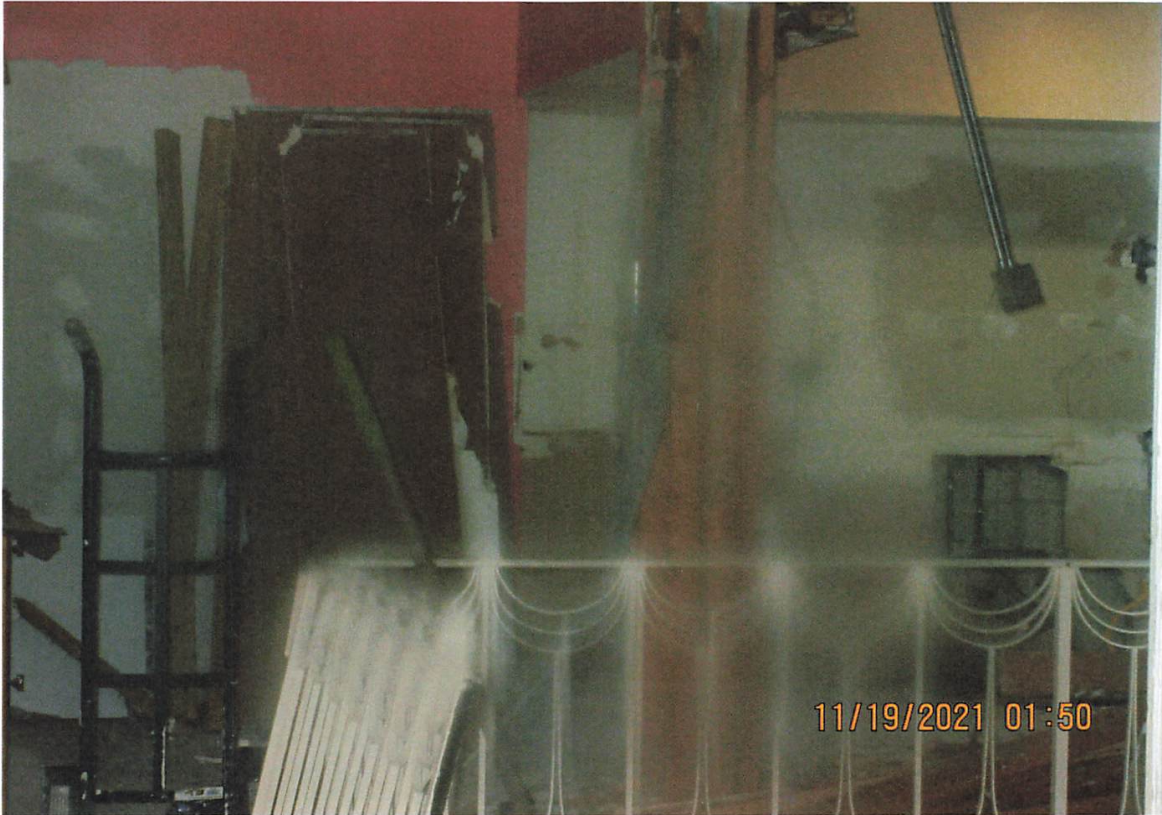


















































Case Overview

Property/Incident Information

Owner O'TOOLE, EDWIN D & JEAN MARIE
Address 4019 W PARK ROAD HOLLYWOOD, FL 33021
Site Address 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021
Legal Description

Case Status Open **Case #** 6546 **Date Next Inspection** 2/16/2022

Notes 1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppl.gov.
 2. Remove trash and debris from property.
 Double permit fee assessed.

No permit

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/30/2021		Notice of Violation	Regular Mail <i>12/1/21</i>
1/3/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property <i>1/6/22</i> Certified Mail <i>1/5/22</i>
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property <i>2/3/22</i> Certified Mail <i>2/2/22</i>

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

7021 0350 0000 2802 2705

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	\$
Sent To	O'Toole, Edwin D & Jean Marie
Street and Apt. N	Asphalt Sealcoating Products, Inc.
City, State, ZIP+4	NOH #6184, #6546
	4019 W Park Road
	Hollywood, FL 33021

PS Form 3800, April 2013

7021 0350 0000 2802 2712

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

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	O'TOOLE, EDWIN D & JEAN MARIE
Street and Apt. N	NOH #6184, #6546
City, State, ZIP+4	2111 JOHN P LYONS LANE
	PEMBROKE PARK FL 33021

PS Form 3800, April 2013

7021 0350 0000 2802 1548

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
 \$ **7.53**

Sent To
 O'Toole, Edwin D & Jean Marie / NOH # 6546
 Street and Apt. No., or PO Box No.
 2111 John P. Lyons LN
 City, State, ZIP+4®
 Pembroke Park, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0350 0000 2802 1548

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
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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 Fees
 \$ **7.53**

Sent To
 O'Toole, Edwin D & Jean Marie
 Asphalt Sealcoating Products, Inc.
 NOH #6184, #6546
 4019 W Park Road
 City, State, ZIP+4®
 Hollywood, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X B. Received by (Printed Name) C. Date of Delivery	
1. Article Addressed to: O'toole, Edwin D & Jean Marie / Asphalt Sealcoating Products Inc. / NOH # 6184, # 6546 2111 John P. Lyons LN Pembroke Park, FL 33021 9590 9402 6379 0303 8589 23		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1548		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	

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

N.O.V. # 6546

Hasler

FIRST-CLASS MAIL

12/01/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

O'TOOLE, EDWIN D & JEAN MARIE

4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

TOWN OF PEMBROKE PARK

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

N.O.V. # 6546

Hasler

FIRST-CLASS MAIL

12/01/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

O'toole, Edwin D & Jean Marie
2111 John P. Lyons Ln.
Pembroke Park, FL 33021

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

O'TOOLE, EDWIN D & JEAN MARIE
ASPHALT SEALCOATING PRODUCTS, INC.

CASE NO. 6546

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: O'TOOLE, EDWIN D & JEAN MARIE/ASPHALT SEALCOATING PRODUCTS, INC. AT 12:47 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.

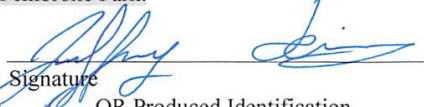
TYPE OF SERVICE

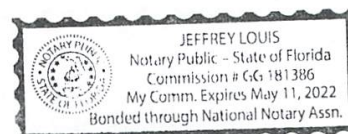
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


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 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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





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

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 342 of 724




Town of Pembroke Park
3190 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 02/01/2022

Sent To: OTOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #: 6546

Property Owner: O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description: 51422000543

Legal Description: 20-51-42 N 50 OF S 500 OF E 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4, LESS E 100 & LESS W 25

AKA: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Violation Days to Comply from

02/03/2022 12:47



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 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.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee 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.

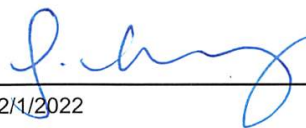
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

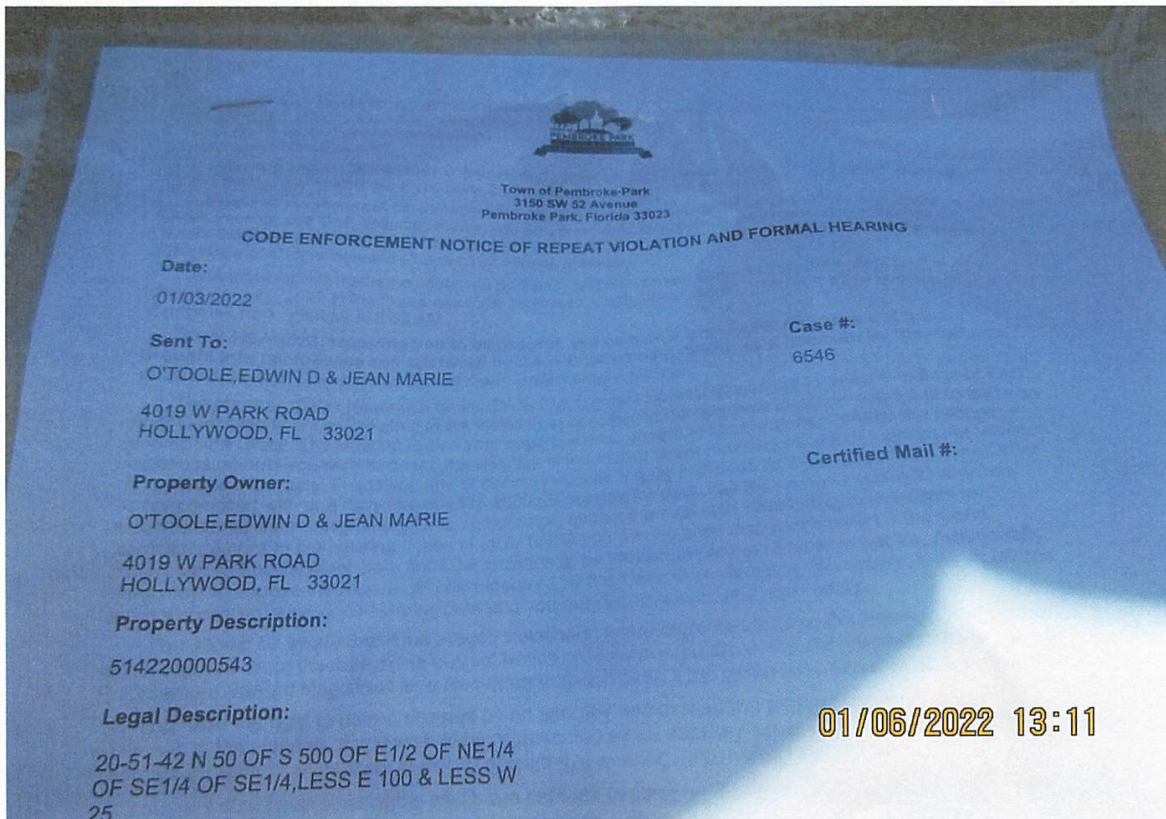
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

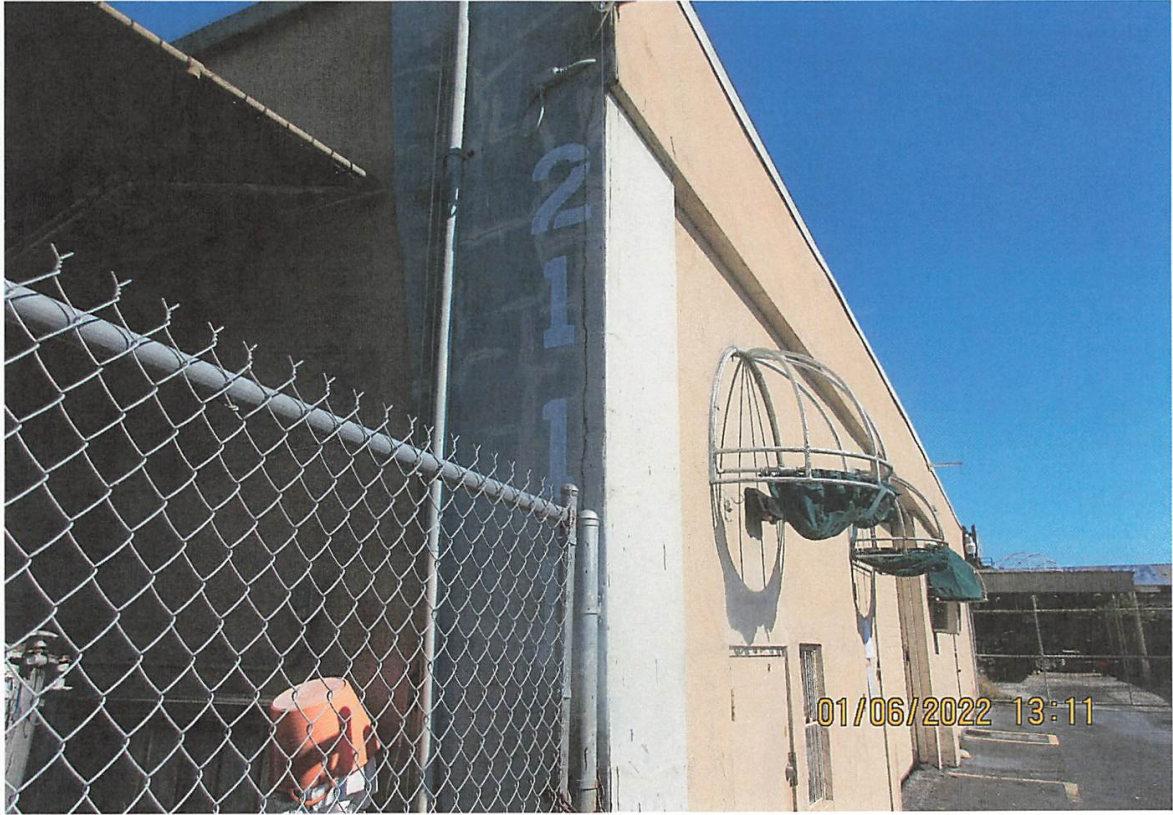
Joseline Ramirez

Chief Code Enforcement
Officer



2/1/2022







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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/03/2022

Sent To:

O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #:

6546

Property Owner:

O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000543

Legal Description:

20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4
OF SE1/4 OF SE1/4, LESS E 100 & LESS W
25

AKA:

2111 JOHN P LYONS LN, PEMBROKE
PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 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.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
2. Remove trash and debris from property.
Double permit fee 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 19th day of January, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


1/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Case #: 6546

Date: 11/30/2021

Property Owner: O'TOOLE, EDWIN D & JEAN MARIE
4019 W PARK ROAD
HOLLYWOOD, FL 33021

Property Description: 514220000543

Certified Mail #:

Legal Description: 20-51-42 N 50 OF S 500 OF E1/2 OF NE1/4 OF SE1/4 OF SE1/4, LESS E 100 & LESS W 25

AKA: 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/30/2021 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.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	15

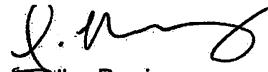
(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

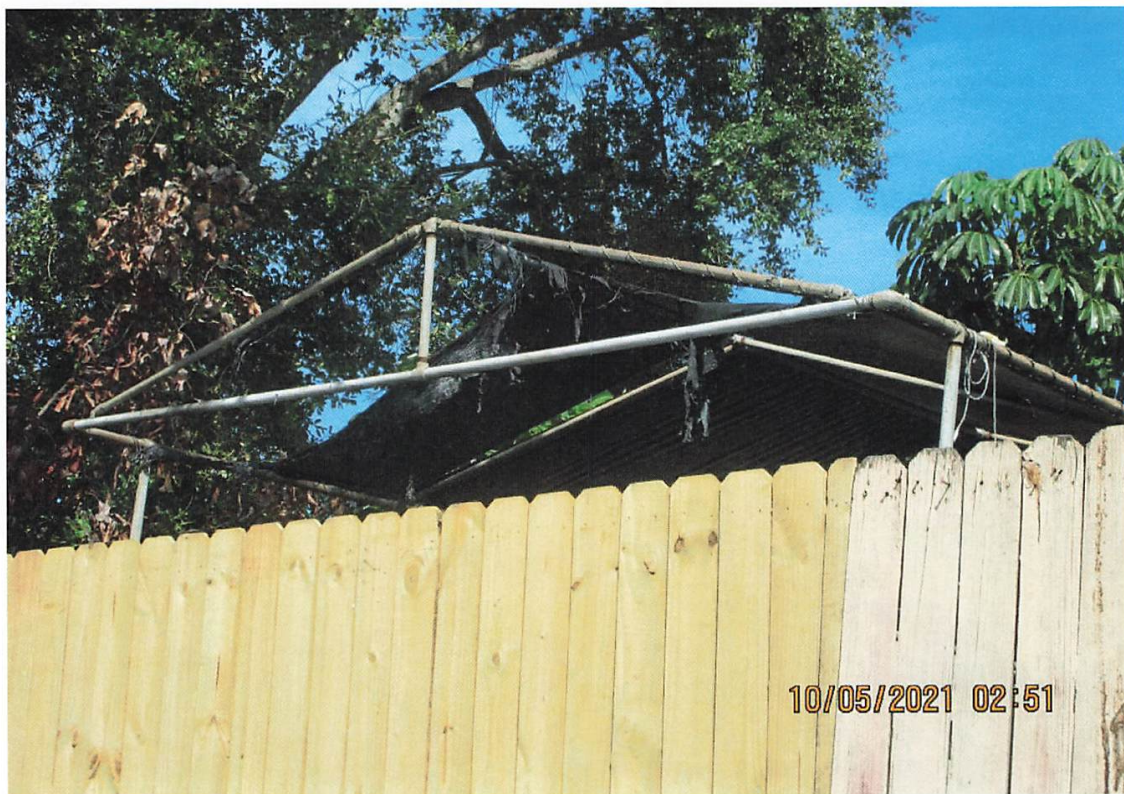
1. Installed new wooden fence without a building permit. Repeat violation. Contact the building dept at 954-966-4600, ext 182 or via email at permits@tppl.gov.
2. Remove trash and debris from property.
Double permit fee assessed.

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.



Joseline Ramirez
Chief Code Enforcement Officer







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

<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

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: 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 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>David R</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Yobelter Hernannay 3140 W Hallandale Beach BLVD Lot 718 Pembroke Park, FL 33009 NoH-5996  9590 9402 6379 0303 8477 74		B. Received by (Printed Name) <i>David R</i> C. Date of Delivery <i>2/3</i>	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1746		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	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

To
 \$

3140 W Hallandale Beach BLVD Lot 718
 Pembroke Park, FL 33009

Postmark Here

7021 0350 0000 2802 1745

NoH-599c Instructions

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$

To
 \$

3140 W Hallandale Beach BLVD
 Pembroke Park, FL 33009

Postmark Here

7021 0350 0000 2802 1753

NoH-599c Instructions

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

Postage
 \$

Total
 \$

To
 \$

8800 North Bronx Ave 2ND Floor
 Skokie IL 60077

Postmark Here

7021 0350 0000 2802 1760

NoH-599c Instructions

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total
 \$

To
 \$

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

Postmark Here

7021 0350 0000 2802 1777

NoH-599c 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: 3140 W Hallandale Beach BLVD Pembroke Park, FL 33009 NoH-599c 9590 9402 6379 0303 8477 81 2. Article Number (Transfer from service label) 7021 0350 0000 2802 1753		A. Signature X <u>David 19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>David 19</u> C. Date of Delivery <u>2/3</u> 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	

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

Domestic Return Receipt

#5996

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

07/02/2021

US POSTAGE

\$000.51⁹



ZIP 33023
011D10656696

YOBELVER HERNANNAY

5996

3140 W HALLANDALE BEACH BLVD LOT 718
PEMBROKE PARK, FL 33009

Property Owner:

Property Des

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\(8\)](#).

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

[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.)
YOBELVER HERNANNAY) CASE NO. 5996
Respondent

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.

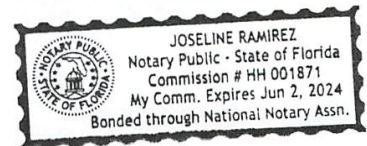
Erik M. Richwagen
AFFIANT

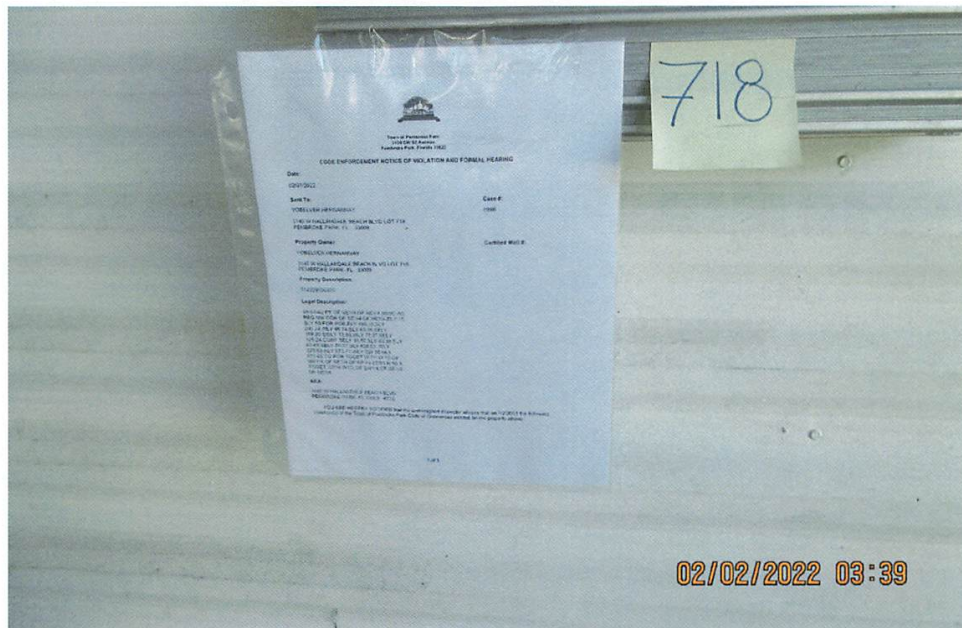
STATE OF FLORIDA
COUNTY OF BROWARD

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.

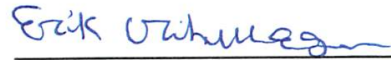
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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.


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 Yobelver Hernanny

Date 6.25.2021

Site Address 3140 W HBB
Lot 718

Case # _____

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

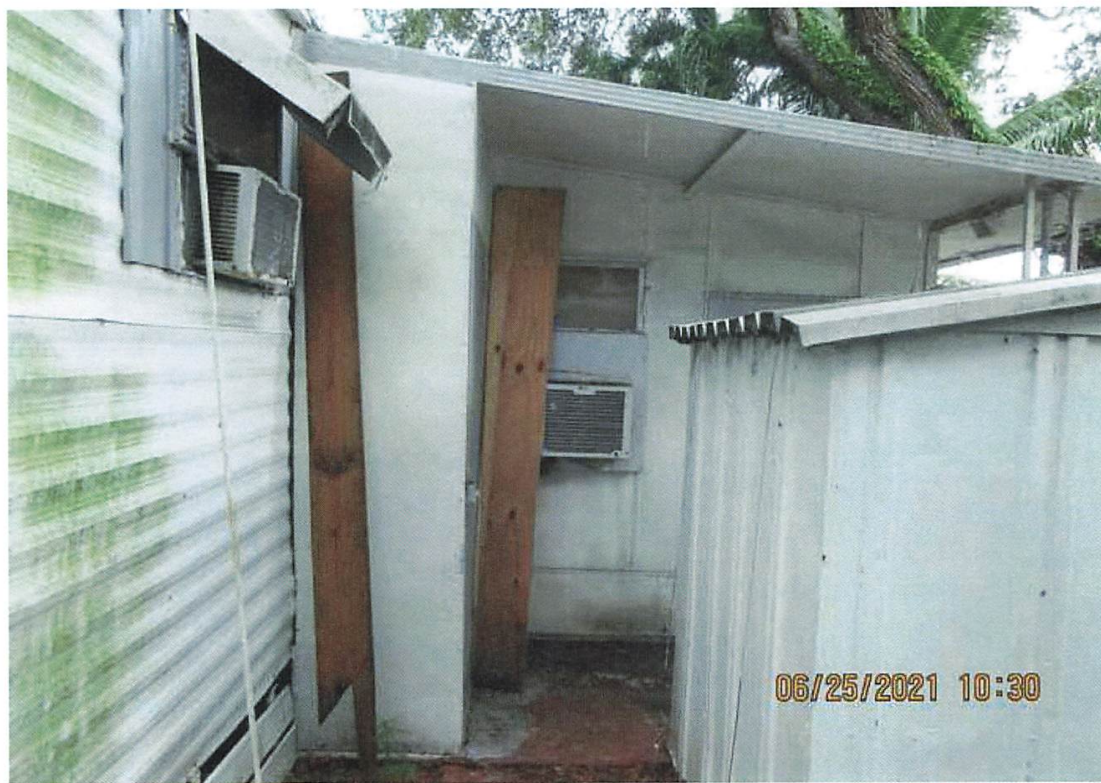
Yellow: Office Copy

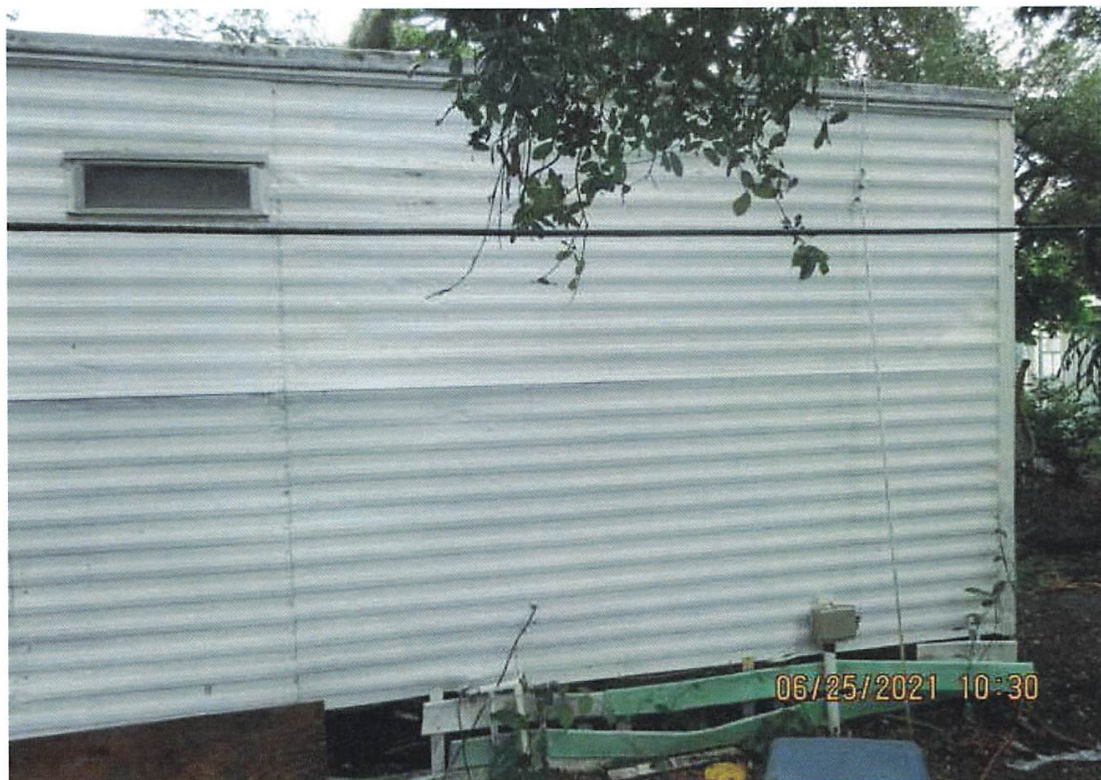
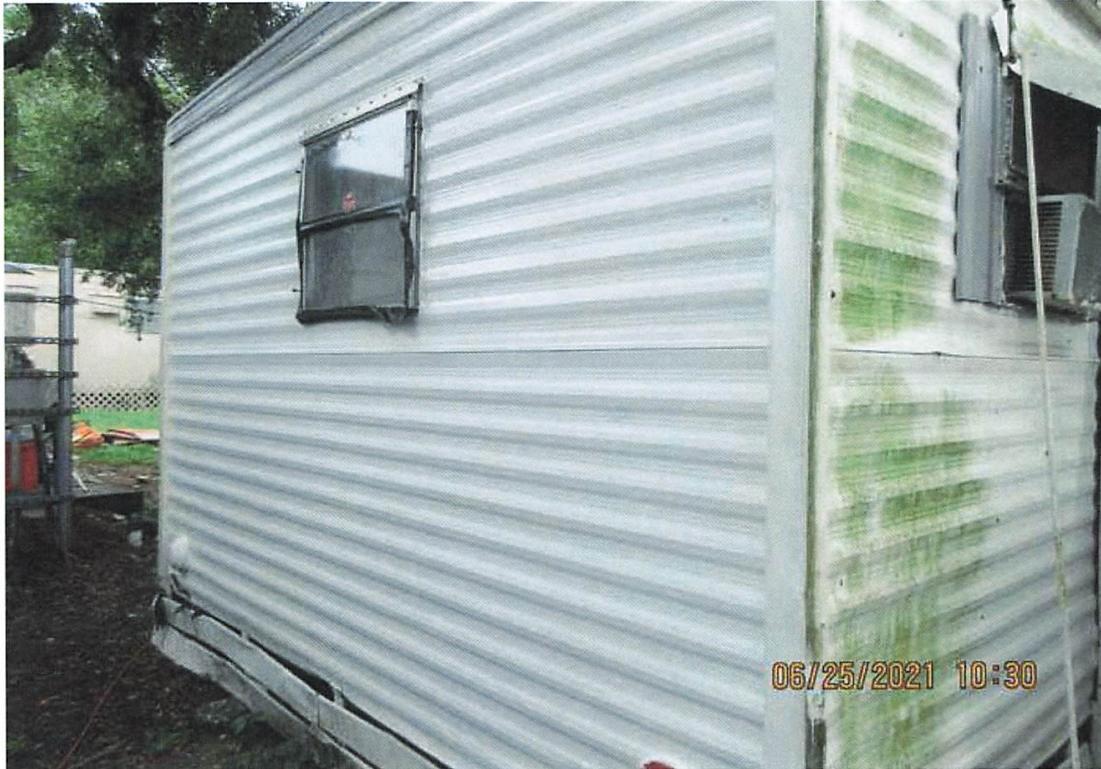
Cardstock: Violator







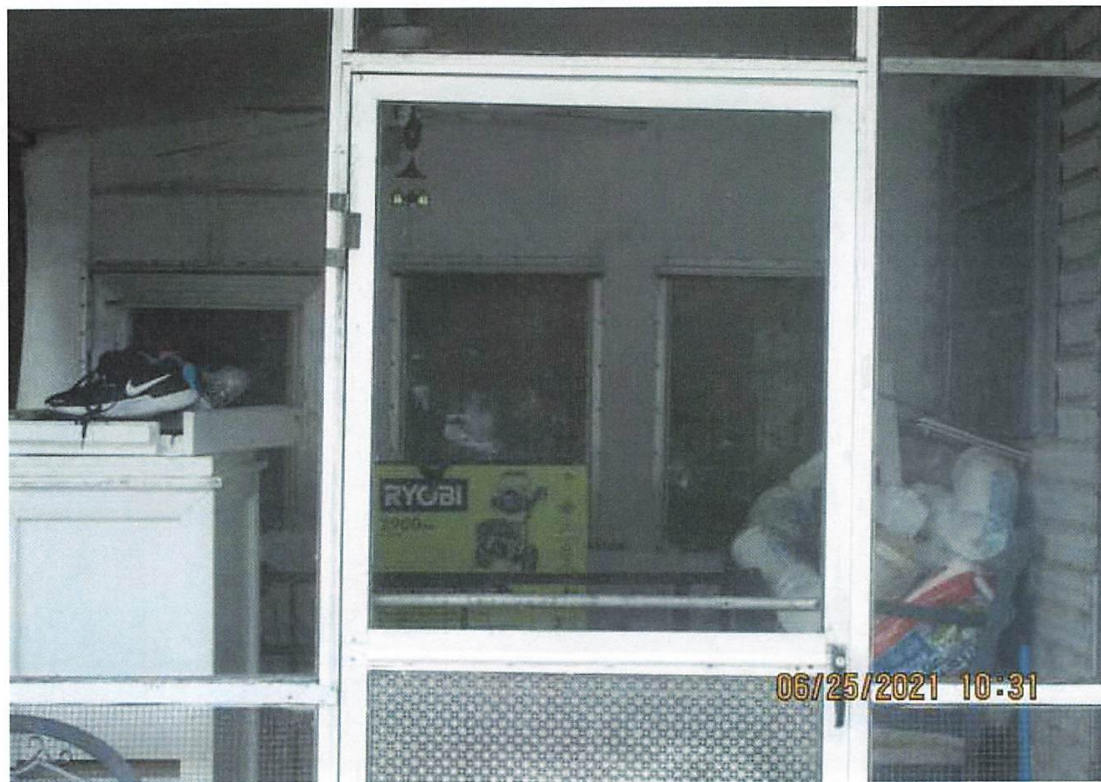






























Case Overview

Property/Incident Information

Owner	Address	Site Address
WATSON JOSEPH	3114 SW 24 ST PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3114 SW 24 ST

Legal Description

Case Status	Open	Case #	6018	Date Next Inspection	2/16/2022
-------------	------	--------	------	----------------------	-----------

Notes

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed Model: PAJ442000KTP0A1.
2. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/19/2021		Notice of Violation	Regular Mail
1/31/2022	2/16/2022	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: 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

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 \$

Postmark Here

Watson Joseph
3114 SW 24 ST
Pembroke Park, FL 33009

7021 0350 0000 2802 1678 NoH-6018

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 \$

Postmark Here

2301 SW 31 Court
Pembroke Park, FL 33009

5921 0350 0000 2802 1685 NoH-6018

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 \$

Postmark Here

140 Greens RD
Hollywood, FL 33021

7021 0350 0000 2802 1692 NoH-6018

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:
2301 SW 31 Court
Pembroke Park, FL 33009
NoH-6018

2. Article Number (Transfer from service label)
9590 9402 6379 0303 8477 12

7021 0350 0000 2802 1685

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type
☐ 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 over \$500
☐ Insured Mail Restricted Delivery over \$500

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:
Watson Joseph
3114 SW 24 ST
Pembroke Park, FL 33009
NoH-6018

2. Article Number (Transfer from service label)
9590 9402 6379 0303 8477 05

7021 0350 0000 2802 1678

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type
☐ 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 over \$500
☐ Insured Mail Restricted Delivery over \$500

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

7019 1120 0000 9007 7521

**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

Street and Apt. No., or

City, State, ZIP+4®

DAVID ZELL
140 GREENS RD
HOLLYWOOD, FL 33021
NOH # 6018

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

See Reverse for Instructions

7019 1120 0000 9007 7521

**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

Street and Apt. No., or

City, State, ZIP+4®

JOSEPH WATSON
3114 SW 24 ST
PEMBROKE PARK, FL 33009
NOH # 6018

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:

JOSEPH WATSON
3114 SW 24 ST
PEMBROKE PARK, FL 33009
NOH # 6018



9590 9402 6379 0303 8480 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *0425 C-19*

☐ 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

☐ 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:

DAVID ZELL
140 GREENS RD
HOLLYWOOD, FL 33021
NOH # 6018



9590 9402 6379 0303 8480 92

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7521

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

Domestic Return Receipt

NOV#6018

TOWN OF PEMBROKE PARK

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

Hasler

F1

07/19/2021

US POSTAGE \$0



01

DAVID ZELI
140 GREENS ROAD
HOLLYWOOD, FL
33021

TOWN OF PEMBROKE PARK

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

Hasler

F1F

07/19/2021

US POSTAGE \$0



011

Sent To:

Case #:

WATSON JOSEPH

6018

3114 SW 24 ST
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\(8\)](#).

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 393 of 724

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)
WATSON JOSEPH) CASE NO. 6018
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WATSON JOSEPH

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3114 SW 24 ST

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: WATSON JOSEPH AT 4:24 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

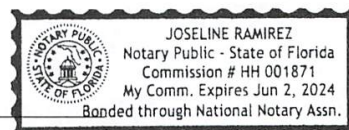
STATE OF FLORIDA
COUNTY OF BROWARD

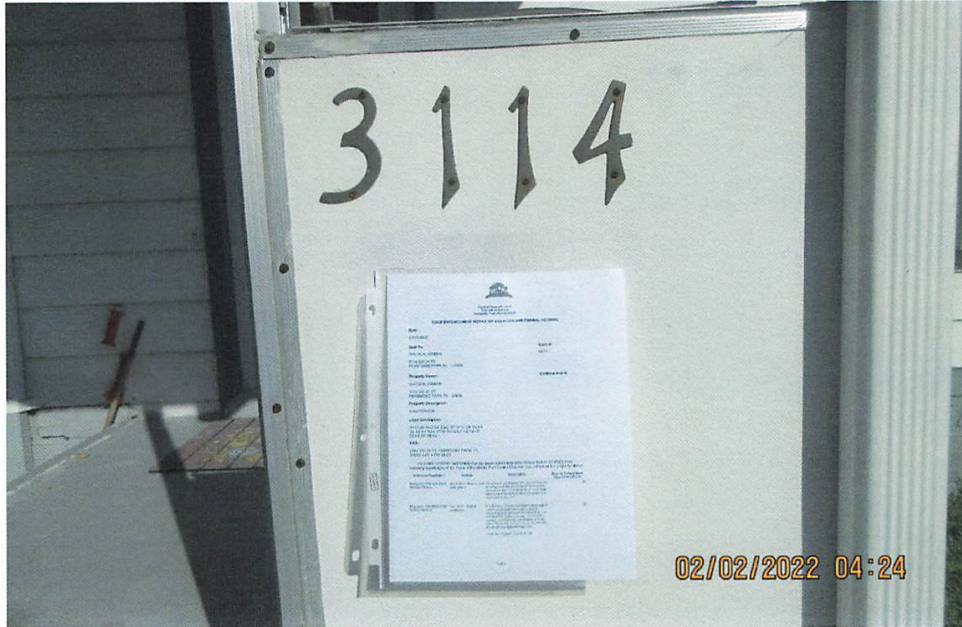
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

[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:

01/31/2022

Sent To:

WATSON JOSEPH

3114 SW 24 ST
PEMBROKE PARK, FL 33009

Case #:

6018

Property Owner:

WATSON JOSEPH

3114 SW 24 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3114 SW 24 ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2021 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

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed Model: PAJ442000KTP0A1.
2. 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



1/31/2022



Hearing

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
WATSON JOSEPH	6018	07/19/2021
3114 SW 24 ST PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
WATSON JOSEPH	514220000520	
3114 SW 24 ST PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3114 SW 24 ST	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/19/2021 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

Notes/Mean of Correction:

1. New a/c installed without a permit. Obtain a permit for the a/c unit currently installed Model: PAJ442000KTP0A1.
2. 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.



Teresa Malcolm
Code Enforcement Officer



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:

WATSON JOSEPH

3114 SW 24 ST
PEMBROKE PARK, FL 33009

Case #:

6018

Property Owner:

WATSON JOSEPH

3114 SW 24 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3114 SW 24 ST

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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.

Teressa Malcolm

Code Enforcement Officer



10/22/2021



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5510 FAX

2111154

PERMIT NO.

M-93973

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: MECHANICAL					
JOB NAME: JEANNE DM WATSON					
JOB ADDRESS: 3114 SW 24 ST					
OWNER NAME: JEANNE WATSON					
OWNER ADDRESS: 3114 SW 24 ST					
CITY: PEMBROKE PARK					
PHONE: 9546877631		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: CUSANO AIR CONDITIONING & HEATING INC					
MAIL ADDRESS: 4611 S UNIVERSITY DRIVE SUITE 407					
CITY STATE ZIP: DAVIE FL 33328					
PHONE: 9544728002		FAX:		EMAIL: CUSANOAIR@YAHOO.COM	
CERT. COMPETENCY: CAC058078			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514220000520			SUBDIVISION: BAMBOO LAKES		
NO. OF STORIES: 1		OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 3770		SQ.FT. / L.F.: 0			
DESCRIBE WORK: A/C REPLACEMENT - ICP 3.5 TON PACKAGE #PA44200KTP0A1					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Process # ▼

Find

Clear



Options

3114 SW 24 ST

Status: permit Issued

Job Type: Residential A.C. Changeouts

Master Process # 93973 Permit # 2111154-0

Permit Warnings / **Property****Warnings**

Applications New Inspection Delete Inspection Save Inspection Close Inspection Configure Inspection Export To Excel

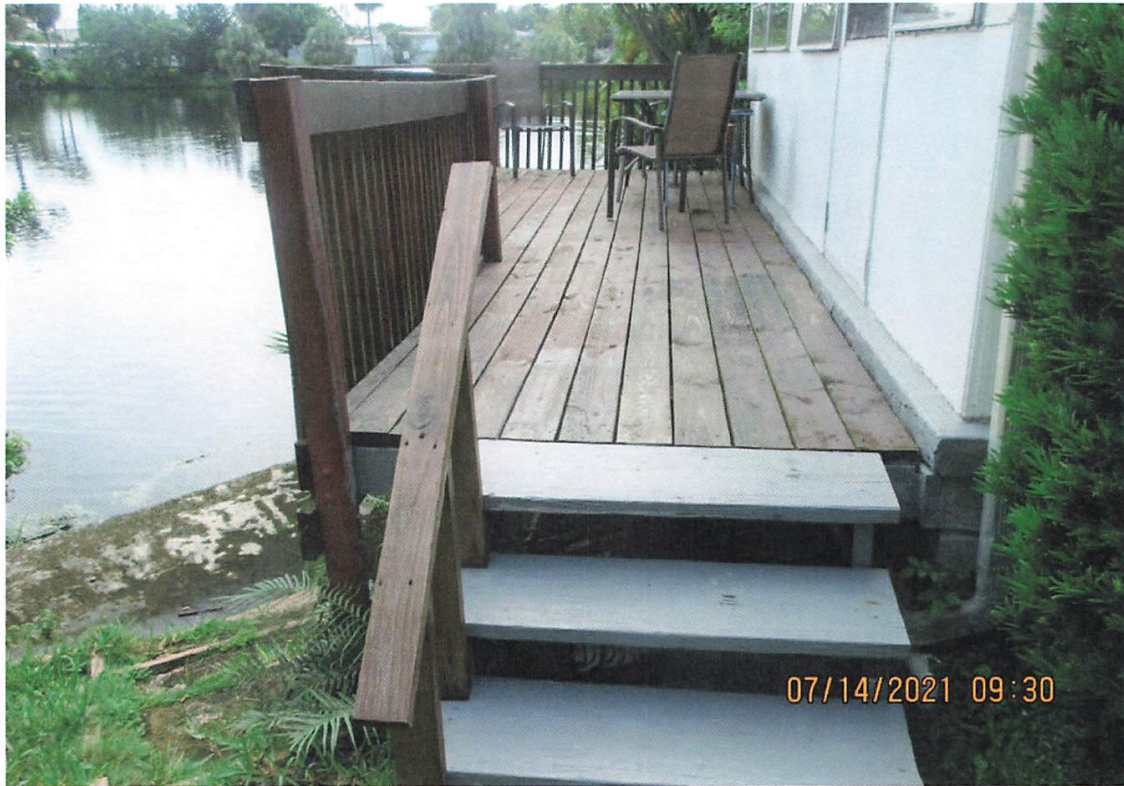
Requirements		Event ID	Inspection Date	Inspection	Assigned To	Status
Fees	☐ View	95023	08/19/2021	(MECH) - Final Mechanical	Gonzalo Corcuera	Canceled Inspection
Notes	☐ View	95024	08/19/2021	(MECH) - Rough Duct Insulation	Gonzalo Corcuera	Canceled Inspection
Plan Reviews	☐ View	95025	08/19/2021	(MECH) - Condensate Lines	Gonzalo Corcuera	Canceled Inspection
Inspections	☐ View	95114	08/27/2021	(MECH) - Final Mechanical	Gonzalo Corcuera	Fail Without Penalty
Print Inspections	☐ View	95115	08/27/2021	(MECH) - Rough Duct Insulation	Gonzalo Corcuera	Fail Without Penalty
Display Inspections:	☐ View	95116	08/27/2021	(MECH) - Condensate Lines	Gonzalo Corcuera	Pass
	☐ View	97254	10/29/2021	(MECH) - Final Mechanical	Gonzalo Corcuera	Fail Without Penalty
	☐ View	99409	01/06/2022	(ELEC) - Electrical Rough	Don W Jhonson	Fail
	☐ View	99410	01/06/2022	(ELEC) - Final Electrical	Don W Jhonson	Fail

Linked Permits

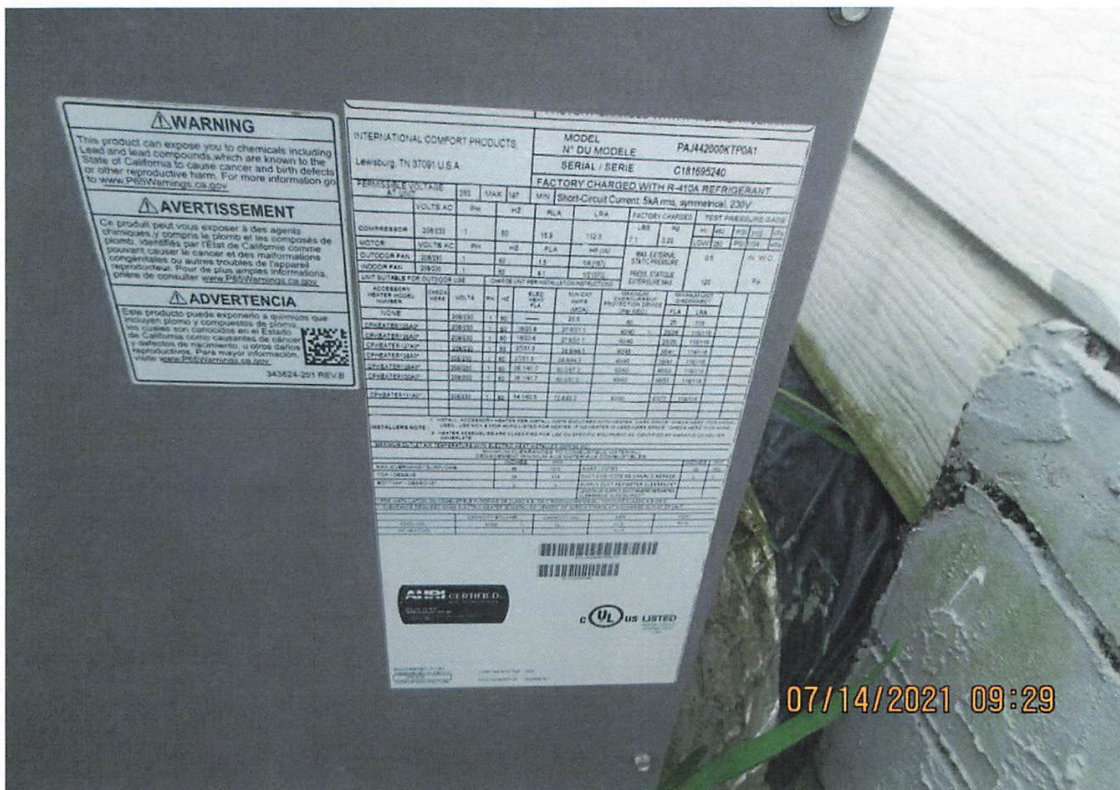
Laserfiche

Permits











Case Overview

Property/Incident Information

Owner	Address	Site Address
MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL	4800 SW 36 CT PEMBROKE PARK, FL 33023	4800 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6428	Date Next Inspection	2/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Removal of chain-link fence done without a permit. Obtain a after the fact permit for the removal of the chain-link fence with plans and inspections.
2. Installation of a new fence prior of obtaining a permit. Obtain a permit for the fence installation with plans and inspections.
3. A double permit fee has been assessed for all work done without a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/15/2021		Notice of Violation	Regular Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	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: 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

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

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

OFFICIAL USE

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

Postmark Here

Mitza, Lacroix/ Benson Augustin & Marie
 Baronvil
 4800 SW 36 CT
 Pembroke Park, FL 33023

NOH-6428

for Instructions

7021 0350 0000 2802 1579

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: Mitza, Lacroix/ Benson Augustin & Marie Baronvil 4800 SW 36 CT Pembroke Park, FL 33023 NOH-6428 9590 9402 6379 0303 8476 06 2. Article Number (Transfer from service label) 7021 0350 0000 2802 1579	A. Signature X <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>M. Lacroix</i> C. Date of Delivery <i>2/2/22</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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ 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

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/15/2021
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

MITZA, LACROIX/ BENSON
AUGUSTIN & MARIE BARONVIL
4800 SW 36 CT
PEMBROKE PARK FL 33023

Case #:

6428



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	4800 SW 36 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 15 0050
Property Owner	LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE	Millage	0613
Mailing Address	4800 SW 36 CT PEMBROKE PARK FL 33023	Use	01
Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS, W 90 & LESS S 30 OF E 10 OF W 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\(8\)](#).

* 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*	\$74,610	\$203,060	\$277,670	\$277,670				
2021	\$74,610	\$203,060	\$277,670	\$119,840	\$1,663.44			
2020	\$74,610	\$201,000	\$275,610	\$118,190	\$1,634.30			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$277,670	\$277,670	\$277,670	\$277,670				
Portability	0	0	0	0				
Assessed/SOH	\$277,670	\$277,670	\$277,670	\$277,670				
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	\$277,670	\$277,670	\$277,670	\$277,670				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/16/2021	WD-Q	\$480,000	117638722	\$5.00	14,921	SF		
8/6/2014	QCD-T	\$100	112453318					
11/21/2002	QCD	\$100	34181 / 517					
2/16/2001	DRR	\$100	31292 / 819					
12/28/2000	WD	\$78,000	31153 / 617	Adj. Bldg. S.F. (Card, Sketch)		2106		
				Units/Beds/Baths		1/3/3		
				Eff./Act. Year Built: 1972/1965				
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.)

MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL)

CASE NO. 6428

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4800 SW 36 CT, PEMBROKE PARK, FL 33023

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL AT 3:01 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 Richwagen

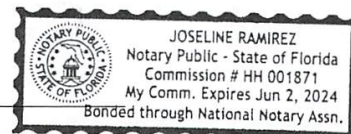
AFFIANT

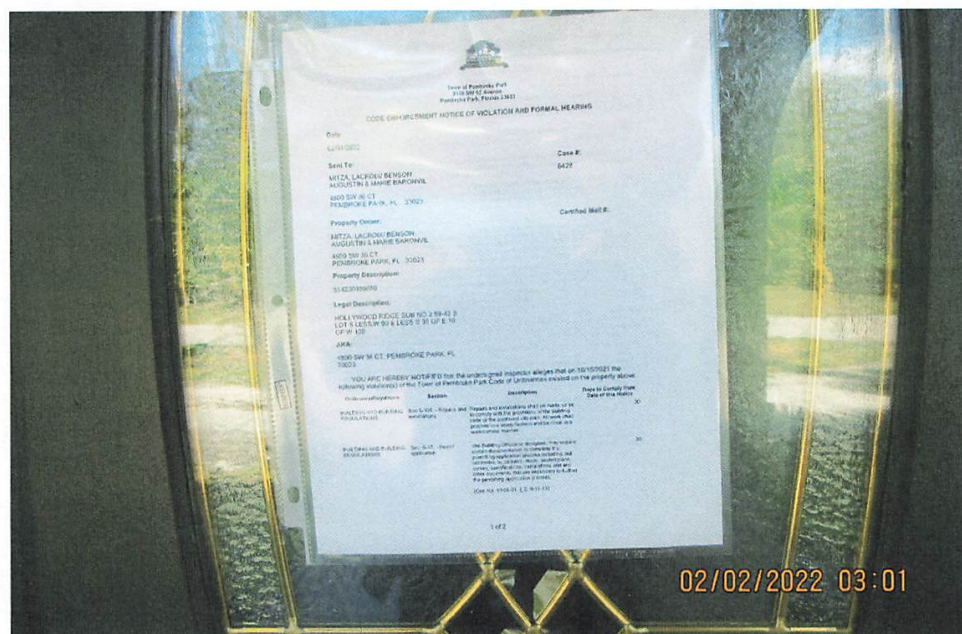
STATE OF FLORIDA
COUNTY OF BROWARD

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:

MITZA, LACROIX/ BENSON
AUGUSTIN & MARIE BARONVIL

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Case #:

6428

Property Owner:

MITZA, LACROIX/ BENSON
AUGUSTIN & MARIE BARONVIL

4800 SW 36 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230150050

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 5 LESS, W 90 & LESS S 30 OF E 10
OF W 100

AKA:

4800 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/15/2021 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
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. Removal of chain-link fence done without a permit. Obtain a after the fact permit for the removal of the chain-link fence with plans and inspections.
2. Installation of a new fence prior of obtaining a permit. Obtain a permit for the fence installation with plans and inspections.
3. A double permit fee has been assessed for 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 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:	Case #:	Date:
MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL 4800 SW 36 CT PEMBROKE PARK, FL 33023	6428	10/15/2021
Property Owner:	Property Description:	Certified Mail #:
MITZA, LACROIX/ BENSON AUGUSTIN & MARIE BARONVIL 4800 SW 36 CT PEMBROKE PARK, FL 33023	514230150050	
Legal Description:	AKA:	
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 5 LESS, W 90 & LESS S 30 OF E 10 OF W 100	4800 SW 36 CT, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/15/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

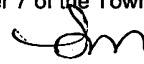
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

1. Removal of chain-link fence done without a permit. Obtain a after the fact permit for the removal of the chain-link fence with plans and inspections.
2. Installation of a new fence prior of obtaining a permit. Obtain a permit for the fence installation with plans and inspections.
3. A double permit fee has been assessed for 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.



Teressa Malcolm
Code Enforcement Officer





Case Overview

Property/Incident Information

Owner	Address	Site Address
BERTILDA ARCHINOLD	3140 W HALLANDALE BEACH BLVD LOT 903 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

Legal Description

Case Status	Open	Case #	6429	Date Next Inspection	2/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
2. A double permit fee has been assessed.

REPEAT VIOLATION - REFER CASE # 6130

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/18/2021		Notice of Violation	Regular Mail
1/31/2022	2/16/2022	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: 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 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>Could 19</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: NoH-6429 Bertilda Archinold 3140 W Hallandale Beach BLVD LOT 903 Pembroke Park, FL 33009		B. Received by (Printed Name) <i>Could 19</i> C. Date of Delivery <i>2/3</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8476 13		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	
7021 0350 0000 2802 1586		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 ☒ <i>Could 19</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: 3140 W Hallandale Beach BLVD Pembroke Park, FL 33009 NoH-6429		B. Received by (Printed Name) <i>Could 19</i> C. Date of Delivery <i>2/3</i>	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8476 20		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
7021 0350 0000 2802 1593		Domestic Return Receipt	

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

7021 0350 0000 2802 1616

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	

Postmark Here

Corporation Service Company
 1201 Hays Street
 Tallahassee, FL 32301-2525 NoH-6429

or Instructions

7021 0350 0000 2802 1609

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	

Postmark Here

8800 North Bronx Ave 2ND Floor
 Skokie IL 60077 NoH-6429

Instructions

7021 0350 0000 2802 1586

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	

Postmark Here

Bertilda Archinold
 3140 W Hallandale Beach BLVD LOT
 903 Pembroke Park, FL 33009 NoH-6429

or Instructions

7021 0350 0000 2802 1593

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	

Postmark Here

3140 W Hallandale Beach BLVD
 Pembroke Park, FL 33009 NoH-6429

or Instructions

NOV # 6429
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee
FL
32301

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Case #:

6429

Property Owner:

DN # 6429
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

10/18/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC
8800 N Bronk Ave
2nd Floor
Skokie
IL
60077

DN # 6429
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

10/18/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC
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)



[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.	)	
	)	
BERTILDA ARCHINOLD	)	CASE NO. 6429
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: BERTILDA ARCHINOLD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #903

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: BERTILDA ARCHINOLD AT 3:42PM 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

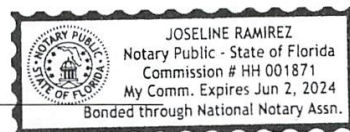
AFFIANT

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 REPEAT VIOLATION AND FORMAL HEARING

Date:

01/31/2022

Sent To:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Property Owner:

BERTILDA ARCHINOLD

3140 W HALLANDALE BEACH BLVD LOT 903
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 #903

Case #:

6429

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 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. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.

2. A double permit fee has been assessed.

REPEAT VIOLATION - REFER CASE # 6130

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.

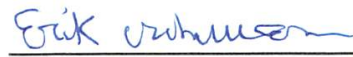
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Erik Richwagen

Code Enforcement Officer



1/31/2022



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: BERTILDA ARCHINOLD
Case #: 6429
Date: 10/18/2021
3140 W HALLANDALE BEACH BLVD LOT 903
PEMBROKE PARK, FL 33009

Property Owner: BERTILDA ARCHINOLD
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 903
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 #903

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 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. A/c removed prior of obtaining a permit the weather was bad so the new unit (WJA430000KTP0B1) was on the floor next to the mobile home. Obtain a permit for the a/c removal with plans and inspections.
 2. A double permit fee has been assessed.
- REPEAT VIOLATION - REFER CASE # 6130**

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



INTERNATIONAL COMFORT PRODUCTS,
Lewisburg, TN 37091 U.S.A.

MODEL
N° DU MODELE WJA43000KTP081

SERIAL / SERIE C191998846

FACTORY CHARGED WITH R-410A REFRIGERANT

PERMISSIBLE VOLTAGE AT UNIT		253	MAX	197	MIN		Short-Circuit Current: 5kA rms, symmetrical 230V	
	VOLTS AC	PH	HZ	RLA	LRA	FACTORY CHARGED		TEST PRESSURE GAGE
COMPRESSOR	208/230	1	60	13.5	72.5	LBS	KG	HI 450 PSI / 3102 kPa
						LOW 250 PSI / 1724 kPa		
MOTOR	VOLTS AC	PH	HZ	FLA	HP (W)	MAX. EXTERNAL STATIC PRESSURE		IN W.C.
OUTDOOR FAN	208/230	1	60	8.9	1/8 (93)	0.5		
INDOOR FAN	208/230	1	60	2.8	1/3 (249)	PRESS. STATIQUE EXTERIEURE MAX.		Pa

⚠ WARNING
You may be exposed to chemicals including lead and mercury which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

⚠ AVERTISSEMENT
Vous pouvez être exposé à des agents chimiques, y compris le plomb et les composés de plomb, qui sont connus par l'Etat de Californie comme causant le cancer et des malformations congénitales ou autres troubles de l'appareil reproducteur. Pour de plus amples informations, consultez www.P65Warnings.ca.gov

⚠ ADVERTENCIA
Este producto puede exponerle a químicos que incluyen plomo y compuestos de plomo, los cuales son conocidos en el Estado de California como causantes de cáncer, defectos de nacimiento, u otros daños reproductivos. Para mayor información, visite www.P65Warnings.ca.gov

UNIT SUITABLE FOR OUTDOOR USE

ACCESSORY HEATER MODEL NUMBER	CHECK HERE	VOLTS	PH	HZ	ELEC. HEAT FLA	MIN. CKT. AMPS (MCA)	MAXIMUM OVERCURRENT PROTECTION DEVICE (FHW/NEC)	MINIMUM UNIT DISCONNECT FLA	LRA
NONE		208/230	1	60	—	20.8	30	20	74
CPHEATER125A0"		208/230	1	60	18/20.8	26/29.5	30/30	24/27	74/74
CPHEATER126A0"		208/230	1	60	18/20.8	26/29.5	30/30	24/27	74/74
CPHEATER127A0"		208/230	1	60	27/31.3	37.3/42.5	40/45	34/39	74/74
CPHEATER128A0"		208/230	1	60	27/31.3	37.3/42.5	40/45	34/39	74/74
CPHEATER129A0"		208/230	1	60	36.1/41.7	48.8/55.8	50/60	45/51	74/74
CPHEATER130A0"		208/230	1	60	36.1/41.7	48.8/55.8	50/60	45/51	74/74

INSTALL ACCESSORY HEATER PER INSTALL INSTRUCTIONS ENCLOSED WITH HEATER. MARK SPACE "CHECK HERE" FOR MODEL USED. USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED, MARK SPACE "CHECK HERE" FOR NONE.

HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS IDENTIFIED BY MARKING ON HEATER NAMEPLATE.

MAXIMUM COIL WIRE TEMPERATURE WHEN ELECTRIC HEAT IS INSTALLED: 207°F (92°C)

	INCHES	MM	SIDES / COTES	INCHES	MM
MAX OVERHANG / SURPLOMB	48	1219	DUCT SIDE / COTE DE CANAL D'AERAGE	30	762
TOP / DESSUS	36	914	SUPPLY DUCT PERIMETER CLEARANCE**	0	0
BOTTOM / DESSOUS	0	0	LENGTH OF SUPPLY DUCT WHEN FURNACE CLEARANCE IS REQUIRED**		

** FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A, B, OR C ROOFING MATERIAL, TYPICAL CLASS A, B OR C CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISCHARGE OUTLET OF UNIT.

	CAPACITY BTU / HR	CAPACITY KW	EER	COP
COOLING	28000	8.1	11.5	N/A
HP HEATING			N/A	

10/01/2021 03:41

Case Overview

Property/Incident Information

Owner	Address	Site Address
JULIA PERAFAN & MARIA GALVAN	3300 PEMBROKE RD LOT 335 PEMBROKE PARK, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #335

Legal Description

Case Status	Open	Case #	6430	Date Next Inspection	2/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Addition added to home without a permit. Obtain a permit for the addition including any electrical with plans and inspections. Also verify sliding glass door on addition with the building department.
2. Windows added to the home without permits. Obtain a permit for the windows with plans and inspections.
3. Prohibited outdoor stored items including trash and debris from property leaving only lawn & patio furniture.
4. No permit for the shed with door installed. Obtain a permit for the shed and door with plans and inspections.
5. A double permit fee has been assessed for all work done with a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/18/2021		Notice of Violation	Regular Mail
1/31/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 2/16/2022
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.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 2/16/2022
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

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

Not in Compliance -
Reinspection Date:
2/16/2022

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

Postage
\$

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7021 0350 0000 2802 1623

Julia Perafan & Maria Galvan
3300 Pembroke RD LOT 335
Pembroke Park FL, 33021

No H-6430 for Instructions

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Postage
\$

Postmark Here

7021 0350 0000 2802 1630

3300 Pembroke RD
Pembroke Park FL, 33021

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

Postage
\$

Postmark Here

7021 0350 0000 2802 1647

4302 Hollywood BLVD
Hollywood FL 33021-6635

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

Postage
\$

Postmark Here

7021 0350 0000 2802 1654

Everett, Michael
4655 Vineland Road
Orlando, FL 32711

No H-6430 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: Julia Perafan & Maria Galvan 3300 Pembroke RD LOT 335 Pembroke Park FL, 33021 No H-6430 2. Article Number (Transfer from service label) 7021 0350 0000 2802 1623 PS Form 3811, July 2020 PSN 7530-02-000-9053	COMPLETE THIS SECTION ON DELIVERY A. Signature <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>Nic</i> C. Date of Delivery <i>02/08/22</i> D. Is delivery address different from item 1? ☒ Yes ☐ No If YES, enter delivery address below: 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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) </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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ 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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE \$000.53⁰

 ZIP 33023
011D10656696

Sent To:

JULIA PERAFAN & MARIA
GALVAN

3300 PEMBROKE RD LOT 335
PEMBROKE PARK, FL 33021

Case #:

6430

sov #6430

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/18/2021
US POSTAGE \$000.53⁰

 ZIP 33023
011D10656696

Trinity Broadcasting of
Florida Inc
4525 vineland RD
Ste 200
Orlando
FL
32811

Nov #6430
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

10/18/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Trinity Broadcasting of
Florida Inc
4302 Hollywood Blvd
Hollywood
FL
33021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JULIA PERAFAN & MARIA GALVAN

CASE NO. 6430

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JULIA PERAFAN & MARIA GALVAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #335

I, Erik M. Richwagen HEREBY CERTIFY that I SERVED: JULIA PERAFAN & MARIA GALVAN AT 4:34PM.
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 Richwagen

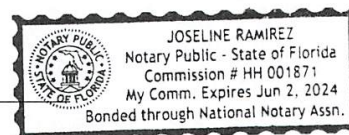
AFFIANT

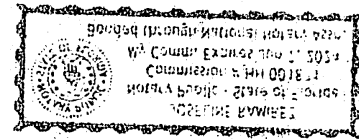
STATE OF FLORIDA
COUNTY OF BROWARD

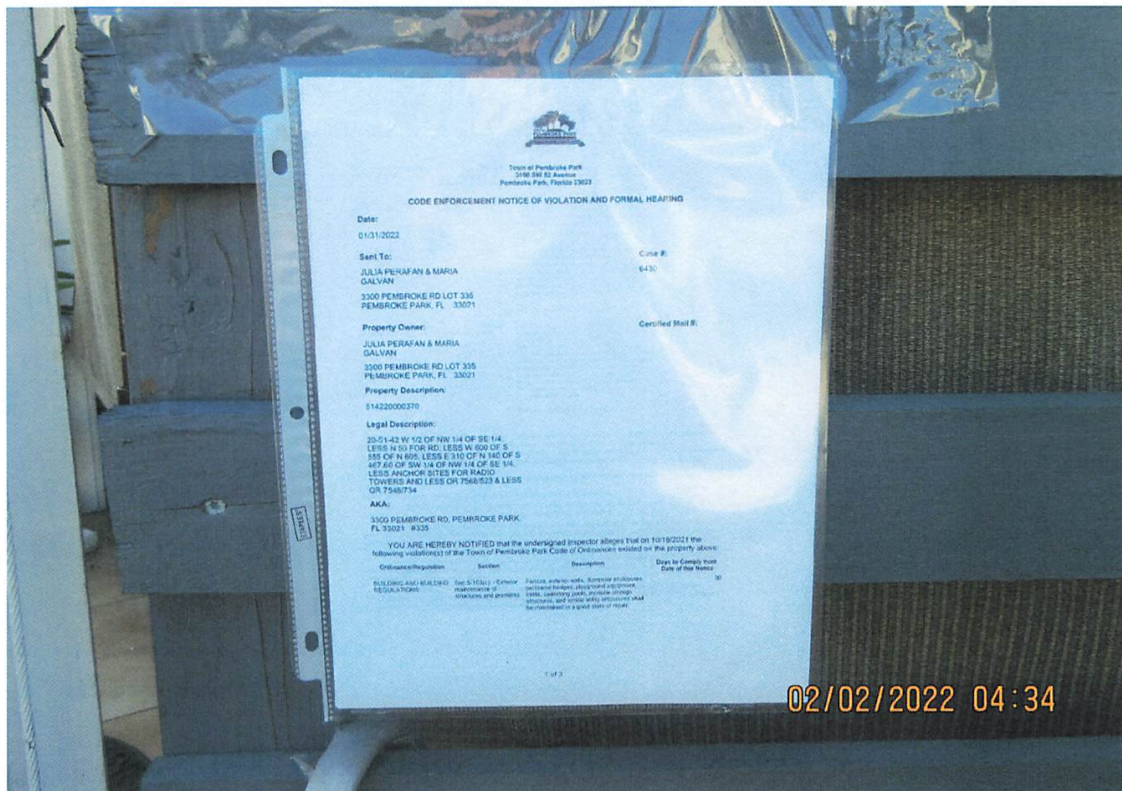
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of 2, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

[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:

01/31/2022

Sent To:

JULIA PERAFAN & MARIA
GALVAN

3300 PEMBROKE RD LOT 335
PEMBROKE PARK, FL 33021

Case #:

6430

Property Owner:

JULIA PERAFAN & MARIA
GALVAN

3300 PEMBROKE RD LOT 335
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220000370

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7568/523 & LESS
OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #335

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 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 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	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. 12-48. - 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. Addition added to home without a permit. Obtain a permit for the addition including any electrical with plans and inspections. Also verify sliding glass door on addition with the building department.
2. Windows added to the home without permits. Obtain a permit for the windows with plans and inspections.
3. Prohibited outdoor stored items including trash and debris from property leaving only lawn & patio furniture.
4. No permit for the shed with door installed. Obtain a permit for the shed and door with plans and inspections.
5. A double permit fee has been assessed for all work done with 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 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



1/31/2022



Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28
Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734		

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\(8\)](#).

[illegible]



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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
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01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 -- ANNUAL REPORT

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

JULIA PERAFAN & MARIA
GALVAN

3300 PEMBROKE RD LOT 335
PEMBROKE PARK, FL 33021

Case #:

6430

Date:

10/18/2021

Property Owner:

JULIA PERAFAN & MARIA
GALVAN

3300 PEMBROKE RD LOT 335
PEMBROKE PARK, FL 33021

Property Description:

514220000370

Certified Mail #:**Legal Description:**

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4,
LESS N 50 FOR RD, LESS W 600 OF S
555 OF N 605, LESS E 310 OF N 140 OF S
467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4,
LESS ANCHOR SITES FOR RADIO
TOWERS AND LESS OR 7568/523 & LESS
OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #335

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2021 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 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	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. 12-48. - 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

Notes/Mean of Correction:

1. Addition added to home without a permit. Obtain a permit for the addition including any electrical with plans and inspections. Also verify sliding glass door on addition with the building department.
2. Windows added to the home without permits. Obtain a permit for the windows with plans and inspections.
3. Prohibited outdoor stored items including trash and debris from property leaving only lawn & patio furniture.
4. No permit for the shed with door installed. Obtain a permit for the shed and door with plans and inspections.
5. Fence installed without a permit. Obtain a permit for the fence with plans and inspections.
6. A double permit fee has been assessed for all work done with 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















Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	888 SE 3 AVE SUITE 500 FORT LAUDERDALE, FL 33316	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6168 **Date Next Inspection** 2/3/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/24/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$24,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$24,850.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$24,850.00

7021 0350 0000 2802 2835

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
 FORT LAUDERDALE FL 33316

City
 FORT LAUDERDALE FL 33316

Postmark Here

AMITA DEVELOPMENT LLC
 HCF# 6168
 888 SE 3 AVE SUITE 500
 FORT LAUDERDALE FL 33316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 2828

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
 2350 SW 30 AVENUE,

City
 PEMBROKE PARK FL 33009

Postmark Here

AMITA DEVELOPMENT LLC
 HCF# 6168
 2350 SW 30 AVENUE,
 PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

*RECEIVED CALL 9/21/21 - HE SOLD PROPERTY A YEAR AGO TO "ANITA"

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>Ed Maslanka</i> ☐ Agent ☐ Addressee
1. Article Addressed to: Case #6168 - NOH Mr. Edward Maslanka (Reg. Agent) 2350 SW 30 th Properties, LLC. 291 Imperial Lane Lauderdale By the Sea, FL 33308	B. Received by (Printed Name) <i>Ed Maslanka</i> C. Date of Delivery <i>9/20/21</i>
 9590 9402 6610 1028 6979 07	D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1911	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☒ Registered Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020, PSN 7530-02-000-9053	
Domestic Return Receipt	

7021 0350 0000 2801 8661

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
 \$ **7.33**

Total Postage and Fee
 \$

Sent To
 2350 SW 30 PROPERTIES, LLC/
 MASLANKA, EDWARD (MGR)

Street and Apt. No.
 2350 SW 30 AVE,

City, State, Zip+4®
 PEMBROKE PARK, FL, 33009

CASE #6168 F.O

PS Form 3800, A

7021 0350 0000 2801 8630

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
 \$ **7.33**

Total Postage and Fee
 \$

Sent To
 AMITA DEVELOPMENT LLC

Street and Apt. No.
 888 SE 3 AVE, SUITE 500,

City, State, Zip+4®
 FORT LAUDERDALE, FL, 33316

CASE #6168 F.O

PS Form 3800, A

7021 0350 0000 2801 8647

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
 \$ **7.33**

Total Postage and Fee
 \$

Sent To
 2350 SW 30 PROPERTIES, LLC

Street and Apt. No.
 2350 SW 30 AVE,

City, State, Zip+4®
 PEMBROKE PARK, FL, 33009

CASE #6168 F.O

PS Form 3800, A

7021 0350 0000 2801 8654

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
 \$ **7.33**

Total Postage and Fee
 \$

Sent To
 2350 SW 30 PROPERTIES, LLC/
 MASLANKA, EDWARD (REG. AGENT)

Street and Apt. No.
 291 IMPERIAL LANE,

City, State, Zip+4®
 LAUDERDALE BY THE SEA, FL, 33308

CASE #6168 F.O

PS Form 3800, 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).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$265,130	\$1,527,620	\$1,792,750	\$1,792,750	
2020	\$265,130	\$1,434,230	\$1,699,360	\$1,699,360	\$36,675.24
2019	\$265,130	\$1,434,230	\$1,699,360	\$1,694,000	\$37,022.90

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/23/2020	SWD-D	\$2,200,000	116754500	\$9.00	29,459	SF
6/25/2008	CET-T		45535 / 169			
				Adj. Bldg. S.F. (Card, Sketch)		18900
				Eff./Act. Year Built: 1995/1970		

Page 470 of 724



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

✓ Florida Limited Liability Company
2350 SW 30TH AVENUE PROPERTIES, LLC

Filing Information

Document Number L07000127855
FEI/EIN Number 77-0721634
Date Filed 12/28/2007
State FL
Status ACTIVE

Principal Address

✓ 2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Changed: 03/17/2011

Mailing Address

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Changed: 03/17/2011

Registered Agent Name & Address

✓ MASLANKA, EDWARD
291 Imperial Lane
LAUDERDALE BY THE SEA, FL 33308

Name Changed: 03/17/2011

Address Changed: 02/28/2013

Authorized Person(s) Detail

Name & Address

Title MGR

✓ MASLANKA, EDWARD
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year **Filed Date**

Don't Send
Anymore. Not
Current Owner.

2018	03/22/2018
2019	04/04/2019
2020	06/18/2020

Document Images

<u>06/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/27/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/28/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/04/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/28/2007 -- Florida Limited Liability</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
AMITA DEVELOPMENT LLC	)	CASE NO. 6168
Respondent	)	

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

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 11:05 A.M. ON
THE 4 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.

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

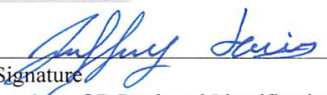
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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



AFFIANT

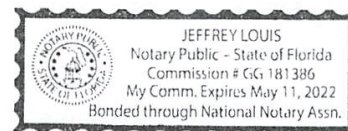
STATE OF FLORIDA
COUNTY OF BROWARD

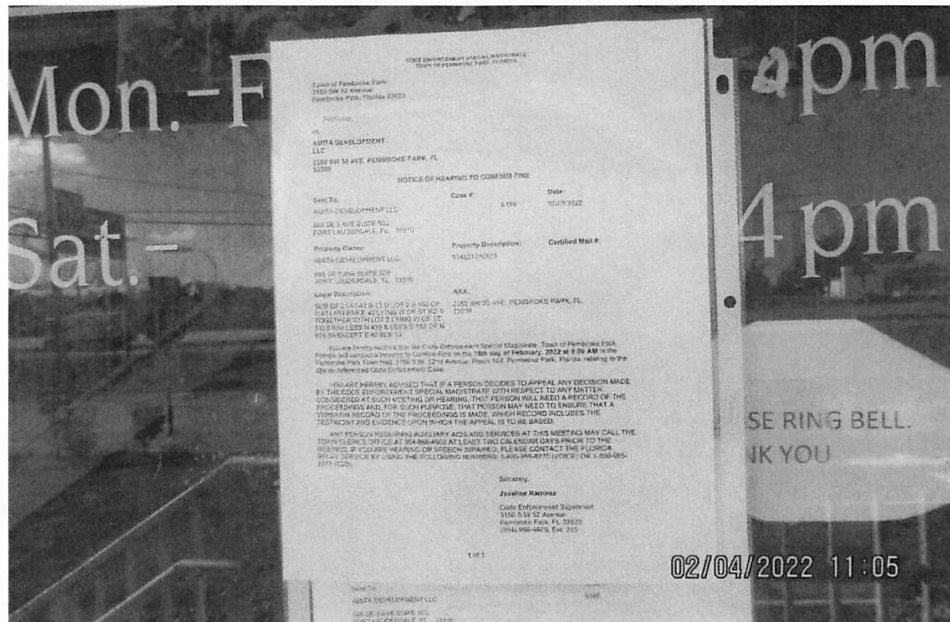
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 9th day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.



Signature

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





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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6168
Petitioner,)
)
vs.)
)
AMITA DEVELOPMENT LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, 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: 2350 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AMITA DEVELOPMENT LLC, 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

FOLIO NO.: 5142 21 01 0108

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40, BLK 13

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) 110.15. 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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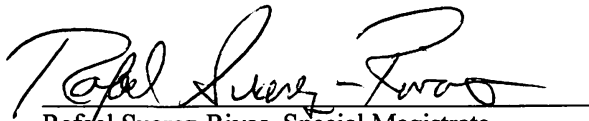
ORDER

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) 110.15 **WITHIN /5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of October 2021.

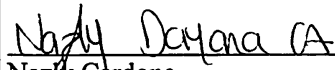
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.


Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE VILLA ASSOCIATES LTD	5401 UNIVERSITY DR #103 CORAL SPRINGS, FL 33067	2300 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6159 **Date Next Inspection** 2/3/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Certified Mail
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$21,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$21,100.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$21,100.00

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: LAKE VILLA ASSOCIATES, LTD 2300 S PARK ROAD, PEMBROKE PARK, FL, 33009 CASE #6159 F.O		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 7602		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 ☐ 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 ☐ Agent ☒ Addressee	
1. Article Addressed to: LAKE VILLA ASSOCIATES, LTD / GARY M SINGER, PA 12 SE 7TH STREET, SUITE 820, FORT LAUDERDALE, FL, 33001 CASE #6159 F.O		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 8678		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 ☐ Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2300-2490 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0010
Property Owner	LAKE VILLA ASSOCIATES LTD	Millage	0613
Mailing Address	5401 UNIVERSITY DR #103 CORAL SPRINGS FL 33067	Use	03
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7		

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

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,475,720	\$10,876,580	\$12,352,300	\$12,014,570	
2020	\$1,475,720	\$10,636,040	\$12,111,760	\$10,922,340	\$243,461.17
2019	\$1,475,720	\$10,636,040	\$12,111,760	\$9,929,400	\$231,506.10

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$12,352,300	\$12,352,300	\$12,352,300	\$12,352,300
Portability	0	0	0	0
Assessed/SOH	\$12,014,570	\$12,352,300	\$12,014,570	\$12,014,570
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	\$12,014,570	\$12,352,300	\$12,014,570	\$12,014,570

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$9.00	163,969	SF
				Adj. Bldg. S.F. (Card, Sketch)	120141	
				Units	152	
				Eff./Act. Year Built: 1971/1970		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Partnership
LAKE VILLA ASSOCIATES LTD

Filing Information

Document Number	A16000000386
FEI/EIN Number	81-5426423
Date Filed	08/11/2016
Effective Date	08/11/2016
State	FL
Status	ACTIVE

Principal Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Mailing Address

6053 Nw 63rd Way
Parkland, FL 33067

Changed: 04/10/2019

Registered Agent Name & Address

Gary M. Singer P,A,
12 SE 7Th Street
SUITE 820
Fort Lauderdale, FL 33301

Name Changed: 04/10/2019

Address Changed: 04/10/2019

General Partner Detail

Name & Address

Document Number 572226

M.S.L. PROPERTY MANAGEMENT, INC.
6053 Nw 63rd Way
Parkland, FL 33067

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/29/2020
2021	03/08/2021

Document Images

03/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
01/31/2018 -- ANNUAL REPORT	View image in PDF format
03/14/2017 -- ANNUAL REPORT	View image in PDF format
08/11/2016 -- Domestic LP	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6159
Petitioner,)
)
vs.)
)
LAKE VILLA ASSOCIATES LTD)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, 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: 2300 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LAKE VILLA ASSOCIATES LTD, 5401 UNIVERSITY DR #103
CORAL SPRINGS FL 33067

FOLIO NO.: 5142 20 03 0010

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B ALL BLK 1 LESS LOTS 6,7

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) 110.15. 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.

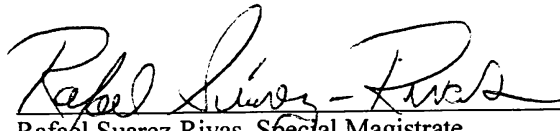
ORDER

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) 110.15 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

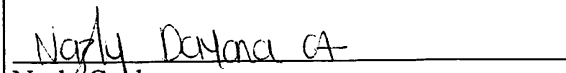
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.


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

7021 0350 0000 2802 2804

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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	\$
LAKE VILLA ASSOCIATES LTD	
HCF#	6159
2300 S PARK ROAD,	
PEMBROKE PARK FL 33009	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 2811

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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	\$
LAKE VILLA ASSOCIATES LTD	
HCF#	6159
5401 UNIVERSITY DR #103	
CORAL SPRINGS FL 33067	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Case Overview

Property/Incident Information

Owner	Address	Site Address
2400 SW30 LLC	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH, FL 33160	2400 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6297	Date Next Inspection	2/3/2022
--------------------	------	---------------	------	-----------------------------	----------

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/20/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$24,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$24,850.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$24,850.00

7021 0350 0000 2802 2743

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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	Postmark Here
☐	Adult Signature Restricted Delivery	
Postage		
\$	2400 SW 30 LLC	
Total	HCF# 6297	
Sent	2400 SW 30 AVENUE,	
Street	PEMBROKE PARK FL 33009	
City		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 2750

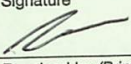
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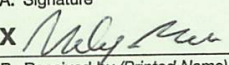
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Certified Mail Fee		
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Extra Services & Fees (check box, add fee as appropriate)		
☐	Return Receipt (hardcopy)	
☐	Return Receipt (electronic)	
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Postage		
\$	2400 SW 30 LLC	
Total	HCF# 6297	
Sent	323 SUNNY ISLES BLVD #501	
Street	SUNNY ISLES BEACH FL 33160	
City		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: 2400 SW30 LLC 323 SUNNY ISLES BLVD SUITE 501, SUNNY ISLES BEACH, FL, 33160 CASE #6297 N.O.H		B. Received by (Printed Name)	C. Date of Delivery 10/7/24
2. Article Number (Transfer from service label) 9590 9402 6610 1028 7080 30		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	
7019 1120 0000 9007 6784		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 ☒  ☐ Agent ☐ Addressee	
1. Article Addressed to: TEMPELBERG, JOSEPH (REG. AGENT) 323 SUNNY ISLES BLVD SUITE 501, SUNNY ISLES BEACH, FL, 33160 CASE #6297 N.O.H		B. Received by (Printed Name)	C. Date of Delivery 10/7/24
2. Article Number (Transfer from service label) 9590 9402 6610 1028 7079 89		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	
7021 0350 0000 2801 7510		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 ☐ Agent ☐ Addressee X	
1. Article Addressed to: 2400 SW30 LLC 2400 SW 30 AVE, PEMBROKE PARK, FL, 33009 CASE #6297 N.O.H		B. Received by (Printed Name) C. Date of Delivery	
 9590 9402 6610 1028 7079 96		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 6777		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (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.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: ISAACOFF, JOSEPH (MGR) 323 SUNNY ISLES BLVD SUITE 501, SUNNY ISLES BEACH, FL, 33160 CASE #6297 N.O.H		B. Received by (Printed Name) C. Date of Delivery 10/7/21	
 9590 9402 6610 1028 7080 47		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 7527		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery 	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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1. Article Addressed to: 2400 SW 30 LLC HCF# 6297 2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2743	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6379 0303 8493 96	3. Service Type ☐ 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 ☐ 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.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: 2400 SW 30 LLC HCF# 6297 323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2750	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
9590 9402 6379 0303 8494 02	3. Service Type ☐ 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 ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2400 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0109
Property Owner	2400 SW30 LLC	Millage	0613
Mailing Address	323 SUNNY ISLES BLVD #501 SUNNY ISLES BEACH FL 33160	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13		

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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$233,080	\$2,066,680	\$2,299,760	\$1,478,460	
2020	\$233,080	\$1,110,980	\$1,344,060	\$1,344,060	\$29,007.23
2019	\$233,080	\$1,101,600	\$1,334,680	\$1,299,850	\$28,615.66

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,299,760	\$2,299,760	\$2,299,760	\$2,299,760
Portability	0	0	0	0
Assessed/SOH	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460
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	\$1,478,460	\$2,299,760	\$1,478,460	\$1,478,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/25/2021	WD-Q	\$2,550,000	117087319	\$9.00	25,898	SF
8/12/2015	WD-Q	\$1,040,000	113173864			
3/17/2008	QCD-T	\$100	45229 / 1760			
11/30/2001	DR*	\$100	32519 / 415			
8/28/1992	QC*	\$100	19928 / 941			
				Adj. Bldg. S.F. (Card, Sketch)		16915
				Eff./Act. Year Built: 1972/1971		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Florida Limited Liability Company
2400 SW30, LLC

Filing Information

Document Number L20000397184
FEI/EIN Number N/A
Date Filed 12/30/2020
State FL
Status ACTIVE

Principal Address

✓ 323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Mailing Address

323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

✓ TEMPELBERG, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

✓ ISAACOFF, JOSEPH
323 SUNNY ISLES BLVD STE 501
SUNNY ISLES BEACH, FL 33160

Annual Reports

Report Year	Filed Date
2021	04/09/2021

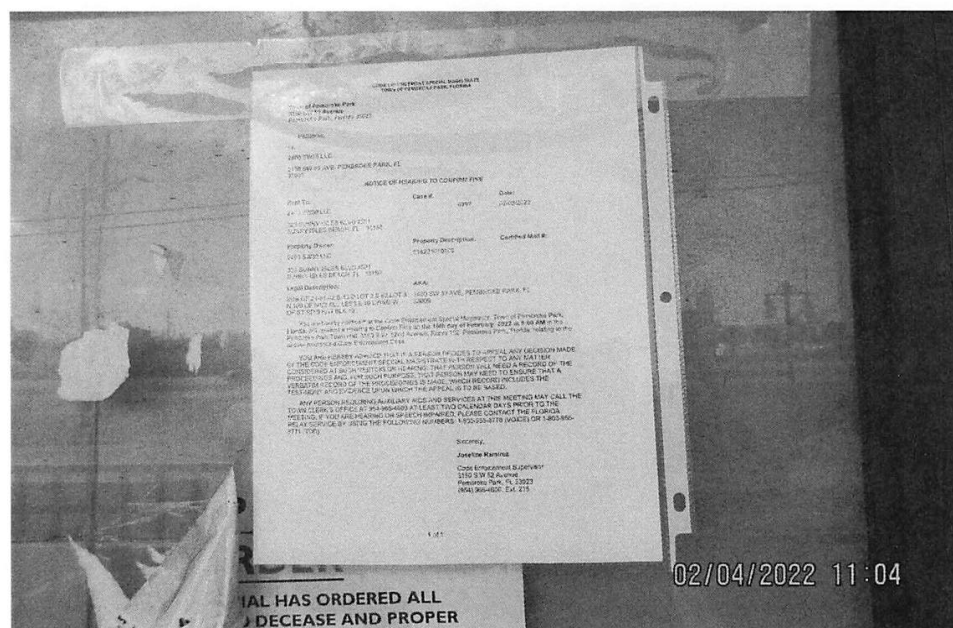
Document Images

[04/09/2021 -- ANNUAL REPORT](#) [View image in PDF format](#)

[12/30/2020 -- Florida Limited Liability](#) [View image in PDF format](#)



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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6297
Petitioner,)
vs.)
2400 SW30 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, 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: 2400 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 2400 SW30 LLC, 323 SUNNY ISLES BLVD #501, SUNNY ISLES BEACH, FL, 33160

FOLIO NO.: 5142 21 01 0109

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 62, LOT 3 N 100 OF N1/2 ALL LESS E 40 LYING W OF ST RD 9 R/W BLK 13

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) 110.15. 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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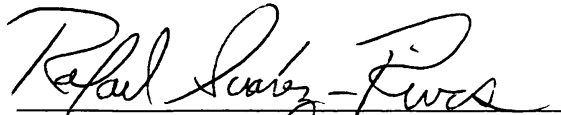
ORDER

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) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

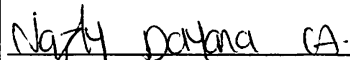
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.


Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CROSSWINDS AT COUNTYLINE LLC	5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6302 **Date Next Inspection** 2/16/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
(Initial request on 2016)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/20/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$21,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$21,100.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$21,100.00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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 \$ _____	
Se \$ _____	
Str \$ _____	
Cit \$ _____	
CROSSWINDS AT COUNTRYLINE LLC HCF# 6302 5525 SW 41 ST APT 125 PEMBROKE PARK FL 33023	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Josee Hadjicevic</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CROSSWINDS AT COUNTYLINE LLC 5525 SW 41 STREET, PEMBROKE PARK, FL, 33023 CASE #6302 N.O.H		B. Received by (Printed Name) <i>JOSEE HADJICEVIC</i> C. Date of Delivery <i>10/07/21</i>	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 7078 73		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	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6739		☐ 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 ☒ <i>Josee Hadjicevic</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: ROSEN, FRANK (REG. AGENT & MGRM) 5525 SW 41 STREET, APT #125, PEMBROKE PARK, FL, 33023 CASE #6302 N.O.H		B. Received by (Printed Name) <i>JOSEE HADJICEVIC</i> C. Date of Delivery <i>10/07/21</i>	
2. Article Number (Transfer from service label) 9590 9402 6610 1028 7078 80		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	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 6722		☐ Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	CROSSWINDS AT COUNTYLINE LLC	Millage	0613
Mailing Address	5525 SW 41 ST APT 125 PEMBROKE PARK FL 33023	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$724,260	\$5,629,850	\$6,354,110	\$6,354,110	
2020	\$181,070	\$6,207,630	\$6,388,700	\$6,388,700	\$137,879.64
2019	\$181,070	\$6,207,630	\$6,388,700	\$5,951,330	\$132,888.92

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
Portability	0	0	0	0
Assessed/SOH	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
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	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2002	SWD	\$3,200,000	33263 / 739
8/31/1998	WD	\$2,600,000	28815 / 1253
8/19/1996	SWD	\$1,307,000	25350 / 211
7/8/1996	CET	\$100	25128 / 243
7/1/1983	WD	\$2,300,000	11171 / 93

Land Calculations

Price	Factor	Type
\$8.00	90,533	SF
Adj. Bldg. S.F. (Card, Sketch)		83941
Units		82
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
CROSSWINDS AT COUNTYLINE, LLC

Filing Information

Document Number L02000007909
FEI/EIN Number 04-3679514
Date Filed 04/03/2002
State FL
Status ACTIVE
Last Event AMENDED AND RESTATED ARTICLES
Event Date Filed 06/06/2002
Event Effective Date NONE

Principal Address

5525 SW 41ST ST
PEMBROKE PARK, FL 33023

Changed: 01/21/2003

Mailing Address

5525 SW 41ST ST
#125
PEMBROKE PARK, FL 33023

Changed: 02/01/2010

Registered Agent Name & Address

ROSEN, FRANK
5525 SW 41ST ST.
APT. #125
PEMBROKE PARK, FL 33023

Name Changed: 01/29/2004

Address Changed: 01/29/2004

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSEN, FRANK

5525 SW 41ST STREET, APT. #125
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
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01/07/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/06/2002 -- Amended and Restated Articles	View image in PDF format
04/03/2002 -- Florida Limited Liabilities	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 CROSSWINDS AT COUNTRYLINE LLC)
)
 Respondent)

CASE NO. 6302

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6302
Petitioner,)
)
vs.)
)
CROSSWINDS AT COUNTYLINE LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, 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: 5525 SW 41 ST APT 125, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: CROSSWINDS AT COUNTYLINE LLC, 5525 SW 41 ST APT 125, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 13 0011

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

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) 110.15. 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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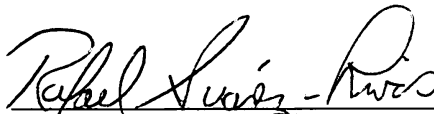
ORDER

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) 110.15 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of October 2021.

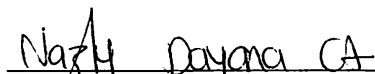
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.


Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE RETAIL LLC	8800 N BRONX AVE 2ND FLOOR SKOKIE, IL 60077	2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6308	Date Next Inspection	2/3/2022
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Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
 (Initial request on 2017)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$24,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$24,850.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$24,850.00

7021 0350 0000 2802 2866

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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: **HALLANDALE RETAIL LLC**
 HCF# 6308
 8800 N BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City: _____

Postmark Here: **FEB 4 2021**
FLORIDA 33021

2/4/2022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 2859

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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: **HALLANDALE RETAIL LLC**
 HCF# 6308
 2940 COUNTRY CLUB LANE,
 PEMBROKE PARK FL 33009

City: _____

Postmark Here: **FEB 04 2022**
FLORIDA 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HALLANDALE RETAIL LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308 F.O



9590 9402 6379 0303 8540 17

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8432

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CV19*

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

all 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:

HOLIDAY MANAGER, LLC
8800 N BRONX AVE 2ND FLOOR,
SKOKIE, IL, 60077
CASE #6308 F.O



9590 9402 6379 0303 8540 31

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8456

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *CV19*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Restricted Delivery

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
CASE #6308 N.O.H



9590 9402 6610 1028 7078 97

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6672

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Bochany Sedley*

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

all 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.		A. Signature X <u>Cvjg</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: HALLANDALE RETAIL LLC 8800 N BRONX AVE 2 ND FLOOR, SKOKIE, IL, 60077 CASE #6308 N.O.H		B. Received by (Printed Name)	C. Date of Delivery
 9590 9402 6610 1028 7079 03		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 6685		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 ☐ 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 <u>Cvjg</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY MANAGER, LLC 8800 N BRONX AVE 2 ND FLOOR, SKOKIE, IL, 60077 CASE #6308 N.O.H		B. Received by (Printed Name)	C. Date of Delivery
 9590 9402 6379 0303 8549 32		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 6708		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 ☐ Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2940 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0312
Property Owner	HALLANDALE RETAIL LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	11
Abbr Legal Description	29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4 LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH BLVD		

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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$417,680	\$1,869,520	\$2,287,200	\$2,287,200	
2020	\$417,680	\$1,698,460	\$2,116,140	\$2,116,140	\$45,670.11
2019	\$417,680	\$1,554,260	\$1,971,940	\$1,971,940	\$43,055.33

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200
Portability	0	0	0	0
Assessed/SOH	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,287,200	\$2,287,200	\$2,287,200	\$2,287,200

Sales History

Date	Type	Price	Book/Page or CIN
3/2/2018	SW*-E	\$2,200,000	114933541
6/30/1998	WD	\$590,000	28546 / 691
4/6/1998	QCD	\$100	28546 / 690
6/1/1994	TD*	\$100	22424 / 572
3/1/1990	WD	\$830,000	

Land Calculations

Price	Factor	Type
\$7.00	59,669	SF
Adj. Bldg. S.F. (Card, Sketch)		18139
Eff./Act. Year Built: 1978/1977		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Detail by Entity Name

Foreign Limited Liability Company
HALLANDALE RETAIL, LLC

Filing Information

Document Number M18000001029
FEI/EIN Number 81-4775870
Date Filed 01/25/2018
State DE
Status ACTIVE

Principal Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Mailing Address

8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title Manager

HOLIDAY MANAGER, LLC
8800 N BRONX AVE., 2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- Foreign Limited	View image in PDF format



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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

HALLANDALE RETAIL LLC

CASE NO. 6308

Respondent

TO BE SERVED: HALLANDALE RETAIL LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HALLANDALE RETAIL LLC AT 10:56 A.M. ON THE 4 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.

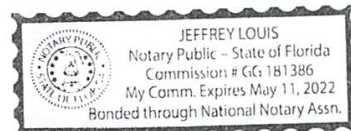

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature _____

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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6308
Petitioner,)
)
vs.)
)
HALLANDALE RETAIL LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, 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: 2940 COUNTRY CLUB LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: HALLANDALE RETAIL LLC, 8800 N BRONX AVE 2ND FLOOR
SKOKIE IL 60077

FOLIO NO.: 5142 29 00 0312

LEGAL DESCRIPTION: 29-51-42 W 100 OF E 225 OF E1/2 OF NE1/4 OF SE1/4 OF NE1/4
LYING S OF PARCEL 102 OF CA 91-18278-ADD'L R/W FOR HALLANDALE BEACH
BLVD

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) 110.15. 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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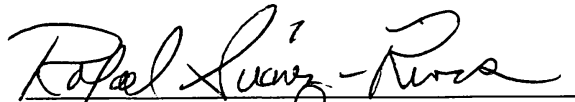
ORDER

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) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of October 2021.

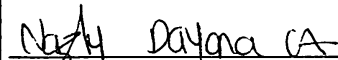
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2021.


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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6392 **Date Next Inspection** 2/3/2022

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
 (Initial notification in 2018).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

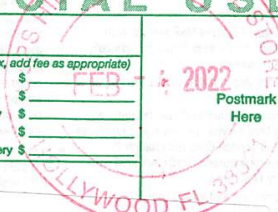
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$17,750.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$17,850.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$17,850.00

7021 0350 0000 2802 2798

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total \$	
Sent \$	
Street Str	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9000 Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	Postmark Here
Postage \$	
Total \$	
Sent \$	
Street Str	
City	
PS Form 3800, April 2015 PSN 7530-02-000-9000 Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: ANO LLC 1960 SW 30 AVE, PEMBROKE PARK, FL, 33009 CASE #6392 N.O.H		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 8050		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>Kaitlyn Mannix</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: CORPORATION SERVICE COMPANY (REG. AGENT) 1201 HAYS STREET, TALLAHASSEE, FL, 32301 CASE #6392 N.O.H		B. Received by (Printed Name) Kaitlyn Mannix C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 8074		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>Kyrral Allen</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: JUNIPER LANE PROPERTIES, LP (MGR) 844 ALTON RD, STE 3, MIAMI BEACH, FL, 33139 CASE #6392 F.O		B. Received by (Printed Name) Kyrral Allen C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2801 9484		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 ☐ Agent X ☐ Addressee	
ANO LLC HCF# 6392 1960 SW 30 AVENUE, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2873		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8495 18		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)	
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 ☐ Agent X ☒ Addressee	
1. Article Addressed to: ANO LLC HCF# 6392 844 ALTON RD STE 3 MIAMI BEACH FL 33139		B. Received by (Printed Name) C. Date of Delivery Joe M. Davis 2/7/2023	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2798		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
9590 9402 6379 0303 8494 40		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)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1960 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0027
Property Owner	ANO LLC	Millage	0613
Mailing Address	844 ALTON RD STE 3 MIAMI BEACH FL 33139	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866		

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	\$301,660	\$2,259,860	\$2,561,520	\$2,561,520				
2021	\$301,660	\$2,259,860	\$2,561,520	\$2,533,000				
2020	\$301,660	\$2,001,070	\$2,302,730	\$2,302,730	\$49,697.06			
2022 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$2,561,520	\$2,561,520	\$2,561,520	\$2,561,520				
Portability	0	0	0	0				
Assessed/SOH	\$2,561,520	\$2,561,520	\$2,561,520	\$2,561,520				
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	\$2,561,520	\$2,561,520	\$2,561,520	\$2,561,520				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
3/31/2008	WD-O	\$3,150,000	45276 / 1801	\$9.00	33,518	SF		
9/9/2005	WD	\$2,150,000	40556 / 1776					
6/21/2005	DRR	\$100	40556 / 1772					
10/31/2002	SWD	\$1,173,600	34106 / 457					
				Adj. Bldg. S.F. (Card, Sketch)		25562		
				Eff./Act. Year Built: 1969/1968				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company

F9 PROPERTIES, LLC

Filing Information

Document Number M07000005915
FEI/EIN Number 02-0499172
Date Filed 10/02/2007
State NH
Status ACTIVE
Last Event LC AMENDMENT AND NAME CHANGE
Event Date Filed 11/20/2013
Event Effective Date NONE

Principal Address

844 Alton Road
 Suite 3
 Miami Beach, FL 33139

Changed: 04/18/2019

Mailing Address

844 Alton Road
 Suite 3
 Miami Beach, FL 33139

Changed: 04/18/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS STREET
 TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

Juniper Lane Properties, LP
 844 Alton Road
 Suite 3
 Miami Beach, FL 33139

Title Authorized Representative

Sullivan, Thomas D
844 Alton Road
Suite 3
Miami Beach, FL 33139

Annual Reports

Report Year	Filed Date
2019	04/18/2019
2020	04/20/2020
2021	04/26/2021

Document Images

<u>04/26/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/09/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/20/2013 -- LC Amendment and Name Change</u>	View image in PDF format
<u>01/25/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/05/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/10/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/02/2007 -- Foreign Limited</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ANO LLC

CASE NO. 6392

Respondent

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

TO BE SERVED: ANO LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1960 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC AT 11:09 A.M. ON THE 4 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.

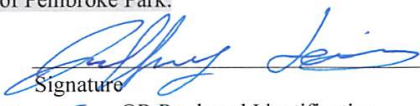
T Y P E O F S E R V I C E

- () 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.

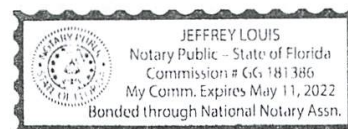

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6392
Petitioner,)
)
vs.)
)
ANO LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, 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: 1960 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANO LLC, 844 ALTON RD STE 3, MIAMI BEACH, FL, 33139

FOLIO NO.: 5142 21 28 0027

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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) 110.15. 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

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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) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, 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

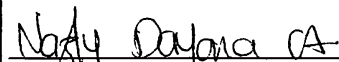


Harry Hipler, Special Magistrate

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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
BKI-95 LLC	4770 BISCAYNE BLVD STE 680 MIAMI, FL 33137	2000 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6394	Date Next Inspection	2/3/2022
--------------------	------	---------------	------	-----------------------------	----------

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
 (Initial notification in 2018)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2021		Notice of Violation	Hand
10/7/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	Not in Compliance - Reinspection Date: 2/3/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$17,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$17,850.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$17,850.00

7021 0350 0000 2802 2781

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 \$ BKI-95 LLC
 HCF# 6394
 Sent 2000 SW 30 AVENUE,
 Street PEMBROKE PARK FL 33009
 City,

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 FEB - 4 2021
 ALLCREST POSTAL STORE
 FLORIDA 33021

7021 0350 0000 2802 2774

U.S. Postal Service™
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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 \$ BKI-95 LLC
 HCF# 6394
 Sent 4770 BISCAYNE BLVD STE 680
 Street MIAMI FL 33137
 City,

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

Postmark Here
 FEB - 4 2021
 ALLCREST POSTAL STORE
 FLORIDA 33021

2/4/22

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:

BKI-95 LLC
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H



9590 9402 6379 0303 8549 01

2. Article Number (Transfer from service label)

7021 0350 0000 2801 7947

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

Cor-19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

R. L. L.

C. Date of Delivery

10/12

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 N.O.H



9590 9402 6379 0303 8545 98

2. Article Number (Transfer from service label)

7021 0350 0000 2801 7954

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

Cor-19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

R. L. L.

C. Date of Delivery

10/12

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

KALAS, KOSMAS A
4770 BISCAYNE BLVD, STE 680,
MIAMI, FL, 33137
CASE #6394 F.O



9590 9402 6379 0303 8533 55

2. Article Number (Transfer from service label)

7021 0350 0000 2801 7831

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

Cor-19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Cor-19

C. Date of Delivery

11/13

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

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☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Insured Mail Restricted Delivery

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

Domestic Return Receipt



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2000 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0024
Property Owner	BKI-95 LLC	Millage	0613
Mailing Address	4770 BISCAYNE BLVD STE 680 MIAMI FL 33137	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W		

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	\$340,280	\$3,037,380	\$3,377,660	\$3,330,140				
2021	\$340,280	\$3,037,380	\$3,377,660	\$3,027,400				
2020	\$340,280	\$2,411,910	\$2,752,190	\$2,752,190	\$59,397.23			
2022 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,377,660	\$3,377,660	\$3,377,660	\$3,377,660				
Portability	0	0	0	0				
Assessed/SOH	\$3,330,140	\$3,377,660	\$3,330,140	\$3,330,140				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$3,330,140	\$3,377,660	\$3,330,140	\$3,330,140				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/13/2012	SWD-Q	\$1,950,000	49102 / 1098	\$9.00	37,809	SF		
7/30/2007	WD-D	\$1,400,000	44666 / 609					
9/2/1993	WD	\$905,000	21187 / 875					
10/13/1988	QCD	\$100	16031 / 596					
10/18/1988	WD	\$1,032,000	15878 / 166	Adj. Bldg. S.F. (Card, Sketch)		33776		
				Eff./Act. Year Built: 1969/1968				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

BKI-95 LLC

Filing Information

Document Number L12000069042

FEI/EIN Number 45-5381764

Date Filed 05/22/2012

Effective Date 05/21/2012

State FL

Status ACTIVE

Principal Address

2000SW 30 Ave
Pembroke Park, FL 33069

Changed: 02/01/2013

Mailing Address

4770 BISCAYNE BLVD STE 680
MIAMI, FL 33137

Registered Agent Name & Address

Kalas, Kosmas A
4770 Biscayne Boulevard
Suite 680
MIAMI, FL 33137

Name Changed: 01/31/2018

Address Changed: 01/31/2018

Authorized Person(s) Detail

Name & Address

Title MGRM

KALAS, KOSMAS A
1251 Still Water Dr
Miami Beach, FL 33141

Title MGRM

BILLANTE, THOMAS
16051 Collins Ave.
Apt 503
Sunny Isles, FL 33160

Annual Reports

Report Year	Filed Date
2019	02/13/2019
2020	01/28/2020
2021	01/14/2021

Document Images

<u>01/14/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/20/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/25/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/22/2012 -- Florida Limited Liability</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BKI-95 LLC)

CASE NO. 6394

Respondent

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

TO BE SERVED: 2000 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2000 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 2000 SW 30 LLC AT 11:07 A.M. ON THE 4 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.

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

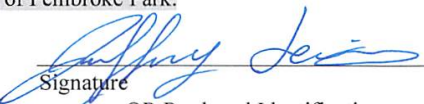
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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



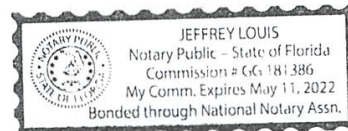
AFFIANT

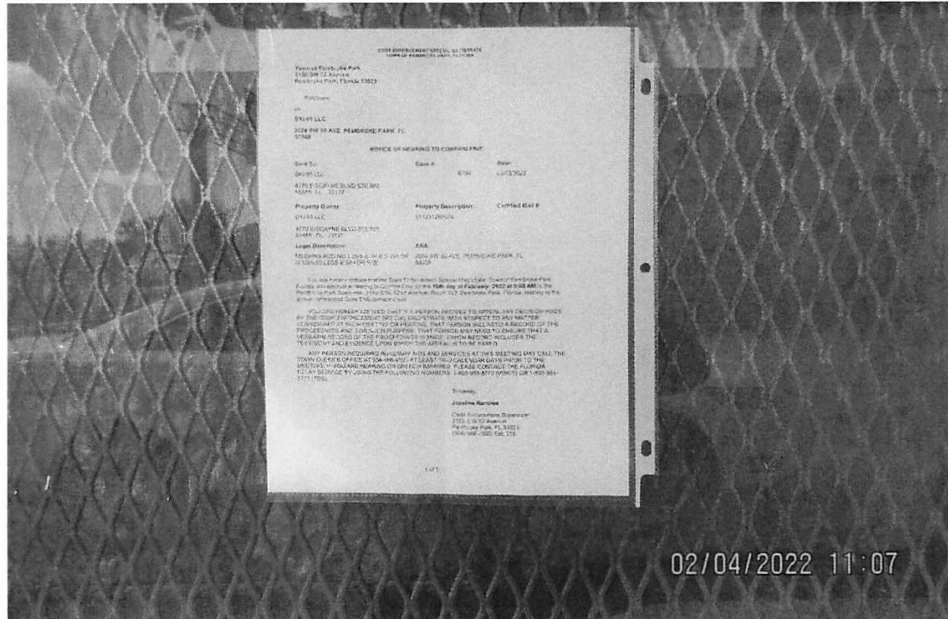
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



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





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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6394
Petitioner,)
)
vs.)
)
BKI-95 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, 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: 2000 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BKI-95 LLC, 4770 BISCAYNE BLVD STE 680, MIAMI, FL, 33137

FOLIO NO.: 5142 21 28 0024

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 225 OF N 1266.50 LESS E 30 FOR R/W

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) 110.15. 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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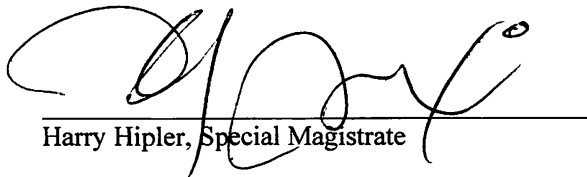
ORDER

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) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, 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.

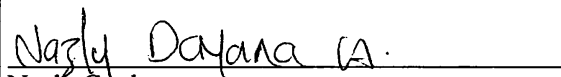
TOWN OF PEMBROKE PARK


Harry 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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.


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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FANFAN, CATHERINE S & DANIEL	3911 SW 52 AVE PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe

Legal Description

Case Status Closed **Case #** 5142

Notes

1. A/C replacement done without permit. Obtain permits & inspections.
2. Electrical work on backend of home done without permits. Obtain permits & inspections. Per owner, it belongs to the neighbor.
3. Wooden fence in need of maintenance - (i.e. wash, repair, paint, etc.). Re-inspection required.
4. Exterior walls require paint job. Re-inspection required.
5. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
12/2/2021		Affidavit of Non-Compliance	
1/3/2022	1/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	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 5-103. - Exterior maintenance of structures and premises (a)	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.	12/2/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	12/2/2021
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.	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	12/2/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/2/2021	\$900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$1,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,000.00

7021 0350 0000 2802 1463

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

Postage
\$

Total Postage and
\$ 7.33

Sent To
Catherine FanFan
HCF #5142
3911 SW 52 AVE, Bldg 5, Unit 3
Pembroke Park, FL 33023

City, State, ZIP+4®
Pembroke Park, FL 33023

PS Form 3800, Apr 2019

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☐ Adult Signature Restricted Delivery	\$

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Total Postage and
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HCF #5142
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

City, State, ZIP+4®
Miami Gardens, FL 33169

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

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Catherine FanFan
HCF #5142
3911 SW 52 AVE, Bldg 5, Unit 3
Pembroke Park, FL 33023

City, State, ZIP+4®
Pembroke Park, FL 33023

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

Postage
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Total Postage and
\$

Sent To
5311 PARK PROPERTY LLC
HET #5270
5311 SW 25 COURT
PEMBROKE PARK FL 33009

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

PS Form 3800, Apr 2019

UNIVERSITY POSTAL STORE
FEB 02 2022
Postmark Here

7021 0350 0000 2802 2668

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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
\$

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C/o Stranded Concepts L.L.C
HCF #5142
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

City, State, ZIP+4®
Miami Gardens, FL 33169

PS Form 3800, Apr 2019

UNIVERSITY POSTAL STORE
FEB 02 2022
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 X  ☐ Agent ☐ Addressee		
Catherine FanFan HCF #5142 3911 SW 52 AVE, Bldg 5, Unit 3 Pembroke Park, FL 33023		B. Received by (Printed Name)	C. Date of Delivery	
 9590 9402 6379 0303 8588 24		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
7021 0350 0000 2802 1463		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collection Delivery ☐ Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt		



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3911 SW 52 AVENUE #3-5, PEMBROKE PARK FL 33023-6947	ID #	5142 30 24 0053
Property Owner	FANFAN, CATHERINE S & DANIEL	Millage	0613
Mailing Address	3911 SW 52 AVE PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES		

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

* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022*	\$10,110	\$146,250	\$156,360	\$68,400				
2021	\$10,110	\$146,250	\$156,360	\$68,400	\$656.52			
2020	\$10,110	\$144,700	\$154,810	\$67,460	\$653.14			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$156,360	\$156,360	\$156,360	\$156,360				
Portability	0	0	0	0				
Assessed/SOH 10	\$68,400	\$68,400	\$68,400	\$68,400				
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000				
Add. Homestead	\$18,400	0	\$18,400	\$18,400				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$25,000	\$43,400	\$25,000	\$25,000				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
7/6/2009	SWD-D	\$49,900	46497 / 912	\$7.00	1,444	SF		
5/28/2008	CET-T	\$100	45455 / 291					
9/12/2007	QCD-T	\$100	44601 / 297					
4/12/2007	QCD-T	\$100	43895 / 1372					
1/9/2004	WD	\$93,000	36806 / 1259	Adj. Bldg. S.F. (Card, Sketch)		1292		
				Units		1		
				Eff./Act. Year Built: 1995/1994				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Not For Profit Corporation
PARK POINTE HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N11891
FEI/EIN Number	65-0324581
Date Filed	11/04/1985
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2019
Event Effective Date	NONE

Principal Address

3911 S.W. 52ND AVENUE
PEMBROKE PARK, FL 33023

Changed: 04/23/2013

Mailing Address

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Changed: 05/13/2014

Registered Agent Name & Address

Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Name Changed: 05/13/2014

Address Changed: 04/23/2015

Officer/Director Detail

Name & Address

Title Director / President

Angervil, Erick

C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Title Director / Secretary

DAWSON, DARYL
19821 NW 2nd Ave Box # 373
Miami Gardens, FL 33169

Title Director/Vice-President

MACHANETO, GEORGIO
C/o Stranded Concepts L.L.C
19821 NW 2nd Ave Box 373
Miami Gardens, FL 33169

Annual Reports

Report Year	Filed Date
2016	05/18/2016
2017	07/06/2017
2018	06/13/2018

Document Images

06/13/2018 -- ANNUAL REPORT	View image in PDF format
07/06/2017 -- ANNUAL REPORT	View image in PDF format
05/18/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/13/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/09/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- Reg. Agent Change	View image in PDF format
04/01/2010 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
02/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/16/2005 -- ANNUAL REPORT	View image in PDF format
03/15/2004 -- ANNUAL REPORT	View image in PDF format
09/11/2003 -- REINSTATEMENT	View image in PDF format
04/17/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

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vs.

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)

FANFAN, CATHERINE S & DANIEL

CASE NO. 5142

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

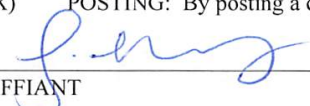
ADDRESS: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FANFAN, CATHERINE S & DANIEL AT 11:19 A.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.

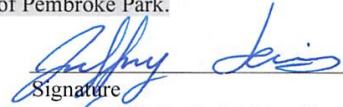
TYPE OF SERVICE

- () 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.

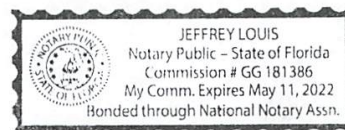

AFFIANT

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 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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.

**FANFAN, CATHERINE S &
DANIEL**

**3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Pointe**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
FANFAN, CATHERINE S & DANIEL	5142	02/01/2022
3911 SW 52 AVE PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
FANFAN, CATHERINE S & DANIEL	514230240053	
3911 SW 52 AVE PEMBROKE PARK, FL 33023		

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of February, 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.

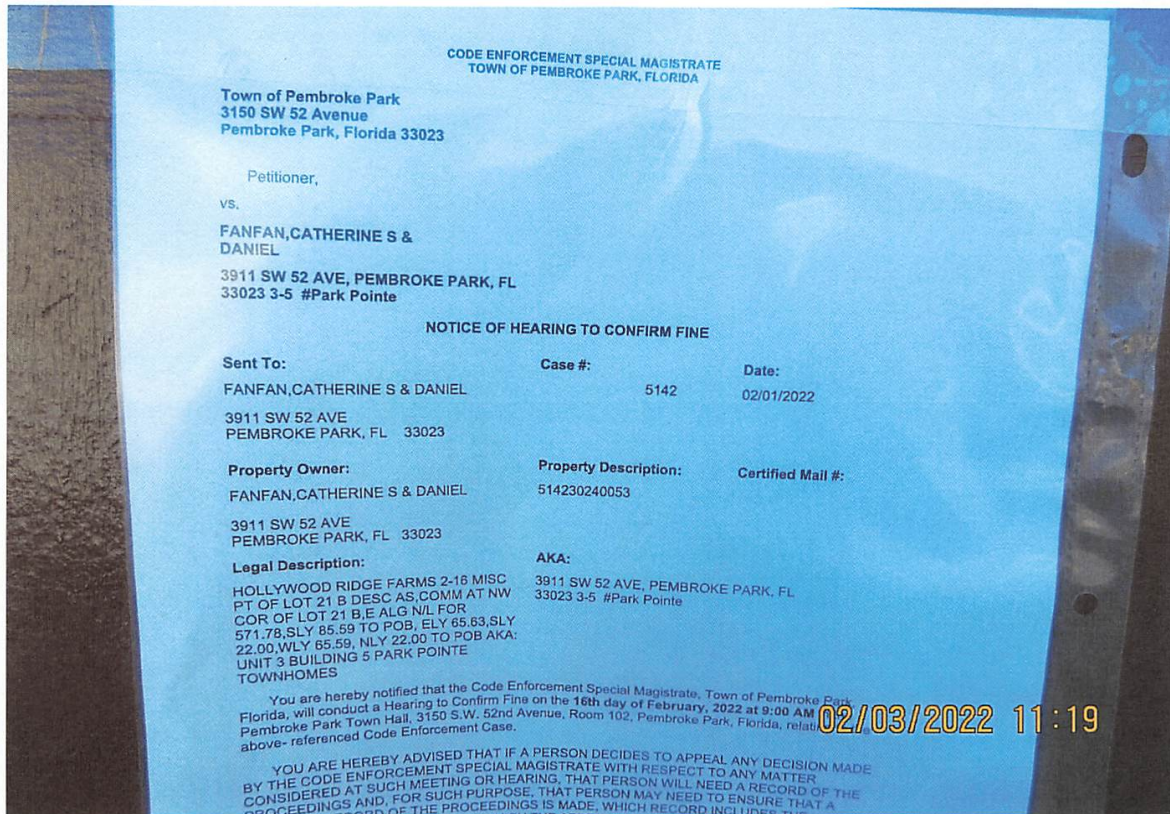
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM 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).

Sincerely,

Joseline Ramirez

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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5142
Petitioner,)
)
vs.)
)
CATHERINE S & DANIEL FANFAN)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, 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: 3911 SW 52 AVENUE, BLDG 5 UNIT 3, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: CATHERINE S & DANIEL FANAN, 3911 SW 52 AVENUE, BLDG 5 UNIT 3, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 24 0053

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(o); 5-105; 5-2(a)(b). 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) 5-103(a)(c)(o); 5-105; 5-2(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 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 15th day of September 2021.

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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15th day of September, 2021.



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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2111349-0**

Job Address: **3911 SW 52 AVE 3-5**

Job Name: FANFAN,CATHERINE S & DANIEL

Permit Status: Permit Complete

Permit Issued Date: 11/22/2021 2:16:15 PM

Submitted Into Plan Review Date: 11/12/2021 12:58:54 PM

Application Date: 11/12/2021 12:49:24 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 10 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	11/18/2021 2:24:17 PM
ZONING	Approved	11/17/2021 3:57:33 PM



R203 Permit Messages For Permit (2111349-0)

Event ID	Inspection	Inspection Date	Status
Mechanical Inspection			
98236	Condensate Lines	11/23/2021	Canceled Inspection
	cancelled by contractor on 11/23/21		
98482	Condensate Lines	12/2/2021	Pass
98238	Final Mechanical	11/23/2021	Canceled Inspection
	cancelled by contractor on 11/23/21		
98480	Final Mechanical	12/2/2021	Pass
	Ya		
98237	Rough Duct Insulation	11/23/2021	Canceled Inspection
	cancelled by contractor on 11/23/21		
98481	Rough Duct Insulation	12/2/2021	Pass



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5511 FAX

2111349

PERMIT NO.

ZON-94577

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: FANFAN,CATHERINE S & DANIEL					
JOB ADDRESS: 3911 SW 52 AVE 3-5					
OWNER NAME: FANFAN,CATHERINE S & DANIEL					
OWNER ADDRESS: 3911 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: 24 HR AIR SERVICE INC					
MAIL ADDRESS: 20725 NE 16AVE A-21					
CITY STATE ZIP: MIAMI FL 33179					
PHONE: 305653588		FAX: 3056535857		EMAIL: 24hairsvc@bellsouth.net	
CERT. COMPETENCY: CAC1814637			STATE REGISTRATION: N/A		
LOT: 3-5	BLOCK: 0	PRESENT USE: N/A		PROPOSED USE: N/A	
FOLIO NUMBER: 514230240053			SUBDIVISION: 0		
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0		BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: AC REPLACEMENT OUTDOOR MODEL# BA14NA036*0**A* INDOOR MODEL# FMA4P36**AL*					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

Legal Description

Case Status	Open	Case #	4900	Date Next Inspection	2/16/2022
Notes	Portable/Shipping container in front of business. <i>Vehicle Trailer Sign</i> Portable container can not be used as signage. Business owner and/or Property owner must remove portable/shipping container from premise.				

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2020		Notice of Violation	Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/28/2021	4/13/2021	Final Order	Certified Mail
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/30/2021		Affidavit of Non-Compliance	Certified Mail
10/4/2021		Affidavit of Non-Compliance	
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
11/30/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail <i>2/3/22</i> <i>2/2/22</i>

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 2/16/2022
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 2/16/2022
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 2/16/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 2/16/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$6,950.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,050.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,050.00

Town of Pembroke Park

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



INVOICE

DATE: February 11, 2022
INVOICE # 320
FOR:

Case # 4900
ANO LLC/F9 PROPIETIES LLC/
CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

Bill To:
ANO LLC/F9 PROPIETIES
LLC/CABINETS TO GO
1960 SW 30 AVENUE,
PEMBROKE PARK, FL, 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-386(c)3; 28-386(c)4; 28-386(f)		
	Final Order on 04/13/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
139	Day(s) of Per Diem from (05/13/21-05/27/21)	\$ 50.00	\$ 6,950.00
	Recording Fee of Lien	\$ 58.50	\$ 58.50
	Release of Lien	\$ 28.50	\$ 28.50
	Abatement Recommendation - Reduce 90% of the per diem fine		\$ 695.00
Balance			\$ 7,137.00
Abatement			\$ 882.00

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

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

THANK YOU FOR YOUR BUSINESS!

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ANO LLC
F9 PROPERTIES LLC
CABINETS TO GO

CASE NO. 4900

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1960 SW 30 AVE, #B, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1960 SW 30 AVE, #B, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO AT 01:17 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

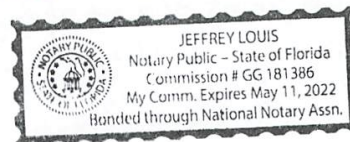
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature



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



Portable/Shipping container in front of business. Portable container can not be used as signage.
Business owner and/or Property owner must remove portable/shipping container from premise.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	02/01/2022
Property Owner:	Property Description:	Certified Mail #:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	
Legal Description:	AKA:	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041 5 LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to	

02/03/2022 13:17

Portable/Shipping container in front of business. Portable container can not be used as signage.
Business owner and/or Property owner must remove portable/shipping container from premise.

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

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

Petitioner,

vs.

**ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO**

**1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go**

NOTICE OF HEARING TO ABATE FINE

Sent To:

ANO LLC/F9 PROPERTIES
LLC/CABINETS TO GO

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Case #:

4900

Date:

02/01/2022

Property Owner:

ANO LLC/F9 PROPERTIES
LLC/CABINETS TO GO

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Property Description:

514221280027

Certified Mail #:

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF
N 1041.5, LESS 30 AS IN OR 3639/866

AKA:

1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of February, 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 **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE 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).

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 4900

vs.

ANO LLC/F9 PROPERTIES LLC/
CABINETS TO GO
Respondent(s)

AMENDED SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 13, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1960 SW 30 AVENUE, B,
PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANO LLC/F9 PROPERTIES LLC/ CABINETS TO GO, 844 ALTON
RD STE 3 MIAMI BEACH, FL, 33139

FOLIO NO.: 5142 21 28 0027

1. The Special Magistrate entered a Final Order on April 13, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 28-386(c)3; 28-386(c)4; 28-386(f). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 13, 2021, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY 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 April 13, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$7,050.00 (SEVEN THOUSAND 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:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

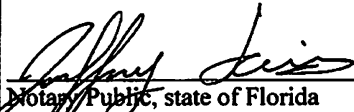

Harry Hippler, Special Magistrate

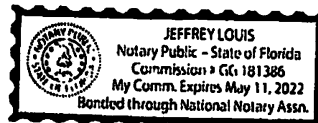
STATE OF FLORIDA
COUNTY OF BROWARD

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

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

November 17, 2021.


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.

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, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona A-

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4900
Petitioner,)
vs.)
ANO LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 13, 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: 1960 B SW 30TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ANO LLC, 844 ALTON RD STE 3, MIAMI BEACH, FL 33139

FOLIO NO.: 514221280027

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866

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) 28-386(c)3; 28-386(c)4; 28-386(f). 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.

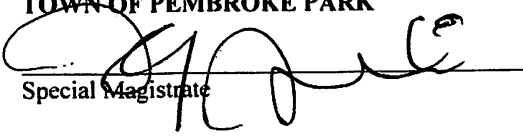
ORDER

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) 28-386(c)3; 28-386(c)4; 28-386(f) **WITHIN THIRTY (30) DAYS OF THE DATE OF THE FORMAL HEARING** held on 13th day of April 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay FIFTY DOLLARS (\$100.00) PER DIEM 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 13th day of April 2021.

TOWN OF PEMBROKE PARK


Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

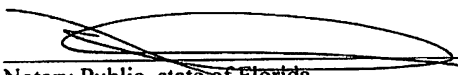
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

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

APRIL 27th, 2021.



LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services


Notary Public, state of Florida
Clerk to the Special Magistrate

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.

7021 0350 0000 2802 2552

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
 \$

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

ANO LLC
 HAF #4900
 1960 SW 30 AVENUE , B
 PEMBROKE PARK FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6552 2569 2802 0000 0350 7021

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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

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

ANO LLC
 HAF #4900
 844 ALTON RD STE 3
 MIAMI BEACH FL 33139

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) C. Date of Delivery 2/5/2022 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: ANO LLC HAF #4900 844 ALTON RD STE 3 MIAMI BEACH FL 33139	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8478 35 7021 0350 0000 2802 2569	
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

Foreign Limited Liability Company

F9 PROPERTIES, LLC

Filing Information

Document Number	M07000005915
FEI/EIN Number	02-0499172
Date Filed	10/02/2007
State	NH
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/20/2013
Event Effective Date	NONE

Principal Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Mailing Address

844 Alton Road
Suite 3
Miami Beach, FL 33139

Changed: 04/18/2019

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title Manager

Juniper Lane Properties, LP
844 Alton Road
Suite 3
Miami Beach, FL 33139

Title Authorized Representative

Sullivan, Thomas D
844 Alton Road
Suite 3
Miami Beach, FL 33139

Annual Reports

Report Year	Filed Date
2019	04/18/2019
2020	04/20/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
04/20/2020 -- ANNUAL REPORT	View image in PDF format
04/18/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
11/20/2013 -- LC Amendment and Name Change	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
02/17/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
07/10/2008 -- ANNUAL REPORT	View image in PDF format
10/02/2007 -- Foreign Limited	View image in PDF format



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*	\$301,660	\$2,259,860	\$2,561,520	\$2,533,000	
2020	\$301,660	\$2,001,070	\$2,302,730	\$2,302,730	\$49,697.06
2019	\$301,660	\$2,001,070	\$2,302,730	\$2,302,730	\$50,277.79

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,561,520	\$2,561,520	\$2,561,520	\$2,561,520
Portability	0	0	0	0
Assessed/SOH	\$2,533,000	\$2,561,520	\$2,533,000	\$2,533,000
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	\$2,533,000	\$2,561,520	\$2,533,000	\$2,533,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/31/2008	WD-O	\$3,150,000	45276 / 1801	\$9.00	33,518	SF
9/9/2005	WD	\$2,150,000	40556 / 1776			
6/21/2005	DRR	\$100	40556 / 1772			
10/31/2002	SWD	\$1,173,600	34106 / 457			
				Adj. Bldg. S.F. (Card, Sketch)		25562

Special Assessments

[illegible]



I would very much like to resolve this matter amicably. Please confirm receipt and the next steps.

Thanks,

Ryan Arcuri
F9 Properties, LLC



Mobile: [407.791.9392](tel:407.791.9392)

On Oct 29, 2021, at 1:01 PM, Joseline Ramirez <jramirez@tppl.gov> wrote:



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
ANO LLC/F9
PROPERTIES
LLC/CABINETS TO GO
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	4900	09/30/2021
Property Owner:	Property Description:	Certified Mail #:
ANO LLC/F9 PROPERTIES LLC/CABINETS TO GO 844 ALTON RD STE 3 MIAMI BEACH, FL 33139	514221280027	
Legal Description:	AKA:	
MEEKINS ADD NO 1 26-5 B TR B S 200 OF N 1041.5, LESS 30 AS IN OR 3639/866	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of October, 2021 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.

10/04/2021 03:54

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 HEARING AND FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A









Case Overview

Property/Incident Information

Owner	Address	Site Address
Oscar Munoz	3120 W Hallandale Beach Blvd, Lot 611 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # Lot 611

Legal Description

Case Status Open **Case #** 5021 **Date Next Inspection** 2/16/2022

Notes Property has an addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited outdoor storage. Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/19/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Hand
7/22/2021	7/20/2021	Final Order	Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Abate 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: 2/16/2022
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: 2/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$1,600.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$1,700.00

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$1,700.00

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: Oscar Munoz HAF # 5021 3120 W HALLANDALE BEACH BLVD, 611 PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery 2/5/22	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2606		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.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HAF # 5021 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery 2/5/22	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2613		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	

7021 0350 0000 2802 2675

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OFFICIAL USE

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

Postage \$

Total Postage and \$

Sent To HOLIDAY HALLANDALE MHC LLC
HAF # 5021
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK FL 33009
City, State, ZIP+4®

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

7021 0350 0000 2802 2606

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

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OFFICIAL USE

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

Postage \$

Total Postage and \$

Sent To Oscar Munoz
HAF # 5021
3120 W HALLANDALE BEACH BLVD, 611
PEMBROKE PARK FL 33009
City, State, ZIP+4®

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

7021 0350 0000 2802 2675

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 \$

Sent To Green Acres Pembroke Park MHC LLC
Holiday Manger, LLC
NOH #5329, #5330, HAF #5021
8800 N Bronx Ave 2 FL
Skokie, IL 60077
City, State, ZIP+4®

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



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\(8\)](#).

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$7.00	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
				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

[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.)

Oscar Munoz)

CASE NO. 5021

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, LOT 611, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

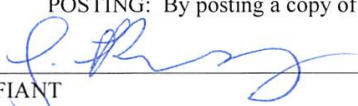
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 611, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: Oscar Munoz AT 12:14 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.

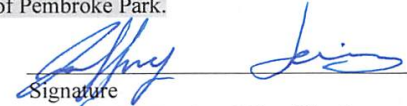
TYPE OF SERVICE

- () 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.


AFFIANT

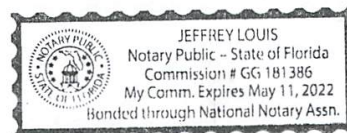
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



Property has an addition, multiple altered windows, altered doors and two aluminum sheds without permits. Property has prohibited outdoor storage. Owner has to obtain/complete permits for addition, windows, doors and sheds. Owner has to remove all prohibited outdoor storage.

Double permit fee has been assessed.

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

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

Petitioner,

vs.

Oscar Munoz

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 # Lot 611**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Oscar Munoz	5021	02/01/2022

3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
Oscar Munoz	514229000300	

3120 W Hallandale Beach Blvd, Lot 611
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 # Lot 611

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of February, 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 **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

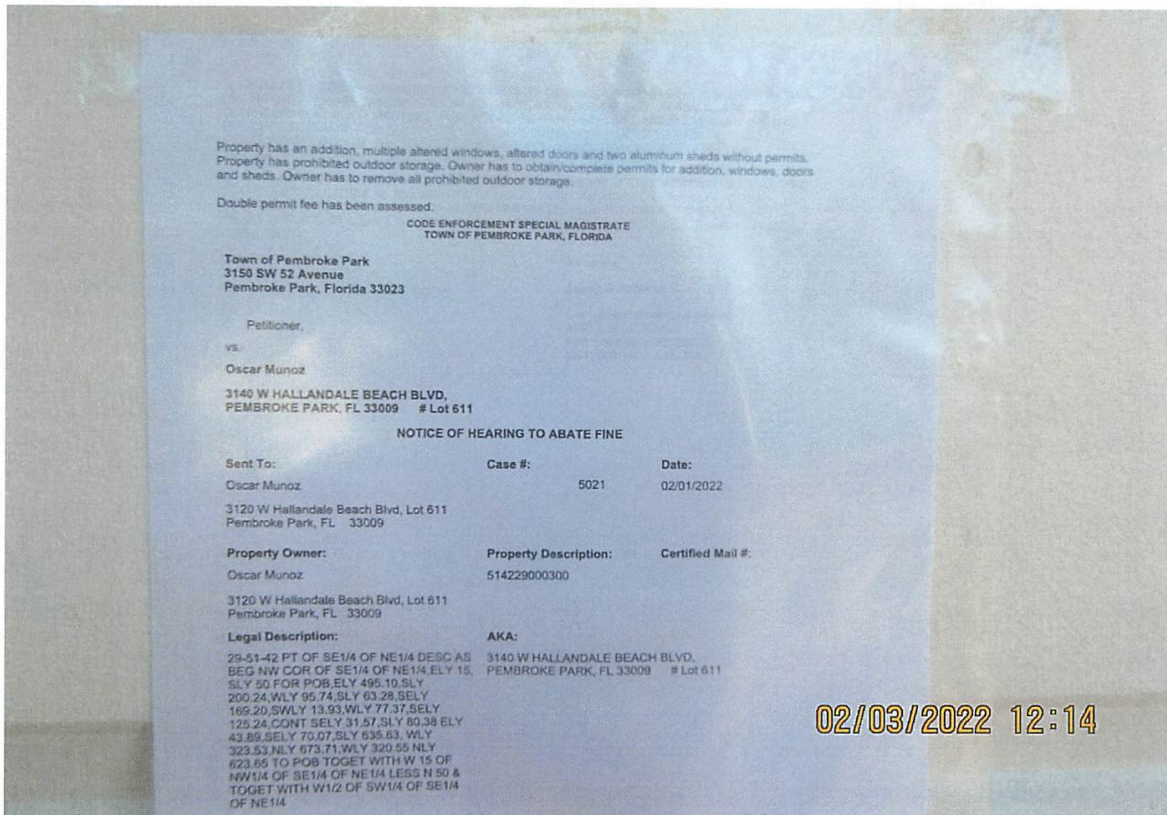
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM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

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

Sincerely,

Joseline Ramirez

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



01/05/2022

RE: Oscar Munoz
3120 W Hallandale Beach Blvd #611
Hallandale Beach, FL 33009

To whom it may concern:

I, Oscar Munoz is requesting a courtesy to waive the fees on Lot #611 due to not being able to complete inspection on violations in a timely manner.

I was originally given a 60-day extension but was unable to complete it by the due date because, me and my household was tested positive with COVID 19 and was very sick and unable to work.

However, I wanted to advise that as of October 2021, I have complied with all violations issued to me and they have all been completed. Please consider this letter as my apology for not being able to complete in a timely manner but would be in great appreciation if you would be able to waive the fees assessed due to my circumstance that I was under.

Thank you for your consideration,
Oscar Munoz



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2111058-0**

Job Address:

**3120 W HALLANDALE BEACH
BLVD LOT # 611**

Job Name: MUNOZ, OSCAR

Permit Status: Permit Complete

Permit Issued Date: 7/16/2021 3:18:01 PM

Submitted Into Plan Review Date: 7/16/2021 3:04:58 PM

Application Date: 7/16/2021 3:03:51 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/16/2021 3:08:37 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5511 FAX



BUILDING PERMIT APPLICATION

2111058

PERMIT NO.

B-93757

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: MUNOZ, OSCAR					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT # 611					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000		FAX: 0000000000		EMAIL:	
CERT. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 611	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000300			SUBDIVISION: HOLIDAY PARK		
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 100		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: DEMO (2) SHED AT BACK OF M/H					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (2111058-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96336	Final Building Inspection	9/30/2021	Pass



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910600-0**

Job Address:

**3120 W HALLANDALE BEACH
BLVD LOT # 611**

Job Name: MUNOZ, OSCAR

Permit Status: Permit Complete

Permit Issued Date: 8/3/2020 2:00:01 PM

Submitted Into Plan Review Date: 7/21/2020 4:17:52 PM

Application Date: 7/21/2020 4:15:40 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 13 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/23/2020 6:08:57 PM
PLUMBING	Approved	7/27/2020 8:08:08 AM
STRUCTURAL	Approved	7/23/2020 9:38:57 AM
ZONING	Pending	



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-
5510 FAX



BUILDING PERMIT APPLICATION

1910600

PERMIT NO.

P-91886

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: PLUMBING					
JOB NAME: MUNOZ, OSCAR					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT # 611					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000		FAX: 0000000000		EMAIL:	
CERT. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 611	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000300			SUBDIVISION: HOLIDAY MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1		BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 200		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL ADDITION ON THE SIDE OF THE HOUSE					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (1910600-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
86709	Final Building Inspection	8/31/2020	Fail
	No permit at site 105.7 fbc ticket issue spoke with owner		
86798	Final Building Inspection	9/4/2020	Pass
	DEMOLITION TO PLANS		
Electrical Inspection			
86373	Final Electrical	8/11/2020	Fail Without Penalty
	Demo electric work not complete..		
86452	Final Electrical	8/18/2020	Pass
Plumbing Inspection			
86372	Final Plumbing	8/11/2020	Fail Without Penalty
	Work not properly cap or remove.		
86453	Final Plumbing	8/18/2020	Fail Without Penalty
	O prior inspections must be passed full prior to a final inspection.		
86532	Final Plumbing	8/20/2020	Pass
86371	Sewer Connection	8/11/2020	Fail Without Penalty
	Work not properly cap or remove.		
86454	Sewer Connection	8/18/2020	Fail Without Penalty
	All associated piping with the illegal addition must be removed Primarily cup.		
86533	Sewer Connection	8/20/2020	Pass
86370	Water Connection	8/11/2020	Fail
	Work not properly cap or remove.		

86455	Water Connection	8/18/2020	Fail
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Remaining water line must be properly secure in accordance with Florida building code.

86534	Water Connection	8/20/2020	Pass
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Zoning Inspection

86374	Final Zoning	8/11/2020	Pass
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5021
Petitioner,)
vs.)
OSCAR MUNOZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 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: 3120 W HALLANDALE BEACH BLVD, LOT 611, PEMBROKE PARK FL 33009

PROPERTY OWNER: HOLIDAY MOBILE HOME PARK, 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

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; 12-48. 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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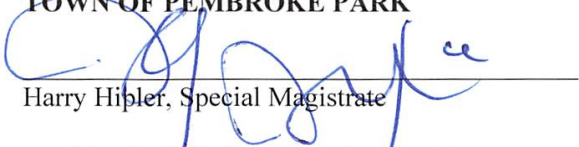
ORDER

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; 12-48 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20TH day of July 2021.

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, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

MOBILE HOME DEPOT

5611 North State Road 7
Ft. Lauderdale, FL 33319
www.mobilehomedepot.net

FTL

Served by: Andres at FTL 1

Receipt / Tax Invoice #FTL119507
9 Oct 2021 11:17am

20 SERIES VS VINYL WINDOW TILT
SASH WHITE / LOW E CLEAR / 24 X
39 5/8 / SKU: 053075063197
1 @ \$159.99

\$159.99

Subtotal \$159.99
Tax (FTL, 7%) \$11.26

TOTAL (1 items) \$171.19

Vantiv triPOS \$171.19
Sat, 9 Oct 21 11:17am
EMV (VISA)
SIGNATURE NOT REQUIRED
****4879 DEBIT
TRANS TYPE: PURCHASE
TRANS NO.: 636636177
Approval Number: 011711
Host Response Approved
Message: Approved
AID: A0000000980840
Application Label: US DEBIT
Cryptogram: TC
521DD9ED9981BAFA
ACCEPTED

TO PAY \$0.00



30 DAY RETURNS/EXCHANGES WITH RECEIPT.
SPECIAL ORDERS/ALTERED MDSE. NOT
RETURNABLE.

RECEIVED BY: _____

PRINT NAME: _____

Thanks for stopping by!!!

We appreciate your business!! Feel free to
complete of google review of your satisfaction of
your Mobile Home Depot!!!

MOBILE HOME DEPOT

5611 North State Road 7
Ft. Lauderdale, FL 33319
www.mobilehomedepot.net

FTL

Served by: KEVIN at FTL 1

Receipt / Tax Invoice #FTL119294
23 Sep 2021 12:40pm

20 SERIES VS VINYL WINDOW TILT
SASH WHITE / 6 X 6 GRID / 30 X
58 / SKU: 053075063517
2 @ \$209.99

\$419.98

Subtotal \$419.98
Tax (FTL, 7%) \$29.46

TOTAL (2 items) \$449.38

Vantiv triPOS \$449.38
Thu, 23 Sep 21 12:40pm
EMV (MASTERCARD)
SIGNATURE NOT REQUIRED
****1234 DEBIT
TRANS TYPE: PURCHASE
TRANS NO.: 460020473
Approval Number: 144703
Host Response Approved
Message: Approved
AID: A0000000042203
Application Label: US DEBIT
Cryptogram: TC
1024EAF58E63A1D9
ACCEPTED

TO PAY \$0.00



30 DAY RETURNS/EXCHANGES WITH RECEIPT.
SPECIAL ORDERS/ALTERED MDSE. NOT
RETURNABLE.

RECEIVED BY: _____

PRINT NAME: _____

Thanks for stopping by!!!

We appreciate your business!! Feel free to
complete of google review of your satisfaction of
your Mobile Home Depot!!!

Town of Pembroke Park

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



Bill To:

Oscar Munoz
3120 W Hallandale Beach Blvd,
Lot 611
Pembroke Park, FL 33009

INVOICE

DATE: February 11, 2022
INVOICE # 401
FOR:

Case # 5021
Oscar Munoz
3120 W Hallandale Beach Blvd,
Lot 611
Pembroke Park, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 12-48		
	Final Order 7/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
32	Day(s) of Per Diem from (09/19/21-10/21/2021)	\$ 50.00	\$ 1,600.00
	Abatement Rec. to reduce per diem fine to 90%		\$ 160.00
Balance			\$ 1,700.00
Abatement			\$ 260.00

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

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

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
5311 PARK PROPERTY LLC	5311 SW 25 CT PEMBROKE PARK, FL 33009	5311 SW 25 CT, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5270	Date Next Inspection	2/16/2022
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Notes Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
 New Doors, Garage Door, Windows, mini split system, new wiring, wood partition without Building permits - Property Owner will need to obtain building permits for work done.
 Exterior Maintenance - building exterior needs paint. Property owner will need to paint front of building with approved color(s) from Town zoning.
 Double permit fee has been assessed for violations.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail Hand
6/24/2021	6/16/2021	Final Order	
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	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: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,650.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$5,750.00

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 ☒ <u>Carol 19</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: 5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009 HCF # 5270		B. Received by (Printed Name) <u>Carol 19</u> C. Date of Delivery <u>11/1/21</u>	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7675		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (over \$500)			

9590 9402 6379 0303 8491 36

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 \$
 Total Postage and Fees \$ 7.33
 Sent To
 Street and Apt. No., or P.O. Box
 City, State, ZIP+4®
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 HCF # 5270

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

OFFICIAL USE

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

Postage \$
 Total Postage \$
 Sent To
 Street and Apt. No., or P.O. Box
 City, State, ZIP+4®
 5311 PARK PROPERTY LLC
 APPLEBAUM, MARTIN A
 HET #5270
 5901 SW 112 ST
 MIAMI FL 33156

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.		A. Signature ☒ <u>Carol 19</u> ☒ Agent ☐ Addressee	
1. Article Addressed to: 5311 PARK PROPERTY LLC APPLEBAUM, MARTIN A HET #5270 5901 SW 112 ST MIAMI FL 33156		B. Received by (Printed Name) <u>Carol 19</u> C. Date of Delivery <u>2-5-21</u>	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2637		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (over \$500)			

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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>comel 19</i> ☐ Agent ☐ Addressee	
5311 PARK PROPERTY LLC HET #5270 5311 SW 25 COURT PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>COVID 19</i>	C. Date of Delivery <i>11/7/20</i>
9590 9402 6379 0303 8478 97		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from card) 7021 0350 0000 2802 2620		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)	
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:

5311 PARK PROPERTY LLC
5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 6955 45

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0174

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID-19 R.V. ☐ Agent
☐ Addressee

B. Received by (Printed Name)

5311 Park Property

C. Date of Delivery

6/1/21

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

☐ Mail Restricted Delivery
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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:

5311 PARK PROPERTY LLC
5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 7094 95

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1631

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Marlene Applejohn ☐ Agent
☒ Addressee

B. Received by (Printed Name)

COVID-19 R-38-40

C. Date of Delivery

5-28-21

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

☐ Mail Restricted Delivery
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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:

5311 PARK PROPERTY LLC
5901 NW 112 ST
MIAMI, FL 33156
FO # 5270



9590 9402 5384 9189 1570 33

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0624

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X R-38 COVID 19 ☒ Agent
☐ Addressee

B. Received by (Printed Name)

R-38 C-19

C. Date of Delivery

6-21-21

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery
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Domestic Return Receipt

7021 0350 0001 0298 0624

U.S. Postal Service™
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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
 \$ 0.51

Total Postage and Fee
 \$ 6.98

Sent To
 5311 PARK PROPERTY LLC
 5901 NW 112 ST
 MIAMI, FL 33156
 FO # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 JUN 17 2021
 Postmark Here

7021 0350 0001 0298 0631

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 6.98

Sent To
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 FO # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 JUN 17 2021
 Postmark Here

7021 0350 0001 0298 0174

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5901 SW 112 ST
 MIAMI, FL 33156
 NOH # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 MAY 29 2021
 Postmark Here

7021 0350 0001 0298 0167

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OFFICIAL USE

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 NOH # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 MAY 29 2021
 Postmark Here

7019 2280 0002 0486 1631

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

OFFICIAL USE

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

Postage
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Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5901 SW 112 ST
 MIAMI, FL 33156
 NOH # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 MAY 26 2021
 Postmark Here

7019 2280 0002 0486 1624

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

OFFICIAL USE

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 NOH # 5270

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HOLLYWOOD HILLS
 MAY 26 2021
 Postmark Here



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Detail by Entity Name

Florida Limited Liability Company
5311 PARK PROPERTY LLC

Filing Information

Document Number	L19000299433
FEI/EIN Number	84-4245693
Date Filed	12/09/2019
Effective Date	12/08/2019
State	FL
Status	ACTIVE

Principal Address

5901 SW 112 STREET
MIAMI, FL 33156

Mailing Address

5901 SW 112 STREET
MIAMI, FL 33156

Registered Agent Name & Address

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title AMBR

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2020	01/12/2020
2021	01/30/2021
2022	01/20/2022

Document Images

01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
01/12/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5311 SW 25 COURT, PEMBROKE PARK FL 33009	ID #	5142 30 10 0800
Property Owner	5311 PARK PROPERTY LLC	Millage	0613
Mailing Address	5901 SW 112 ST MIAMI FL 33156	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 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\(8\)](#).

* 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*	\$45,520	\$255,940	\$301,460	\$301,460	
2021	\$45,520	\$255,940	\$301,460	\$301,460	\$6,482.78
2020	\$45,520	\$203,160	\$248,680	\$248,680	\$5,366.97

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$301,460	\$301,460	\$301,460	\$301,460
Portability	0	0	0	0
Assessed/SOH	\$301,460	\$301,460	\$301,460	\$301,460
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	\$301,460	\$301,460	\$301,460	\$301,460

Sales History

Date	Type	Price	Book/Page or CIN
1/22/2020	WD*-E	\$380,000	116311328
4/15/2015	WD*-E	\$130,000	112954866
6/13/2012	QC*-T	\$100	112021587
5/17/2012	CE*-T	\$100	48893 / 1731
9/12/2007	WD*-D	\$101,200	44636 / 1670

Land Calculations

Price	Factor	Type
\$7.00	6,503	SF
Adj. Bldg. S.F. (Card, Sketch)		2750
Eff./Act. Year Built: 1960/1959		

* 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.)

5311 PARK PROPERTY LLC)

CASE NO. 5270

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

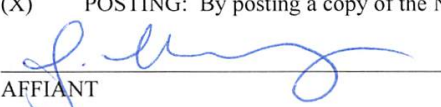
ADDRESS: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5311 PARK PROPERTY LLC AT 1:17 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.

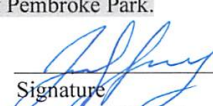
TYPE OF SERVICE

- () 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.

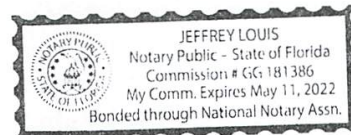

AFFIANT

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 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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.
5311 PARK PROPERTY
LLC
5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	5270	02/01/2022
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	514230100800	
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4	5311 SW 25 CT, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th day of February, 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 MUST 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).

02/03/2022 11:06

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

5311 PARK PROPERTY
LLC

5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	5270	02/01/2022
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	514230100800	
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Sincerely,

Joseline Ramirez

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

Joseline Ramirez

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Tuesday, January 11, 2022 11:24 AM
To: Joseline Ramirez
Cc: jcjimenez@tppl.gov.; Miguel Nunez; Marleen Applebaum
Subject: FW: 5270 - 5311 SW 25 CT
Attachments: RE: 5270 - 5311 SW 25 Court - Please assist - Following Up

Ms. Ramirez,

Thank you very much to you, Mr. Jimenez and Mr. Nunez for meeting with me last week. I appreciate the time you all spent with me with the hopes to bringing our concerns regarding our property to a resolution.

As a result of the meeting, we would like to request that we are placed on the agenda to attend the next hearing with the magistrate to also discuss this matter.

For the magistrate's reference, I have included both the email I sent to the Mayor (now admittedly to the wrong address) as well as the previous e-mail string correspondence that started our conversations with you.

Please let me know the next steps so that we can plan accordingly.

In the meantime, we continue to monitor the status of approval from Broward County. We have included a screen shot below sent to us from our engineer. You will note we submitted on July 15, 2021 and as of October 18, 2021 it is still under review. We are "told" we should expect an answer from them on January 15, but we are not going to hold our breath!

Thank you for your consideration and we look forward to hearing back from you.



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Sign Application

Sign and Seal Documents

Upload Documents

Add Related Parties

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Other

Main

Sign Out

Permit Type	ePermit ID	ePermit Status	Applic Numb
Development and Environmental Review	0000173272	SUBMIT	43605
Surface Water Management License	0000182954	FINISH	L2021

Signed In As: DHERRERO

Marty Applebaum



MA Construction Group
PO Box 566421
Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Wednesday, November 3, 2021 2:27 PM
To: 'mayor@tppl.gov' <mayor@tppl.gov>; 'gJacobs@tppl.gov' <gJacobs@tppl.gov>
Cc: 'jbrown@tppl.gov' <jbrown@tppl.gov>; Marleen Applebaum <marleen@maconstructiongroup.com>;
'Marty@MAConFL.com' <Marty@MAConFL.com>
Subject: FW: 5270 - 5311 SW 25 CT

Good afternoon Sir,

I am stuck in a classic "governmental Catch 22" situation.

Growing up in a small city on Missouri, my father always told me that speaking with my elected official is the best way to address situations like this. I would like to know if I may have an opportunity to speak with you regarding the matter below?

I am a business owner and property owner in the Town. I have had many pleasant experiences with Town personnel and this request is not about them or how they've interacted with us. ALL interactions have civil, respectful, helpful and kind.

Rather it's about seeking a conversation with our elected official to allow you to understand how difficult it is to "do the right thing" in hopes you may be able to help.

In short, we have wanted to improve our property from the moment we purchased our building in January 2020. Through the process we have been delayed by issues outside of our control. Please see the e-mail below and I'd encourage you to look into further with your staff.

We are now receiving fines for not having done the work for which we cannot yet receive the permit to perform. Those fines, we are told "could" be forgiven, but that will be a decision to be made at the end of this process. Unfortunately, we still do not know when the process will end and thus could face well over \$10,000 in fines.

I would be happy to meet with you in your office, at your convenience, or I'm available for a conversation via cell phone at 305-407-6400.

Marty Applebaum



MA Construction Group
PO Box 566421

Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Wednesday, November 3, 2021 1:36 PM
To: 'Teresa Malcolm' <tmalcolm@tppl.gov>
Cc: Marleen Applebaum <marleen@maconstructiongroup.com>; dherrero@ddsmconsulting.com;
Marty@MAConFL.com
Subject: RE: 5270 - 5311 SW 25 CT

Teresa,

Thank you for speaking with me just now. In regards to the specific timeline of the overall project, I will be working on this to send back over to you shortly.

A general summation of what has been going on: we have experienced delays in obtaining a permit from the Town to perform any improvements to this property. The first delays, for nearly one year, were caused by Zoning in approving the overall plan and allowing us to occupy the building.

We had tried to submit our building plans simultaneously with the zoning review in order to expedite the process. Since it took Zoning so long to review and approve the plans, the building code changed and our submittal to the Building department expired. Thus we had to completely update the plans to reflect the new code and eliminate all comments/revisions to the submitted plans and had to submit for a new permit. All during this time, paying review fees from Zoning, permit fees from the Building department and more permit fees for the new submittal of the plans.

Once the "new" plans were submitted, the Town requested approval from Broward County DERM prior to their issuing of the permit. The first review process from DERM determined took nearly 60 days. That review stated the installation of pervious concrete, as shown on the plans, would not meet with their approval and thus required us to provide drainage.

In order to calculate the amount of drainage necessary, we had to perform percolation tests, drainage calculations and then revise the site plan showing the new drainage and type of drainage. The permit was resubmitted to the County nearly 3 weeks ago and we are still awaiting their review for approval or for comments.

As I mentioned at the magistrate hearing and on the phone to you again today: we advised the Magistrate the construction shown on the plans would take us 180 days to complete, and that is based upon having the permit issued to us today. The Magistrate only awarded us 120 days to have this completed. I expressed my frustration with the Magistrate at that time explaining his timeframe was unrealistic because we did not have a permit in hand and are therefore unable to move forward due to circumstances well beyond our control.

To date, we still have not received a permit from Broward County DERM, nor been able to receive a permit from the Town.

At the time of the hearing when I explained it would not be possible for us to meet his timeline, I was assured you would work with us. I hope this is still the case.

Marty Applebaum



MA Construction Group
PO Box 566421
Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Teresa Malcolm <tmalcolm@tppfl.gov>
Sent: Wednesday, November 3, 2021 12:57 PM
To: marty@maconfl.com
Subject: 5270 - 5311 SW 25 CT

Hello,
You can email here.

Regards,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to
tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5270
Petitioner,)
)
vs.)
5311 PARK PROPERTY LLC)
)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 2021, 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: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 5311 PARK PROPERTY LLC, 5901 NW 112 S, MIAMI, FL 33156

FOLIO NO.: 514230100800

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 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) 5-103(a); 5-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

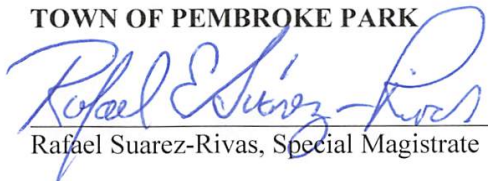
ORDER

1 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
2 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
3 SECTION(S) 5-103(a); 5-2; 15-17 (WITHIN 120 DAYS OF THE DATE OF THE FORMAL
4 HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the
5 time specified, the Respondent(s) shall pay \$50.00 PER DIEM(PER DAY) FOR EACH
6 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
7 ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
8 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
9 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
10

11
12 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
13 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
14 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
15 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
16 DETERMINE IF COMPLIANCE HAS OCCURRED.
17

18
19 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
20 this 16th day of June 2021.
21

22
23
24 TOWN OF PEMBROKE PARK

25
26
27 
28
29 Rafael Suarez-Rivas, Special Magistrate
30

31 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
32 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
33
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36 Certificate of Service

37
38 I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct
39 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
40 set forth above in this Final Order on this 17 day of June, 2021.
41

42
43 
44
45 Teresa Malcolm
46 Code Enforcement Officer
47 Town of Pembroke Park
48 3150 SW 52 AVE
49 Pembroke Park, FL 33023
50

Case Overview

Property/Incident Information

Owner	Address	Site Address
DANNY LAROUSHE	3105 SW 23 ST PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3105 SW 23 ST

Legal Description

Case Status	Open	Case #	5735	Date Next Inspection	2/16/2022
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Notes

1. Camera system installed prior of obtaining a permit. Obtain a permit with specs, plans, and inspections.
2. Addition added to the mobile home prior of obtaining a permit. Obtain a permit with specs, plans, and inspections for the complete addition including, windows, French doors, roof over to the addition, railings, electrical inside the addition,
3. Prohibited outside use of storage: remove the propane tank at the side of the home (behind the hedges), removal of the (2) Rubbermaid sheds, (2) wheel barrows, buckets, pavers on the ground stacked (tripping hazard), etc.
4. Removal/demo of the wooden stairs at the tree in the backyard. (verify with the Building dept. if a permit is required if so, obtain the permit with plans and inspections).
5. Overgrown vegetation around the property. Trim, clean up, and maintain the landscaping alongside the property line.
6. Wooden fence built prior of obtaining a permit. Obtain the permit with plans and inspections.
7. Laundry room or storage room was added to the back of the home without a permit. Obtain the permit for the additional room.
8. Jacuzzi was installed prior of obtaining a permit. Obtain the permit for plumbing work including the connection to the area of the jacuzzi.
9. Wooden deck and deck fence built prior of obtaining a permit. Obtain the permit for the wooden deck and fence along the deck with plans and inspections including the shutters and French doors.
10. Exposed electrical wires all over the mobile home. Obtain an electrical permit with plans and inspections to confirm the safety of the exposed wires.
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>
4/14/2021		Notice of Violation	Hand Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
1/4/2022	1/19/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail 2/3/22 2/2/22

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 2/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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.	Not in Compliance - Reinspection Date: 2/16/2022
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
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: 2/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$2,950.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$3,050.00

Payments

Date	Payment Type Name	Amount
10/15/2021	Credit	\$103.00
Total Payments		\$103.00
Fees Outstanding		\$2,947.00

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

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

Postage
\$

Total Postage and
\$ 7.33

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

Danny Laroushe
HET #5735
3105 SW 23 Street
Pembroke Park, FL 33009

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

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Total Postage and
\$ 7.33

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

David E Zelle TR/ Zell, David E TRS
NOH #5735
140 Greens Rd
Hollywood, FL 33021

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

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Danny Laroushe
HET #5735
3105 SW 23 Street
Pembroke Park, FL 33009

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

Postage
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Total Postage and
\$ 7.33

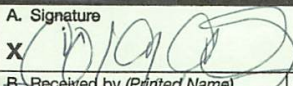
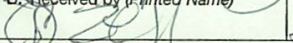
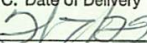
Sent To
Street and Apt. N
City, State, ZIP+4

David E Zelle TR/ Zell, David E TRS
NOH #5735
140 Greens Rd
Hollywood, FL 33021

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. 1. Article Addressed to: Danny Laroushe HET #5735 3105 SW 23 Street Pembroke Park, FL 33009 2. Article Number (Transfer from back of mailpiece) 7021 0350 0000 2802 2576	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 <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>☐ 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	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
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☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Insured Mail Restricted Delivery (over \$500)													

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  ☐ Agent ☐ Addressee	
David E Zelle TR/ Zell, David E TRS NOH #5735 140 Greens Rd Hollywood, FL 33021		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	
 9590 9402 6379 0303 8478 66		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from back of mailpiece) 7021 0350 0000 2802 2583		☐ Collect on Delivery Restricted Delivery Mail Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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\(8\)](#).

Page 634 of 724

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

DANNY LAROUSHE)

CASE NO. 5735

Respondent

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

TO BE SERVED: 3105 SW 23 ST, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

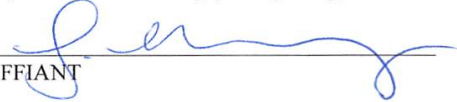
ADDRESS: 3105 SW 23 ST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DANNY LAROUSHE AT 12:55 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.

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.

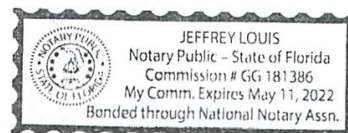

AFFIANT

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 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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.
DANNY LAROUSHE
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
DANNY LAROUSHE 3105 SW 23 ST PEMBROKE PARK, FL 33009	5735	02/01/2022

Property Owner:	Property Description:	Certified Mail #:
DANNY LAROUSHE 3105 SW 23 ST PEMBROKE PARK, FL 33009	514220000520	

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of February, 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 OF PEMBROKE PARK AT 954.986.4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. PLEASE CONTACT THE FLORIDA

02/03/2022 12:55

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

DANNY LAROUSHE

**2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
DANNY LAROUSHE	5735	02/01/2022
3105 SW 23 ST PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
DANNY LAROUSHE	514220000520	
3105 SW 23 ST PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3105 SW 23 ST

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

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5735
Petitioner,)
)
vs.)
)
DANNY LAROUSHE /)
DAVID ZELL TRS)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 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: 3105 SW 23 ST, PEMBROKE PARK FL 33009

PROPERTY OWNER: DAVID ZELL TRS, 140 GREENS ROAD, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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) 5-103(i)(j)(h); 5-105; 5-17; 12-48. 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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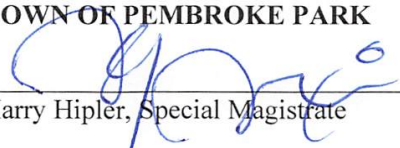
ORDER

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) 5-103(i)(j)(h); 5-105; 5-17; 12-48 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of September 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 15TH day of September 2021.

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, 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 15 day of September 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Joseline Ramirez

From: dany <imbeaultdany3@gmail.com>
Sent: Tuesday, December 14, 2021 5:36 AM
To: Joseline Ramirez
Subject: RE: 3105 sw 23rd st

Good morning,

My address is 3105 sw 23rd st and my case number is 5735.

I would like to apply for a 60 days extension , as I am waiting for the engineer plans for my front door and the wall facing the lake(back of the house).As soon as I have the plans I ask for the appropriate permits and start the works.
Thank you very much.

Sent from [Mail](#) for Windows

From: [Joseline Ramirez](#)
Sent: Monday, December 13, 2021 12:34 PM
To: [dany](#)
Subject: RE: 3105 sw 23rd st

Good afternoon,

Can you please provide a letter explaining to the special magistrate your reason for the extension and can you please submit the letter in english.

Thank you for your attention to this matter.

Regards,



Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: dany <imbeaultdany3@gmail.com>
Sent: Wednesday, December 8, 2021 12:10 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: 3105 sw 23rd st

Case number 5735

Jaimerais avoir une extension de 60 jours , car jattend les plan d'ingenieur pour finaliser mes violations.
Merci Dany

Sent from [Mail](#) for Windows

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

**SALES RECEIPT****Bill To:**

Claire Senechal
3105 SW 23 Street
Pembroke Park, FL 33009

Date 10/15/2021 7:40:03 AM**Invoice #** 23994**For** Code Enforcement Case#
5735**Site Address:**

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3105 SW 23 ST

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

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	12/14/2021		\$50.00	0	\$0.00
Admin Fixed	10/15/2021		\$100.00	0	\$100.00
Total					\$100.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
10/15/2021	Credit	\$103.00
Total		\$103.00

Balance **\$0.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5902	Date Next Inspection	2/16/2022
Notes	1. 24 a/c units were installed prior of obtaining the permits. Obtain a permit for each a/c change out with plans and inspections. 2. Unit 404 has an second door installed without a permit. Obtain a permit for the second door with any plans and inspections. 3. Water heater was replaced on the 4th floor in the laundry room area. Obtain a permit for the water heater replacement 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>
6/2/2021		Notice of Violation	Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	Certified Mail
1/3/2022	1/19/2022	Notice of Formal Hearing - Extension of Time	Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$58,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$58,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
-------------	--------------------------	---------------

Case Overview

	Total Payments	\$0.00
	Fees Outstanding	\$58,100.00

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Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees \$

Sent To: **JEFFREY FIENBERG**
 4651 SHERIDAN ST SUITE 200
 HOLLYWOOD, FL 33021
 FO # 5709, FO # 5902, & FO #6001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
 \$

Total Postage and Fees \$

Sent To: **ARDEVCO LLC**
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 FO #5902

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
 \$

Total Postage and Fees \$

Sent To: **ARDEVCO LLC**
 3181 W HALLANDALE BEACH BLVD
 #300
 PEMBROKE PARK, FL 33009
 NOH #5902

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
 \$

Total Postage and Fees \$

Sent To: **Ardevco LLC**
 HET #5902
 3181 W Hallandale Beach Blvd #300
 Hallandale Beach Blvd, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 \$

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

Postage
 \$

Total Postage and Fees \$

Sent To: **FEINBERG, JEFFREY**
 HET #5902
 4651 SHERIDAN STREET
 SUITE 200
 HOLLYWOOD, FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 1494

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OFFICIAL USE

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ _____

Total Postage and Fees
 \$ 7.33

Sent To
 FEINBERG, JEFFREY
 HET #5902
 4651 SHERIDAN STREET
 SUITE 200
 HOLLYWOOD, FL 33021

City, State, ZIP+4
 HOLLYWOOD, FL 33021

PS Form 3800, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

FEINBERG, JEFFREY
 HET #5902
 4651 SHERIDAN STREET
 SUITE 200
 HOLLYWOOD, FL 33021

9590 9402 6379 0303 8493 72

7021 0350 0000 2802 2507

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	☐ 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
☐ Delivery Restricted Delivery	
☐ 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:
FEINBERG, JEFFREY
HET #5902
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021



9590 9402 6379 0303 8588 93

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1494

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C19 2138

C. Date of Delivery

1/7/22

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

3. Service Type

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

7021 0350 0000 2802 1470

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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 on Ardevco LLC

\$ 7.33

Sent To

3181 W Hallandale Beach Blvd #300
Hallandale Beach Blvd, FL 33009

City, State, ZIP+4

PS Form 3800, 1-1-2019





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0111
Property Owner	ARDEVCO LLC	Millage	0613
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009	Use	03
Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 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\(8\)](#).

* 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*	\$338,330	\$3,130,010	\$3,468,340	\$3,468,340	
2021	\$338,330	\$3,130,010	\$3,468,340	\$3,468,340	\$74,585.26
2020	\$338,330	\$3,058,310	\$3,396,640	\$3,396,640	\$73,305.60
2022* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340	
Portability	0	0	0	0	
Assessed/SOH	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$3,468,340	\$3,468,340	\$3,468,340	\$3,468,340	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/28/2018	QCD-T	\$100	115044482	\$9.00	37,592	SF
7/14/2015	WD-Q	\$3,000,000	113121896			
1/9/1995	WD	\$1,000,000	23121 / 797			
5/1/1974	QCD	\$400,000	1160 / 767			
9/1/1971	WD	\$156,000				
				Adj. Bldg. S.F. (Card, Sketch)		28751
				Units		32
				Eff./Act. Year Built: 1973/1972		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number L18000021942
FEI/EIN Number 82-4464614
Date Filed 01/24/2018
State FL
Status ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
ARDEVCO LLC	)	CASE NO. 5902
Respondent	)	

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

**3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ARDEVCO LLC	5902	02/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	AKA:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of February, 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).

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

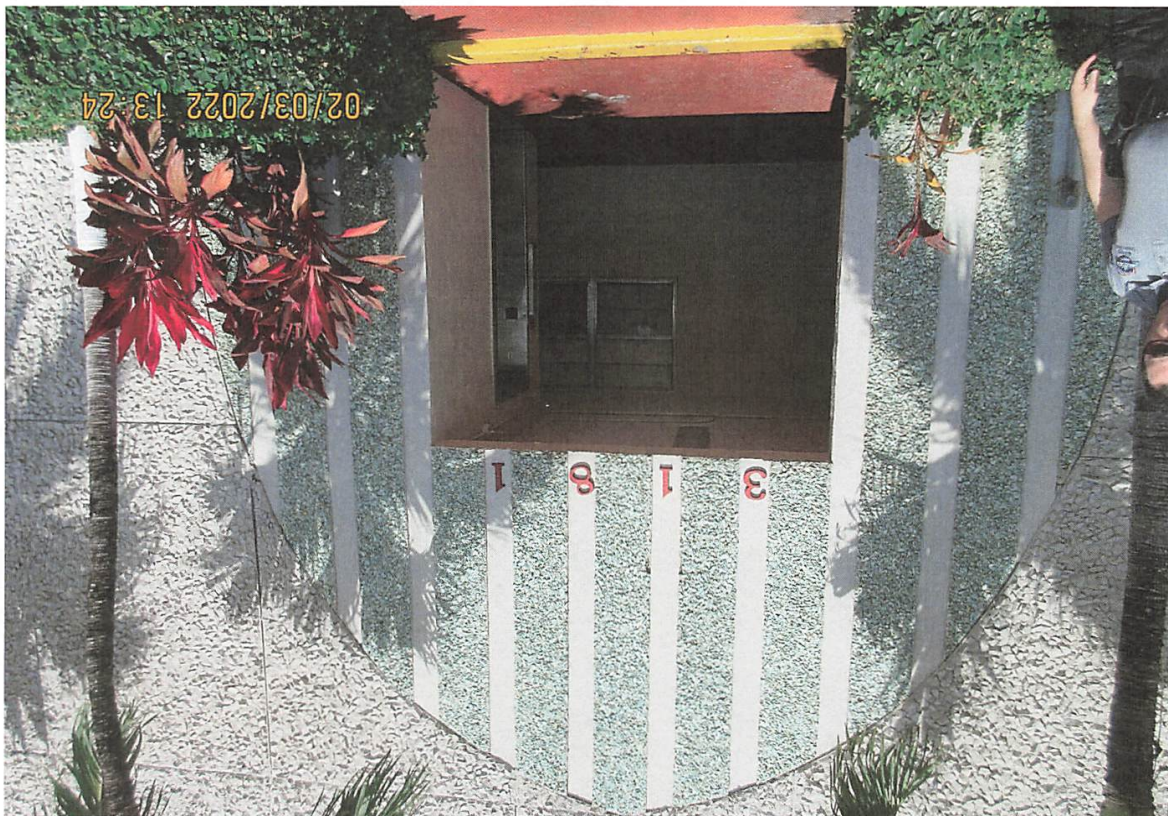
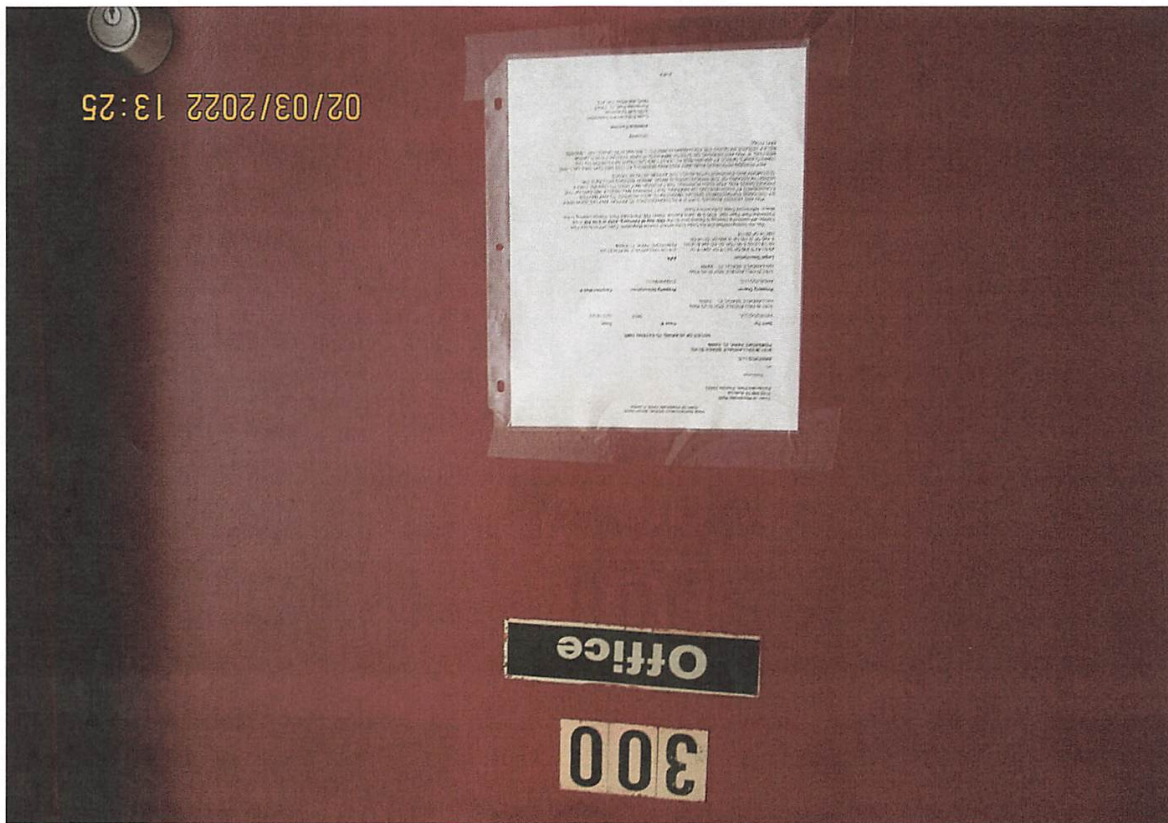
Sent To:	Case #:	Date:
ARDEVCO LLC	5902	02/01/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		
Legal Description:	AKA:	
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4500 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).

02/03/2022 13:25





Joseline Ramirez

From: dd@meridian-commercial.com
Sent: Monday, December 13, 2021 4:50 PM
To: Joseline Ramirez
Subject: FW: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Ramirez –

Nice meeting with you today. See below email to Ms. Malcolm requesting an extension for case 5902.

Thank you,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, November 1, 2021 1:32 PM
To: 'Teresa Malcolm' <tmalcolm@tpfpl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Teresa –

Hope you had a nice weekend. Thanks for your help with the extension on the two code violation cases! It was very much appreciated.

Attached is an updated spreadsheet of our progress. At this point, we have submitted permit applications for everything except the air-conditioning units. The cost and sourcing of multiple units right now has been challenging.

We are running into some issues with the parking lot repairs. Under current code, we would lose 7 parking spaces. The issue is that the landlord has assigned parking in their lease agreements, which the restriping would breach. Do we have the option to patch and replace parking stops but not seal coat? Could we just brighten the current striping? Just wanted to see if that was an option.

Also, for case 5902 can we request an extension? That violation includes the A/C units, which are going to take the longest of all the violations to cure. The other two items in that violation case will be addressed with the next few weeks.

Regards,

Doug

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppfl.gov>
Sent: Monday, September 27, 2021 8:18 AM
To: dd@meridian-commercial.com
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations
Importance: High

Douglas:

Good morning,

Thank you for reaching out to me and keeping me updated with the cases. I will present this hearing for extension on October 20th, 2021 at 9 am to the Special Magistrate.
I will begin sending the notices out this week for that hearing date and posting the notices as well.

Please advise,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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

Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, September 20, 2021 7:16 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

As you know, at the hearing on 8/19/2021 we were given 30 days to remedy two of the code violations cases by the Magistrate. It has been 30 days and we have made significant progress on those cases. However, we are requesting some additional time to complete them:

CASE #6001 – This case is for unit #306 1.) water leaks and 2.) drywall repairs. We signed the painting permit application but the contractor needs us to remove the fences in back for his equipment. We are still waiting on the fence removal permit. This work should take 2-3 weeks and we still will have to get on the contractors schedule. **I'm requesting an additional 60 days to complete the work.** I don't think it's possible for us to get this done in a shorter timeframe. The permit (with drawings) is ready to pick up for drywall repairs, so that should be remedied quickly.

CASE #5709 – 15 violations under this case. Property maintenance was addressed in case #6001. We have remedied the cracked tiles, missing light covers, concrete wall (ownership issue), abandoned vehicles, and wireless cameras. We have submitted master permit applications with drawing to remove the low voltage camera system and screen door on #404. We signed the permit for the asphalt patching, re-striping and parking stops. That contractor will also cut out the asphalt so we can plant foliage along Hallandale Beach Blvd. We also signed the permit for new fencing. Both have hopefully been submitted. **I'm requesting an additional 60 days to complete the work.** This is primarily due to the "property maintenance" violations related to the paint and stucco that was addressed in Case #6001. The remainder of the violations will hopefully be completed in less than 30 days.

Thanks again for your help navigating through these violations... it's much appreciated. Have a nice evening.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, September 14, 2021 1:12 PM

To: 'Teresa Malcolm' <tmalcolm@tppl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Great... thanks!

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppl.gov>

Sent: Tuesday, September 14, 2021 12:03 PM

To: dd@meridian-commercial.com

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Okay, Let's go for Friday at 10 am.

I'll send an invite for this shortly.

Regards,



Teressa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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

Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, September 14, 2021 11:31 AM

To: Teressa Malcolm <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Friday would be good for me, as I hope to get permits submitted throughout the week. My schedule is open on Friday, so I'm available at your convenience.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teressa Malcolm <tmalcolm@tppfl.gov>

Sent: Tuesday, September 14, 2021 8:31 AM

To: dd@meridian-commercial.com

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good morning,

Regarding the hearing set for tomorrow at 9am we will just be confirming the fines, usually there is no need for the respondent to appear at such hearings.

Thank you for the updates on those two cases. My availability this week would be later during the week such as anytime Friday due to prepping for tomorrow's hearing today and I'll be in training all day on Thursday.

We can also do a zoom meeting for quicker response time for meeting today if you're available.

Please let me know,



Teresa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Monday, September 13, 2021 3:56 PM

To: Teresa Malcolm <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Ms. Malcolm –

Good afternoon. As you probably know, I met with Ms. Manzerolle, Mr. Nunez and Ms. Ramirez on Friday, September 3rd. They were very helpful on how I need to apply for the permits. They also let me know that there is a hearing for the Per Diem fines on cases #5706 and #5195 on September 15th. Is that a public hearing that I should attend? Below is an update on the progress to remedy those two cases:

#5706 – This case is exclusive to violations in unit #105. That tenant should be evicted literally any day now. The building officials want me to pull a master permit for each unit that has violations. Shop drawings have been completed for four units (101, 105, 306 and 404) showing the location of each violation, as required by the building dept. (see attached). I hope to submit that permit application tomorrow.

#5195 – This case refers to:

1. *Building maintenance*: We have entered into a contract with Suncoast Painting for the painting, sealing and stucco work for the building maintenance. The permit application was signed and delivered to the contractor last week, so that application has hopefully been submitted at this point.

2. *Removal of the Royal Palms on Hallandale Beach Blvd:* When I met with the building dept. last week they said that because this was a zoning issue it could be removed from the violations. The issue seems to be with FPL; they did not re-plant Royal Palms, as per the Town's ordinance. The issue is that the Royal Palms will just grow back into power lines. They suggested possibly changing the Town's ordinances to allow for a shorter type of Palm tree under the power lines.

3.) *Exterior lights that were installed w/o permit:* We have a contract with Atlantis Electrical that we are modifying due to the electrical work that will be done on the individual units and the A/C cut-off switches on the roof that the A/C contractor was previously going to coordinate with their electrician. We have given them a deposit and hope to have this contract and permit application signed by the end of the week.

Are you available this week to meet and go over the progress on the other outstanding violations?

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, August 24, 2021 5:48 PM

To: 'Teresa Malcolm' <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Confirmed for Friday @ 10AM.

I'll be the point person for all 5 of the Notice of Violations. We will also be doing some additional improvements as well.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppfl.gov>

Sent: Tuesday, August 24, 2021 5:23 PM

To: dd@meridian-commercial.com

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Sounds good, I'll see you then here at the office located in the "Building Department".

I have all the photos unless you'll have more photos or documents to share.

But just to clarify, will you be taken care of all the Notice of Violations on that property or just the (3) cases from last week's hearing?

Regards,



Teresa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, August 24, 2021 5:19 PM

To: Teresa Malcolm <tmalcolm@tppfl.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

How about Friday at 10AM?

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900

W www.meridian-commercial.com | LinkedIn Bio

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tppfl.gov>

Sent: Tuesday, August 24, 2021 4:52 PM

To: dd@meridian-commercial.com

Subject: Re: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Good afternoon,

Whichever dates work for me so you can choose the date and time and I'll add it to my calendar.

Regards,



Teressa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tpopf.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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From: dd@meridian-commercial.com <dd@meridian-commercial.com>

Sent: Tuesday, August 24, 2021 12:57:46 PM

To: Teresa Malcolm <tmalcolm@tpopf.gov>

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Hi Officer Malcolm –

In person may be better in case we need to look at pictures? I can meet you at your office or wherever you prefer. The best times for me is tomorrow between 9AM and 12pm, Thursday at 9am or Friday between 9AM-12PM. I'm not sure if the City is open on Friday though.

Regards,

Douglas E. Driver, CCIM, CMI

Managing Director | Meridian Commercial

M (954) 865-1453 | **O** (754) 900-1900

W www.meridian-commercial.com | [LinkedIn Bio](#)

A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



From: Teresa Malcolm <tmalcolm@tpopf.gov>

Sent: Tuesday, August 24, 2021 8:09 AM

To: dd@meridian-commercial.com

Subject: RE: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Doug:

Good morning,

Sure thing, what would you prefer and which date and time?

Regards,

Teressa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tpopf.gov



Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
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Consider the Environment before printing.

From: dd@meridian-commercial.com <dd@meridian-commercial.com>
Sent: Monday, August 23, 2021 4:20 PM
To: Teresa Malcolm <tmalcolm@tppfl.gov>
Subject: 3181 W. Hallandale Beach Blvd | ARDEVCO | Violations

Code Officer Malcolm –

It was nice meeting you the hearing last Thursday (8/19/2021). As you may remember, I represented my client concerning the violations on the above referenced property. I have a few questions on several of the outstanding items in the violations (and the other two violations as well). Do you have time to discuss in person or over the phone sometime this week at your convenience?

Sincerely,

Douglas E. Driver, CCIM, CMI
Managing Director | Meridian Commercial

M (954) 865-1453 | O (754) 900-1900
W www.meridian-commercial.com | LinkedIn Bio
A 10101 W. Sample Rd., Suite 428 | Coral Springs, FL 33065



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TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3181 W HALLANDALE BEACH
BLVD

Job Name: SUNDRIFT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 10/14/2021 1:12:23 PM

Application Date: 10/14/2021 1:03:41 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	12/8/2021 10:00:30 AM
PLUMBING	Approved	12/8/2021 1:44:20 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
RODI, YVES CHARBONNEAU, BRIGITTE ETAL	115 S KEY DR #629 PEMBROKE PARK, FL 33009	115 S KEY DR, PEMBROKE PARK, FL 33009 629

Legal Description

Case Status Open **Case #** 5997 **Date Next Inspection** 2/16/2022

Notes

1. New A/C enclosure built without a permit. Obtain plans, permit and inspections.
2. Built new concrete stairs without a permit. Obtain plans, permit and inspections.
3. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/28/2021		Notice of Violation	Posted to Property Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	
1/3/2022	1/19/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to 2/3/22 Property Certified Mail 2/2/22

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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$3,050.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$3,150.00

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$3,150.00

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐	Return Receipt (hardcopy) \$
☐	Return Receipt (electronic) \$
☐	Certified Mail Restricted Delivery \$
☐	Adult Signature Required \$
☐	Adult Signature Restricted Delivery \$
Postage	
\$	
Total Postage and Fees	
\$	7.33
Sent To	
Street and Apt. No.	
City, State, ZIP+4	
PS Form 3800, April 2008	

JAN - 5 2022
 Postmark Here

7021 0350 0000 2802 2736

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For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Park lake Inc.
Street and Apt. No.	HET#5997, NOH #5485
City, State, ZIP+4	3184 W Hallandale Beach Blvd Pembroke Park, FL 33009
PS Form 3800, October 2009	

7021 0350 0000 2802 2729

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	\$
Sent To	Park lake Inc.
Street and Apt. No.	HET# 5997, NOH #5485
City, State, ZIP+4	Glazer & Sachs 3113 Stirling Rd Hollywood, FL 33021
PS Form 3800, October 2009	

7021 0350 0000 2802 2644

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OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	Rodi, Yves/ Charbonneau, Brigitte Etal
Street and Apt. No.	HET #5997
City, State, ZIP+4	115 S Key Drive Pembroke Park, FL 33009
PS Form 3800, October 2009	

7021 0350 0000 2802 1500

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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

\$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4

Rodi, Yves/ Charbonneau, Brigitte Etal
 HET #5997
 115 S Key Drive
 Pembroke Park, FL 33009



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

See reverse for instructions

7021 0350 0000 2802 1517

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Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4

Park lake Inc.
 NOH #6602, HET#5997
 Glazer & Sachs
 3113 Stirling Rd
 Hollywood, FL 33021



PS Form 3800, April 2019 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:

Rodi, Yves/ Charbonneau, Brigitte Etal
 HET #5997
 115 S Key Drive
 Pembroke Park, FL 33009



9590 9402 6379 0303 8479 10

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2644

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

all 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.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Park lake Inc. NOH #6602, HET#5997 3184 W Hallandale Beach Blvd Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1524		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 ☐ 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	
Rodi, Y... / Charbonneau, Brigitte Etal HET #5997 115 S Key Drive Pembroke Park, FL 33009	B. Received by (<i>Printed Name</i>)	C. Date of Delivery
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6379 0303 8588 86	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)	
2. Article Number (<i>Transfer from service label</i>) 7021 0350 0000 2802 1500		
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt

7021 0350 0001 0297 8720

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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
 \$ 0.51
Total Postage
 \$ 6.96

Sent To
 Street and Apt
 City, State, Zip

Postmark
 Here

BRIGETTE, CHARBONNEAU &
 YVES RODI
 115 S KEY DR
 PEMBROKE PARK, FL 33009
 NOH # 5997

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8720

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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
 \$ 0.51
Total Postage
 \$ 6.96

Sent To
 Street and Apt
 City, State, Zip

Postmark
 Here

BRIGETTE, CHARBONNEAU &
 YVES RODI
 115 S KEY DR
 PEMBROKE PARK, FL 33009
 NOH # 5997

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 8935

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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
 \$
Sent

Sent To
 Street
 City, State, Zip

Postmark
 Here

BRIGETTE, CHARBONNEAU &
 YVES RODI
 115 S KEY DR
 PEMBROKE PARK, FL 33009
 FO # 5997

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 676 of 724



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

Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number H42954
FEI/EIN Number 59-2502705
Date Filed 02/15/1985
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	115 S KEY DRIVE #629, PEMBROKE PARK FL 33009	ID #	5142 29 NN 3970
Property Owner	RODI, YVES CHARBONNEAU, BRIGITTE ETAL	Millage	0613
Mailing Address	115 S KEY DR #629 PEMBROKE PARK FL 33009	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 629		

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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$40,000	\$33,910	\$73,910	\$73,910	
2020	\$40,000	\$33,830	\$73,830	\$73,830	\$1,593.37
2019	\$40,000	\$43,100	\$83,100	\$83,100	\$1,814.41

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$73,910	\$73,910	\$73,910	\$73,910
Portability	0	0	0	0
Assessed/SOH	\$73,910	\$73,910	\$73,910	\$73,910
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$73,910	\$73,910	\$73,910	\$73,910

Sales History

Date	Type	Price	Book/Page or CIN
1/10/2020	CPT-Q	\$80,000	116301814
4/4/2012	CPT-T	\$100	48662 / 183
4/19/1996	CPT		24879 / 741

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1971/1970		

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.)

RODI, YVES)

CHARBONNEAU, BRIGITTE ETAL

CASE NO. 5997

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 115 S KEY DR, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

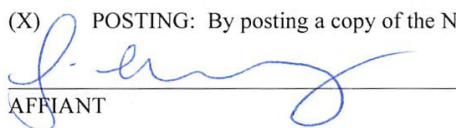
ADDRESS: 115 S KEY DR, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RODI, YVES CHARBONNEAU, BRIGITTE ETAL AT 11:56 A.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.

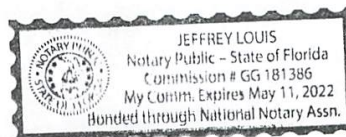

AFFIANT

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 2, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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.

RODI,YVES
CHARBONNEAU,BRIGITTE
E ETAL

115 S KEY DR, PEMBROKE PARK, FL
33009 629

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
RODI,YVES CHARBONNEAU,BRIGITTE ETAL 115 S KEY DR #629 PEMBROKE PARK, FL 33009	5997	02/01/2022

Property Owner:	Property Description:	Certified Mail #:
RODI,YVES CHARBONNEAU,BRIGITTE ETAL 115 S KEY DR #629 PEMBROKE PARK, FL 33009	514229NN3970	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 629	115 S KEY DR, PEMBROKE PARK, FL 33009 629

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of February, 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.

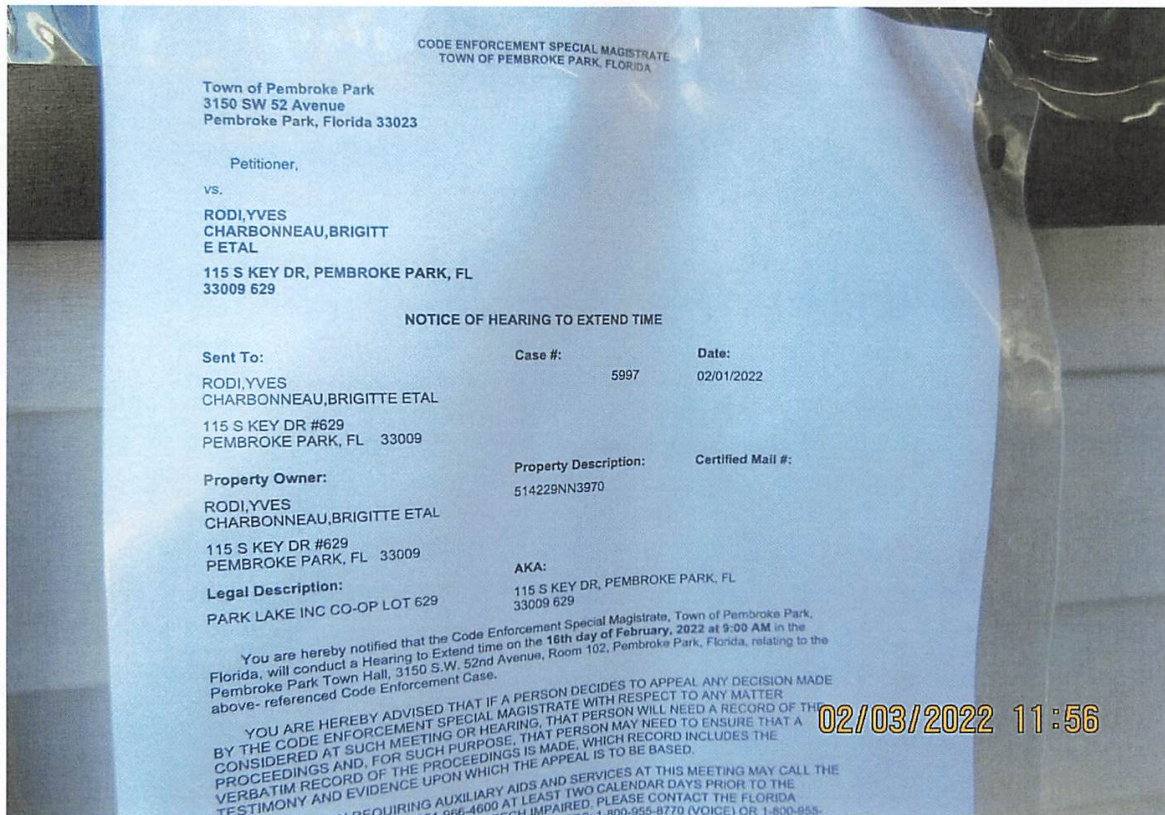
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM 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).

Sincerely,

Joseline Ramirez

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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5997
Petitioner,)
)
vs.)
)
BRIGETTE CHARBONNEAU / YVES RODI)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 115 S KEY DRIVE #629, PEMBROKE PARK FL 33009

PROPERTY OWNER: BRIGETTE CHARBONNEAU / YVES RODI, 8800 N BRONX AVE
2ND FLOOR, SKOKIE, IL 60077

FOLIO NO.: 5142 29 NN 3970

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 629

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 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.

ORDER

Town of Pembroke Park

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



Bill To:

RODI,YVES
CHARBONNEAU,BRIGITTE
ETAL
115 S Key Drive, Pembroke
Park, FL 33009

INVOICE

DATE: February 11, 2022
INVOICE # 258
FOR:

Case # 5997
RODI,YVES
CHARBONNEAU,BRIGITTE
ETAL

115 S Key Drive, Pembroke Park,
FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 5-17		
	Special Magistrate on 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
61	Day(s) of Per Diem from (09/18/21 to 011/18/21)	\$ 50.00	\$ 3,050.00
Balance			\$3,150.00

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

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

THANK YOU FOR YOUR BUSINESS!



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2111331-0**

Job Address: **115 S KEY DR**

Job Name: RODI,YVES

Permit Status: Permit Complete

Permit Issued Date: 11/17/2021 8:36:16 AM

Submitted Into Plan Review Date: 11/15/2021 11:13:38 AM

Application Date: 11/15/2021 8:32:59 AM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 2 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	11/16/2021 8:22:22 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5511 FAX



BUILDING PERMIT APPLICATION

2111331

PERMIT NO.

B-94589

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: RODI,YVES					
JOB ADDRESS: 115 S KEY DR					
OWNER NAME: RODI,YVES CHARBONNEAU,BRIGITTE ETAL					
OWNER ADDRESS: 115 S KEY DR					
CITY: PEMBROKE PARK					
PHONE: 4388804408		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000		FAX: 0000000000		EMAIL:	
CERT. COMPETENCY: N/A			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229NN3970			SUBDIVISION: PARK LAKE ESTATES		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION : INSTALL CONCRETE STEPS & RAILING AT BACK SGD					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (2111331-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
97936	Final Building Inspection	11/18/2021	Pass
97935	Railings - Handrail/Guardrail Installation	11/18/2021	Pass
97934	Stairs	11/18/2021	Pass

Joseline Ramirez

From: Yves <yvesrodi@hotmail.com>
Sent: Wednesday, November 10, 2021 3:43 PM
To: Joseline Ramirez
Subject: Re: Code infraction extension case 5997

Thank you very much, in the Next few days, we should have the site plan approval from the Park and as soon as we have it, we will come to the office to finalize the documents.

God bless you,
Yves

Envoyé de mon iPhone

> Le 10 nov. 2021 à 15:34, Joseline Ramirez <jramirez@tppfl.gov> a écrit :
>
> Good afternoon Mr. Yves,
>
> I am in receipt of your email. You will receive a notice of hearing for an extension via certified mail. The next hearing will take place on January.
>
> Regards,
>
>
> Joseline Ramirez
> Chief Code Enforcement Officer
>
> P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com
>
> Town of Pembroke Park / Code Enforcement Dept.
>
> 3150 SW 52nd Avenue, Pembroke Park, FL 33023
>
> Follow us on: Facebook /
https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.townofpembrokepark.com&c=E,1,xYU47xchEpUQbbgF2rB5t75Eg80ivk6HHd8XdHbgQE-72AvIGC2Pp1NL11OlOrwLeyw_EXiHjX66n3A8FA-aTMRiCPg3uhjtFQ4X7FDnieBDtjxopvaKPjv5czU,&typo=1
>
>
> -----Original Message-----
> From: Yves <yvesrodi@hotmail.com>
> Sent: Wednesday, November 10, 2021 12:30 PM
> To: Joseline Ramirez <jramirez@tppfl.gov>
> Subject: Code infraction extension case 5997
>
> Good afternoon Mme Ramirez,
> As we discussed this morning, we just took notice of the code violation this morning when we arrive from Canada, we did not receive any letters or notifications at our canadian address.

> We are willing to do whatever is necessary to solve the issue, but we would need that the date of infraction would be change to 30 days from today instead of the date of judgement, we are of good fate and if we had known about the problem before, we would have taken care of it right away.

> Since there was existing wood stairs, we were under the impression that we did not need a permit to replace it, our bad!!!

> We are willing to pay the double fee for the permit and the one dollars infraction fine that you told us, but not 50\$ a day since the judgement... Please allow us the Time to make this right.

> Thank you kindly,

> Yves Rodi & Brigitte Charbonneau

> 115 Key Drive South

> Park Lake

> 438-880-4408

>

>

> Envoyé de mon iPhone

> 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.

>

> This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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.

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5629
Petitioner,)
vs.)
MARION SIMON)
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: 5453 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MARION SIMON, 5453 SW 41 ST, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 27 0190

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SW COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 104.67,E 15.18 TO POB, E 20.33,S 51.67,W 20.33, N 51.67 TO POB AKA: UNIT D-19 LA ESTANCIA

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; 12-48. 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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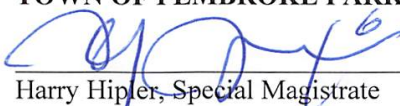
ORDER

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; 5-17; 12-48 **WITHIN 60 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 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, 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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2110915-0**

Job Address: **5453 SW 41 ST**

Job Name: **MARION GARVIS**

Permit Status: **Permit Complete**

Permit Issued Date: **4/22/2021 2:59:46 PM**

Submitted Into Plan Review Date: **4/21/2021 9:45:09 AM**

Application Date: **4/19/2021 1:33:21 PM**

Difference Between Application to PlanReview: **2 Day(s)**

Difference Between PlanReview to Permit Issued: **1 Day(s)**

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	4/21/2021 8:37:56 PM
ZONING	Approved	4/21/2021 11:43:05 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5500 FAX

2110915

PERMIT NO.

ZON-93184

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: MARION GARVIS					
JOB ADDRESS: 5453 SW 41 ST					
OWNER NAME: SIMON, MARION N					
OWNER ADDRESS: 5453 SW 41 ST					
CITY: PEMBROKE PARK					
PHONE: 9545314214		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DR COOL SERVICE LLC					
MAIL ADDRESS: 2645 EXECUTIVE PARK DR SUITE 334					
CITY STATE ZIP: WESTON FL 33331					
PHONE: 8888860969		FAX:		EMAIL: DRCOOLSERVICE1@GMAIL.COM	
CERT. COMPETENCY: CAC1819072			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: TOWN HOME		PROPOSED USE: TOWN HOME	
FOLIO NUMBER: 514230270190			SUBDIVISION: LA ESTANCIA		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 3000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: A/C CHANGEOUT REPLACE 2.5TON A/C MODEL # M4AC4030D100AA					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (2110915-0)

Event ID	Inspection	Inspection Date	Status
Mechanical Inspection			
97636	Condensate Lines	11/10/2021	Pass
97638	Final Mechanical	11/10/2021	Pass
97637	Rough Duct Insulation	11/10/2021	Pass

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **4866**

vs.

WAREHOUSE 1800 LLC
UNIVERSAL MARINE
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 24, 2013. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2401 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PROPERTY OWNER: WAREHOUSE 1800 LLC, 808 COLLINS AVE, MIAMI BEACH, FL,
33139

FOLIO NO.: 5142 20 07 0030

1. The Special Magistrate entered a Final Order on October 24, 2013, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 24, 2013, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY 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 October 24, 2013. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$110,450.00 (ONE HUNDRED TEN THOUSAND FOUR 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:

PARK-95 106-43 B PARCEL A LESS N 613.85

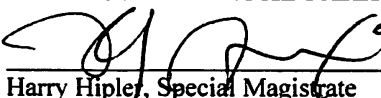
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

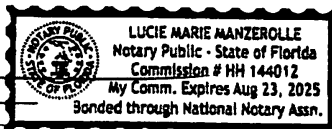
STATE OF FLORIDA
COUNTY OF BROWARD

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

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

November 17th, 2021.


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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona CA.

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

TOWN OF PEMBROKE P.
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORI

PLACE
OF THE
CERTIFIED MAIL



7021 0350 0000 2802 0879

ENTIN, JOSHUA M, ESQ
S.O.C.L #4866
633 S. ANDREWS AVE, SUITE 500,
FT. LAUDERDALE, FL, 33301

Hasler

11/19/2021

US POSTAGE

\$007.33⁰



ZIP 3302³
011D106566⁵

3330132858 0001



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **4866**

vs.

WAREHOUSE 1800 LLC
UNIVERSAL MARINE
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 24, 2013. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2401 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

PROPERTY OWNER: WAREHOUSE 1800 LLC, 808 COLLINS AVE, MIAMI BEACH, FL,
33139

FOLIO NO.: 5142 20 07 0030

1. The Special Magistrate entered a Final Order on October 24, 2013, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 24, 2013, or if no compliance occurred by the due date, there would be a per diem fine of **\$50.00** (FIFTY 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 October 24, 2013. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$110,450.00** (ONE HUNDRED TEN THOUSAND FOUR 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:

PARK-95 106-43 B PARCEL A LESS N 613.85

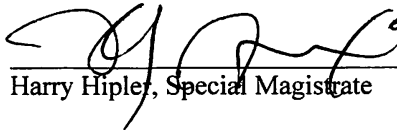
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5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

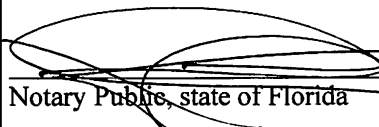

Harry Hippler, Special Magistrate

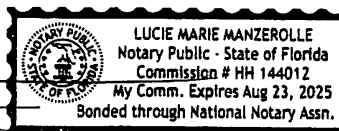
STATE OF FLORIDA
COUNTY OF BROWARD

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

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

November 17th, 2021.


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.

WAREHOUSE 1800 L.L.C. 2401 S.W. 31st AVENUE 954-987-2278

3 DAY NOTICE TO TENANT TO VACATE UNIT

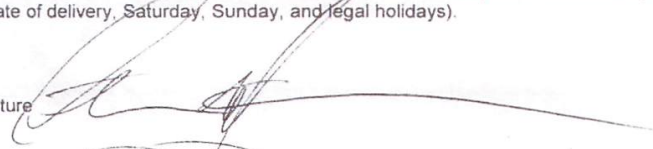
TO: Eric Morgan, John Cason
F 17-18-19

FROM: Warehouse 1800 LLC

2401 SW 31st Avenue Unit F-17-18-19 -Pembroke Park, FI 33009

You are hereby notified that you are in violation of the rules of Warehouse 1800 LLC. You are in violation of rule number 18. Use and occupancy: you agree to use the unit you rent only for the storage of personal property. You are expressly, absolutely, and strictly prohibited from using it as a dwelling for any human being, or for keeping any living thing, plant or animal.

WAREHOUSE 1800 LLC DEMANDS TENANT TO VACATE UNIT WITHIN 3 DAYS OF THIS NOTICE BEING SERVED. POSSESSION OF THE PREMISES WITHIN THREE WORKING DAYS (excluding Saturday, Sunday, and legal holidays) FROM THE DATE OF DELIVERY OF THIS NOTICE, TO WIT: on or before the day of 10-23-13 (insert the date which is three days from the delivery of IT notice, excluding the date of delivery, Saturday, Sunday, and legal holidays).

Signature 

Landlord Name/Property Manager (circle one)

Address

City, State, Zip

Telephone Number

I hereby certify that a copy of this notice has been furnish to the above named
tenant(s) on: 10/18/13 (Date of service on Tenant,) 10/16/13

10 / 24 / 2013 - Final Order date
11 / 8 / 2013 - Compliance due date
⓪ 10/18/13 - Eviction Notice
11/15/13 - New Tenant Lease

December 10, 2021

Via Electronic Correspondence: jramirez@tppfl.gov

Ms. Joseline Ramirez
Chief Compliance Enforcement Office
Town of Pembroke Park
3150 SW 52nd Avenue,
Pembroke Park, FL 33023

Re: Supplemental Order for Case No.: 4866 for Warehouse 1800 LLC for the Property
Located at 2401 Lyons Lane, Pembroke park, Florida

Dear Officer Ramirez,

Please note that my office represents Warehouse 1800 LLC ("Warehouse 1800") the owner of the property located at 2401 John P. Lyons Lane, Pembroke Park (the "Property") with respect to the Order entered on November 17, 2021. Briefly, on November 17, 2021, Special Magistrate Harry Hipler entered a Supplemental Order (Supplemental Order attached hereto as Exhibit A) affirming an Order of the Special Magistrate from October 24, 2013 with a \$50.00 daily fine, which amassed over \$110,450.00, was assessed. This fine resulted from a previous tenant, Universal Marine's ("Universal"), failure to renew their Business Tax Receipt ("BTR"). At the time the violation was issued Universal In part, the Special Magistrate assessed this fine under the mistaken belief that the tenant had remained on the site since 2013 and that the BTR had not been renewed. This resulted in the imposition of the fine against the landlord for allowing an unlicensed business to operate on their property. However, this belief is erroneous.

Pursuant to your communications with our tenant, Garth Fowler, and representations made at the November 17, 2021, Special magistrate hearing below is the evidence discussed *via* a brief timeline of the underlying violation, and the subsequent re-letting of the same units:

1. Initial violation issued to Universal Marine for failure to have a current Business Tax receipt for Bays E23-24, refer to the Notice of Violation and Formal Hearing attached hereto as Exhibit B;
2. On October 24, 2013 an Order was entered by the Code Enforcement Board with a finding of guilt, a copy of the Order is attached hereto as Exhibit C;
3. Excerpts from the City's October 24, 2013 hearing reflect that he undersigned advised the Board and Code Compliance Officer Tisdale of the Tenants vacation of the property. The excerpt confirms that a the finding of a violation, provides 15-days for compliance and imposes a \$100 administrative fee; refer to Exhibit D, attached hereto;
4. A 3-Day Notice to Vacate was served upon Eric Morgan and John Cason of Universal Marine on October 18, 2013, refer to Exhibit E, attached hereto;
5. Universal Marine moved out of units E23-24 prior to the expiration of the 15-days;



7950 NW 53RD STREET. • SUITE 337 • MIAMI, FL • 33166
305-542-3445 • MHELAWPA.COM • MONIKA@MHELAWPA.COM

6. On November 15, 2013, Hon Shop, through Earl Moncrieffe, executed a lease with the landlord for units E23-24, refer to the lease attached hereto as Exhibit F
7. Thereafter, on June 1, 2019 units E-23-24 were again leased to a subsequent tenant, Garth Fowler for Hobby Shop; refer to the Fowler lease dated June 1, 2019 attached hereto as Exhibit G;
8. On October 25, 2019 the Broward Sheriff's Office inspected both units for the issuance of a Certificate of Use Fire Inspection for the occupancy, see the correspondence from The Broward Sherriff's Office dated October 25, 2019, attached hereto as Exhibit H; and
9. In fact, Garth Fowler received a Certificate of Use for 2019 -2020 from the Town of Pembroke Park, as evidenced by the Certificate of Use attached hereto as Exhibit I.

Pursuant to the aforementioned records, the order dated November 17, 2021, is erroneous, inasmuch as it presumes that Universal Marine remained on the property without the proper Business Tax Receipt having been issued by the City. Any fine that the City sought to impose for Universal Marine's failure to comply with the City requirements should have ceased at the time the new tenant entered the premises, November 15, 2013. Therefore, at this time we seek your attention in correcting this error or in the alternative we seek a rehearing before the Code Compliance Board to review and discuss the evidence provided herewith.

We appreciate your time and prompt attention.

Sincerely,
MHE Law PA



Monika H. Entin

MHE

cc: Mr. Christopher Rollins
Enc.

Lease Holder Name: HOM SHOP
Unit Number: E2374
Lease Holder Primary Phone Number: 786-237-7846 Lease Begin Day 11, 15, 2013
Total Monthly Rent \$ 265. each unit

Tenant
move out
on
Aug-1-2018



Rental Agreement - Terms and Conditions

1. Term: This tenancy commences as per contract and continues thereafter month to month.
2. Rent: Rent is due per month payable in advance on the first (1st) day of each calendar month. The monthly rental rate may be changed upon reasonable notice. Such notice will be given by us, to you, ten (10) days before the end of any month. Any change will take place on the first (1st) day of the following month after notice has been given. In the case of multiple tenants for a unit (where more than one person is utilizing the unit), notice to one is notice to all, and the choice of which tenant's name and address we use is in our sole discretion.
3. Administrative Issues: Rentals begin on the first of the month. At the time of sign-up, one month's rental plus fees will be paid. Per day pro-ration, if required, will be made for entry after the first and shall commence on the second month of occupancy. We only rent storage space, not the storage facility, and the rental of storage space is subject to the terms and conditions set forth herein that you are to read and shall be presumed to have understood before signing this agreement. In the case of multiple tenants in a unit, the primary tenant has the responsibility of making sure each of those with access understands and abides by these terms and conditions or this agreement will be terminated, notice by us to any of the multiple tenants is notice to all notwithstanding the above.
4. Types of Units: There are two (2) types of storage spaces/units to be rented: (a) commercial unit and (b) storage unit. Commercial units are required a General Liability Insurance, Occupancy license and a Certificate of Use and Occupancy. Please select unit:
Commercial ☐ Storage ☒
5. Governing Authority: The governing authority for this agreement is the State of Florida Self-Storage Facility Act, Florida Statutes Title VI, Chapter 83, sub-section 83-801 to 83-809 and City of Pembroke Park code of Ordinance.
6. Agreement Not a Negotiation For Goods or Property: This rental agreement is not a negotiation for the storage of your goods or personnel property, but is an agreement to rent space only. We the owner are not involved in the storage of your goods or personnel property, but are lessor of a storage space or unit of a specific size and with a specific unit number and we are not agreeing to store your goods or property.
7. Late Payments: Rental payments not received within five (5) days after the first (1st) day of each calendar month (i.e. by the sixth [6th] day of the month or later) will result in a 10% late fee plus tax. Late Payment Fee for each late payment (i.e. on the seventh [7th] day of the month), the Late Payment Fee will automatically be applied to your account and you will be denied access to our facility and to your unit. Fee and late payment fee incurred by your breach of any provision of this agreement shall be deemed additional rent and may be demanded of you at any time or be withheld from any deposits that you may have had to post, or it may be waived, all in our sole discretion.
8. Owner's Lien for Unpaid Rent: When the rent and fees are late and unpaid and we have made appropriate demand for payment in that month, anything stored in the subject unit becomes subject to lien and will be subject to public sale. After the Owner's Lien for Unpaid Rent has been attached to your account, the only way to prevent your stored property from being sold at public sale is to satisfy the lien by payment of all rent, fees, charges, tax and any other assessments deemed to be due.
9. Satisfying the Owner's Lien: After a date has been set for the public sale of your property, we require full rental payment; late payment fee; a delinquency fee; the cost of placing the required advertisement in the newspaper; the cost of sending certified mail notice; attorney fees, costs, and expenses. All of the above must be paid before the date set for the public sale to terminate the public sale.
10. Partial Payment: Our personnel are not authorized to accept any partial payment. No partial payment will stop or terminate a delinquency and will not satisfy the Owner's Lien, and the public sale will still be conducted on the scheduled date and time. If you incur a delinquency more than once, your contract may be terminated by us and we will notify the appropriate credit reporting agencies.
11. Bad Checks: Any dishonored check will result in an insufficient funds late fee of \$50.00 (plus tax) for each presentment. Fee and late payment fee incurred by your breach of any provision of this agreement shall be deemed additional rent and may be demanded of you at any time or be withheld from any deposits that you may have had to post, or it may be waived, all in our sole discretion. Failure to provide good funds as to the check may result in our reporting the same to the Check Fraud Division of the Florida State Attorney's Office or otherwise as appropriate.
12. Administration Fees: A \$15.00 plus tax non-refundable fee shall be charged to each rental agreement, regardless of unit type. These fees are used to offset incurred cost of non-return coded entry devices, pursuance of delinquencies, and overall operations of this facility. A \$15.00 plus tax service-rendered fee shall be assessed for each additional service requested of us beyond those specified in this contract.

[Examples are but are not limited to: a) letting someone other than you into this facility to get into your unit without prior notice to us and without our express authorization; b) our re-securing or locking your unit if you have it unlocked or if the lock is missing; c) making changes to the authorized access list to your unit without prior notice to us; d) our being forced to gain entrance into your unit if e.g. we cannot contact you in the case of emergency or if entrance must be gained on the demand of law enforcement].

13. Entry Devices: a) One (1) Coded Entry Device ("Device") is issued to the primary tenant at sign-up. Devices may also be issued at your request to additional tenants who are named as multiple tenants in your unit. The Devices are our property. We require no deposit, but the Device issued to you is your responsibility and must be returned to us or put in one of the drop boxes located at this facility when you leave on termination of this agreement; b) Any additional Devices issued to persons on your authorized access list will incur a \$15.00 plus tax non-refundable authorized access fee per Device; c) loss of or damage to a Device will result in a \$15.00 plus tax non-refundable replacement fee; d) changing entry coding (issuing a new Device at your request if e.g., you have lost yours) will result in a \$15.00 plus tax non-refundable changing entry code fee; e) the replacement Device and any Devices issued to people on your authorized user list are our property and must be surrendered upon termination of the agreement as per the paragraph above dealing with the return of the Device issued to you.
14. Notices, Address Change: All notices required by this rental agreement may be sent to you at the address given by you by prepaid first class mail and will be deemed given when received by the United States Postal Service. You agree that any notice is conclusive and presumed to have been received five (5) days after mailing unless it is returned by the U.S. Postal Service. You are responsible for notifying us in writing of any address change. Included in this rental agreement are two (2) change-of address forms. We shall not be presumed to have received notice of any change of address unless given in writing by you and sent to us at our address given above by prepaid first class mail. We may change any term of this agreement by giving you written notice in person or by mail, as provided herein, five (5) days prior to the expiration of any month of this tenancy.
15. Termination: 30 day's written notice by Tenant (you) or 15 day notice by landlord (us) will terminate your tenancy. A tenancy termination letter is provided as part of this rental agreement. Follow the instructions located on the tenancy termination letter and return it to us by U.S. Mail completed or drop it off at the office during regular business hours, or place it in one of our drop boxes.
16. Denial of Access: When rent is in arrears and other charges due and owing remain unpaid for five (5) consecutive days, we may in our sole discretion deny you access to the facility and your storage unit by putting our lock on your storage space until the rent and other charges are paid in full. This is called a lockout. It prevents your entry into a storage unit until you pay all arrearages. Any attempt by you to gain access to the unit during such lock out may be deemed criminal trespass and will result in notice by us to the appropriate law enforcement agency.
17. Access: Your access to the premises and to the unit may be conditioned, limited, or prohibited in any manner deemed reasonably necessary by us, with or without notice to you.
18. Use and Occupancy: You agree to use any unit you rent only for the storage of personal property. You are expressly, absolutely, and strictly prohibited from using it as a dwelling for any human being, or for keeping any living thing, plant or animal. You agree not to and will not use the premises for any unlawful or immoral purpose. If such events are detected or suspected, we shall report the same to appropriate authorities without liability or consequence to us. You must disclose the storage of anything owned by anyone not a party to this agreement. In such an event, you must provide full contact information and evidence of insurance on the same and of owner's assent for you to store it.
19. Co-mingled Property Lien: If you fail to abide by any provision of this agreement, we will be entitled to a lien on all property stored in your unit, whether or not owned by you, and all such property will be subject to remedies by us as though it were all owned by you. We are not liable for or required to make an apportionment or allocation of ownership among multiple tenants of a unit, or to notify any third party property owner.
20. Storage of Valuables, Waiver of Sentimental Attachment, Limits: You agree not to store collectibles, heirlooms, jewelry, works of art or any property having special or sentimental value without disclosure to and written permission from us and proof of full insurance. You waive any claim for emotional or sentimental attachment to the stored property. You agree not to store property with a total value of more than \$5,000.00 without our written permission and must disclose the same to us if you do. If such written permission is not obtained, the value of your property shall be deemed not to exceed \$5,000.00. Absent definitive proof and express assent by us, nothing herein shall constitute any agreement or admission by us that your stored property has any value, nor shall anything alter the release of and absence of our liability therefore.
21. Insurance: Occupant shall maintain comprehensive insurance coverage of at least 100% of the actual cash value of all personal property stored in the space against damage by water, fire, extended coverage perils, vandalism and burglary. To the extent occupant does not maintain insurance for the full value of the personal property stored, occupant shall be deemed to have "self-insured," and shall risk of loss or damage. OCCUPANT'S PERSONAL PROPERTY STORED IN THE SPACE OR THE PROJECT IS NOT INSURED BY THE OWNER AGAINST LOSS OR DAMAGE. Occupant hereby releases Owner and Owner's Agents from any and all claims for damage or loss to personal property that are caused by or result from perils that are, or would be, covered under the required insurance policy and hereby waives any and all rights of recovery against Owner and Owner's Agents in connection with any damage which is or would be covered by any such insurance policy.
22. Storage of Motor Vehicles and Machinery: Only by our written permission and provision to us of a copy of ownership documents containing its VIN, you may store a motor vehicle, motorcycle, or machine. Machinery may include but is not limited to lawn mowers, chain saws and similar. You are strictly and absolutely prohibited from working on, starting, moving or modifying any stored vehicle or object in the unit or anywhere on the premises without our express permission. Draining and removal of all fluids prior to such storage is an absolute requirement and will be subject to our inspection and verification. Emanation of the odor of gasoline or similar from your unit will result in our entry into your unit at your expense per paragraph 8 above.

35. Succession: All provisions of this rental agreement shall apply to and be binding upon all successors in interest, assigns, or representatives of the parties.
36. Validity and Survival: If any part of this agreement is held to be unenforceable for any reason, in any circumstances, the parties agree that such part could be enforceable in other circumstances, and that all remaining parts of this agreement will nevertheless be valid and enforceable and shall survive.
37. This Rental Agreement is for the benefit of both 1800 Warehouse Self Storage (Landlord/Owner) and the Tenant with whom this Rental Agreement has been made and signed herein.
38. Signing of this lease is to indicate that the Tenant has read these Terms and Conditions and shall be presumed to have understood before signing this agreement.

Lease Holder Name & Home Address:

Earl Moncrieffe 20080 NW 1304.
Miami Garden FL 33169

Lease Holder Email: _____ Lease Holder Primary

Phone Number 786 627-8141

Lease Begin Day 11/15/2013 Unit Number: E-23-24 Security Deposit: \$

Base Rent \$ 250.⁰⁰ Tax on Base Rent \$ 15.⁰⁰ Total Monthly Rent \$ 265.⁰⁰ Due on
the 1st of every month. Rent is shown in USD

Prorate Rent \$ 0, Partial due in addition to next month rent.

Date: _____

Earl Moncrieffe

(Signature of Tenant)

Date: 11/15/2013

Fernando Lopez

(Signature of Landlord)

1800 Warehouse LLC physical address is 2401 John P. Lyons Lane, Pembroke Park Florida 33009

White copy to Office -- Pink copy to Tenant -- Yellow copy to Main office

23. **Unit Condition, Alterations, Third Parties:** You agree to accept the unit in the condition it is in at the beginning of this agreement, and agree to maintain it in the same condition and condition, with normal wear and tear excepted. You agree not to make any alterations to our property without prior express notice and our permission, e.g., no shelving, hooks, suspensions, bracing, or similar are permitted. You will not allow any liens or claims to attach to our property for any reason, and you will be solely liable for the same entirely if made, and shall be responsible at law for the cost of any process brought for enforcement or payment therefore. If you obtain our permission for any alteration, the alterations will remain in place and will become our property and may not be removed by you.
24. **Prohibited Materials:** You are strictly and absolutely prohibited from storing or using materials classified or deemed by us as hazardous, explosive, highly flammable, illegal or toxic under any local, county, state, or federal law or regulation, and from engaging in any activity which produces such material on these premises. Your obligations of indemnity to us if such obtains includes any cost, expense, fines or penalties imposed against us arising out of storage or use of any such material by you, your agents, employees, invitees, licensees, or guests. Without our specific permission you may not store any drums or barrels. In all cases they must be empty and free of all vapors. Storage of containers containing the materials previously mentioned will result in the immediate termination of your right to the storage space and may result in Criminal charges.
25. **Insurance Obligation:** At your sole expense you will maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of the stored property. Insurance on all property stored in your unit is a material condition of this agreement and is for the benefit of both you and us. Failure to carry any or sufficient required insurance is a breach of this agreement and you assume all risk for the loss to all stored property that would be covered by such insurance. You expressly agree that the carrier of such insurance shall not be subrogated to any claim of yours against us.
26. **Release of Owner's Liability for property Damage:** Owner and Owner's Agents shall not be liable to Occupant for any damage or loss to any person, Occupant or property stored in, on or about the Project, arising from any cause whatsoever, including, but not limited to, theft, fire, mysterious disappearance, rodents, acts of God or the active or passive act, omissions or negligence of Owner or Owner's Agents except for damage or loss resulting from Owner's fraud, willful injury or willful violation of law. Occupant shall indemnify and hold Owner and Owner's agents harmless from any and all damage, loss, or expense arising out of or in connection with any damage to any person or property, occurring in, on or about the project arising in any way out of Occupant's use of project.
27. **Indemnification:** You will indemnify, hold harmless, and defend us from all claims, demands, or causes of action, including attorney fees, costs, and expenses, that are brought by others arising from your use of the premises, including claims for our negligence. This indemnity obligation specifically extends to any action brought by any person or agency in connection with any prohibited materials brought into the facility or stored in your storage space.
28. **Rules and Regulations:** We can establish or change hours of operations or promulgate rules and amendments or make any additional rules and regulations at any time in our sole discretion. You agree to follow all rules and regulations now in effect or that may be put into effect from time to time and acknowledge having read and understood the rules and regulations now in effect.
29. **Waiver of Jury Trial:** We and you waive our respective rights to trial by jury of any cause of action brought by either us against you or you against us on any matter arising out of or in any way connected with this rental agreement, your use or occupancy of the storage space or any claim of bodily injury or property damage or the enforcement of any remedy under any law, statute or regulation.
30. **Our and Governmental Right to Enter:** Our personnel may enter the space to inspect it without prior notice if we believe that a hazardous condition or nuisance has been created or is occurring in the space, or for repairs to the interior or door, or for inspection, or request for entry by government authorities. We are not obliged to resist entry by lawful authority, notify you, or to protect or defend your interests against authority. We may at our option remove your padlock for entry into the unit for any purpose as noted above, including checking for possible lease violations. We may move the unit's contents to another unit or other suitable storage area. We do not assume any liability and nor create or imply a bailment by any of the above.
31. **Lock, Security of Space:** At your own expense you will provide one (1) and only one (1) lock to secure the space. That lock should be of sufficient strength and quality to resist easy removal by prying or being picked. If the lock is to be used on a non-climate unit that, it should be of suitable material to provide weather protection. It should have a hardened-steel shackle to resist cutting and sawing. If your space is found unlocked we may but are not obligated to re-secure it, with or without notice to you. If we re-secure the space, you will be charged a \$15.00 plus tax non-refundable service rendered fee as noted above. Our re-securing access to your space shall not alter the limitations on our liability set forth in this agreement, nor shall such measures be deemed a conversion of your stored property, nor shall it in any way create or imply a bailment.
32. **Left Property:** We may dispose of property left in the storage space or in the storage facility by you after the tenancy is terminated. You will be liable for paying all costs, expenses and fees, including attorney fees, incurred in disposing of such property. We may cause such property to be sold as we see fit.
33. **No Subletting:** You shall not assign or sublease the storage space without our written permission. We may withhold permission to sublet or assign for any reason or for no reason.
34. **No Oral Agreements:** This document contains the entire agreement between you and us and no oral agreements shall be of any effect. You acknowledge that no representations have been made with respect to safety, security, or other special suitability of the space for storage of your property, and that you have made your own determination of such matters solely from inspection of the storage space and facility. You agree that you are not relying and will not rely on any oral representations made by us purporting to modify or add to this agreement. You agree that this agreement may be modified only in a writing signed by both parties.

Addendum #1:

Please read and initial your agreement to the Following:

Gate Hours: 7:00am to 7:00pm Monday-Saturday, 9:00am to 4:00pm Sunday. Extended Access hours may be available at this location for additional charge. If you do not have Extended Access Hours, gates automatically locks at 7:00pm and will not reopen until 7:00am the next day – No Entry or Exit. Should you be locked in after 7:00pm, an additional fee may be charged.

EM 1. Please do not "Tailgate" through the security gates/barrier arms. (1car at a time) Gates will close on 2nd vehicle through gates. Damages including the security gates and barrier arms are the "tenants" responsibility. Tenant is also responsible for anyone using their Gate Code to enter or leave the facility. Everyone entering and exiting the facility MUST enter their Gate code.

EM 2. NO INVOICE will be sent. Should you require an invoice, there will be an additional charge, per month for this service.

3. You will need a lock for your storage unit. Tenant must secure their unit(s) with a suitable lock by close of business on the day the rental agreement is signed. If your unit is found vacant & unlocked, it will be considered to be "Abandoned" and may be rented to another customer. If your unit is found occupied, with no lock, we will attempt to contact you, via telephone, so you may secure your belongings. If they the storage unit remains unsecured for 24 hours, we will place a lock on the unit, and mail the keys to you via certified mail to the last known address you have given us. The price of the Lock and Mailing will be charged to your account.

EM 4. Please be sure that you take your lock with you when you vacate. Leave the unit **COMPLETELY EMPTY** or you will be charged rent and fees up to the time the unit is emptied, including and applicable disposal fees. If a lock is on the unit, you are considered to be "still renting" the unit, and responsible for any rental payments and late fees accrued.

EM 5. Consumption of Alcohol is PROHIBITED on 1800warehouse.

EM 6. It is illegal to store hazardous, toxic, flammable/explosive material, food, or perishable goods in your storage unit. You also may NOT live, work, or operate a business out of your storage unit.

EM 7. All changes to your account information, address, phone number, etc. must be communicated to 1800warehouse in writing, and be signed by the person who signed the lease. Account update/changes can also be made online at

EM 8. A trash Dumpster is provided for disposal of SMALL ITEMS ONLY! (You may need to obtain a key

items, or any Hazardous/Toxic items is prohibited. Disposal fee charges will be applied to your account for any violations to these r

~~J-M~~ 9. Please do not leave unattended vehicles/trailers parked on 1800warehouse property, they will be towed.

~~J-M~~ 10. Please do not leave children unattended on the property at any time, as they could be injured. Animals, unless guide assisted, are not permitted on the premises.

~~J-M~~ 11. Please park your vehicle/s in front of your rental agreement bay **ONLY. IS NOT PERMITTED** TO park vehicles in front of vacant bays or vacant parking spaces that don't belong to your rental agreement. **IS NOT PERMITTED TO** park vehicles blocking entrances- sidewalks-garbage container, double parking, parking by east side gate (I-95) and on FIRE LANES. **Vehicles failing the policy above WILL BE TOW** immediately by contracted tow company **AT OWNER'S EXPENSES**. Extra parking is available upon request for a fee.

Thank you for storing with Us

Unit number: E-23-24

Date: 11/15/2021

Signature: 

Lease Holder Name: GARTH FOWLER
Unit Number: E-23-24
Lease Holder Primary Phone Number: 954-394-3607 Lease Begin Day: 6.1.2019
Total Monthly Rent \$ 399 each unit



Rental Agreement - Terms and Conditions

1. Term: This tenancy commences as per contract and continues thereafter month to month.
2. Rent: Rent is due per month payable in advance on the first (1st) day of each calendar month. The monthly rental rate may be changed upon reasonable notice. Such notice will be given by us, to you, ten (10) days before the end of any month. Any change will take place on the first (1st) day of the following month after notice has been given. In the case of multiple tenants for a unit (where more than one person is utilizing the unit), notice to one is notice to all, and the choice of which tenant's name and address we use is in our sole discretion.
3. Administrative Issues: Rentals begin on the first of the month. At the time of sign-up, one month's rental plus fees will be paid. Per day pro-ration, if required, will be made for entry after the first and shall commence on the second month of occupancy. We only rent storage space, not the storage facility, and the rental of storage space is subject to the terms and conditions set forth herein that you are to read and shall be presumed to have understood before signing this agreement. In the case of multiple tenants in a unit, the primary tenant has the responsibility of making sure each of those with access understands and abides by these terms and conditions or this agreement will be terminated, notice by us to any of the multiple tenants is notice to all notwithstanding the above.
4. Types of Units: There are two (2) types of storage spaces/units to be rented: (a) commercial unit and (b) storage unit. Commercial units are required a General Liability Insurance, Occupancy license and a Certificate of Use and Occupancy. Please select unit: Commercial ☐ Storage ☒ Horby Shop
5. Governing Authority: The governing authority for this agreement is the State of Florida Self-Storage Facility Act, Florida Statutes Title VI, Chapter 83, sub-section 83-801 to 83-809 and City of Pembroke Park code of Ordinance.
6. Agreement Not a Negotiation For Goods or Property: This rental agreement is not a negotiation for the storage of your goods or personnel property, but is an agreement to rent space only. We the owner are not involved in the storage of your goods or personnel property, but are lessor of a storage space or unit of a specific size and with a specific unit number and we are not agreeing to store your goods or property.
7. Late Payments: Rental payments not received within five (5) days after the first (1st) day of each calendar month (i.e. by the sixth [6th] day of the month or later) will result in a 10% late fee plus tax. Late Payment Fee for each late payment (i.e. on the seventh [7th] day of the month), the Late Payment Fee will automatically be applied to your account and you will be denied access to our facility and to your unit. Fee and late payment fee incurred by your breach of any provision of this agreement shall be deemed additional rent and may be demanded of you at any time or be withheld from any deposits that you may have had to post, or it may be waived, all in our sole discretion.
8. Owner's Lien for Unpaid Rent: When the rent and fees are late and unpaid and we have made appropriate demand for payment in that month, anything stored in the subject unit becomes subject to lien and will be subject to public sale. After the Owner's Lien for Unpaid Rent has been attached to your account, the only way to prevent your stored property from being sold at public sale is to satisfy the lien by payment of all rent, fees, charges, tax and any other assessments deemed to be due.
9. Satisfying the Owner's Lien: After a date has been set for the public sale of your property, we require full rental payment; late payment fee; a delinquency fee; the cost of placing the required advertisement in the newspaper; the cost of sending certified mail notice; attorney fees, costs, and expenses. All of the above must be paid before the date set for the public sale to terminate the public sale.
10. Partial Payment: Our personnel are not authorized to accept any partial payment. No partial payment will stop or terminate a delinquency and will not satisfy the Owner's Lien, and the public sale will still be conducted on the scheduled date and time. If you incur a delinquency more than once, your contract may be terminated by us and we will notify the appropriate credit reporting agencies.
11. Bad Checks: Any dishonored check will result in an insufficient funds late fee of \$50.00 (plus tax) for each presentment. Fee and late payment fee incurred by your breach of any provision of this agreement shall be deemed additional rent and may be demanded of you at any time or be withheld from any deposits that you may have had to post, or it may be waived, all in our sole discretion. Failure to provide good funds as to the check may result in our reporting the same to the Check Fraud Division of the Florida State Attorney's Office or otherwise as appropriate.
12. Administration Fees: A \$15.00 plus tax non-refundable fee shall be charged to each rental agreement, regardless of unit type. These fees are used to offset incurred cost of non-return coded entry devices, pursuance of delinquencies, and overall operations of this facility. A \$15.00 plus tax service-rendered fee shall be assessed for each additional service requested of us beyond those specified in this contract.

- [Examples are but are not limited to: a) letting someone other than you into this facility to get into your unit without prior notice to us and without our express authorization; b) our re-securing or locking your unit if you have left it unlocked or if the lock is missing; c) making changes to the authorized access list to your unit without prior notice to us; d) our being forced to gain entrance into your unit if e.g. we cannot contact you in the case of emergency or if entrance must be gained on the demand of law enforcement].
13. **Entry Devices:** a) One (1) Coded Entry Device ("Device") is issued to the primary tenant at sign-up. Devices may also be issued at your request to additional tenants who are named as multiple tenants in your unit. The Devices are our property. We require no deposit, but the Device issued to you is your responsibility and must be returned to us or put in one of the drop boxes located at this facility when you leave on termination of this agreement; b) Any additional Devices issued to persons on your authorized access list will incur a \$15.00 plus tax non-refundable authorized access fee per Device; c) loss of or damage to a Device will result in a \$15.00 plus tax non-refundable replacement fee; d) changing entry coding (issuing a new Device at your request if e.g., you have lost yours) will result in a \$15.00 plus tax non-refundable changing entry code fee; e) the replacement Device and any Devices issued to people on your authorized user list are our property and must be surrendered upon termination of the agreement as per the paragraph above dealing with the return of the Device issued to you.
 14. **Notices, Address Change:** All notices required by this rental agreement may be sent to you at the address given by you by prepaid first class mail and will be deemed given when received by the United States Postal Service. You agree that any notice is conclusive and presumed to have been received five (5) days after mailing unless it is returned by the U.S. Postal Service. You are responsible for notifying us in writing of any address change. Included in this rental agreement are two (2) change-of address forms. We shall not be presumed to have received notice of any change of address unless given in writing by you and sent to us at our address given above by prepaid first class mail. We may change any term of this agreement by giving you written notice in person or by mail, as provided herein, five (5) days prior to the expiration of any month of this tenancy.
 15. **Termination:** 30 day's written notice by Tenant (you) or 15 day notice by landlord (us) will terminate your tenancy. A tenancy termination letter is provided as part of this rental agreement. Follow the instructions located on the tenancy termination letter and return it to us by U.S. Mail completed or drop it off at the office during regular business hours, or place it in one of our drop boxes.
 16. **Denial of Access:** When rent is in arrears and other charges due and owing remain unpaid for five (5) consecutive days, we may in our sole discretion deny you access to the facility and your storage unit by putting our lock on your storage space until the rent and other charges are paid in full. This is called a lockout. It prevents your entry into a storage unit until you pay all arrearages. Any attempt by you to gain access to the unit during such lock out may be deemed criminal trespass and will result in notice by us to the appropriate law enforcement agency.
 17. **Access:** Your access to the premises and to the unit may be conditioned, limited, or prohibited in any manner deemed reasonably necessary by us, with or without notice to you.
 18. **Use and Occupancy:** You agree to use any unit you rent only for the storage of personal property. You are expressly, absolutely, and strictly prohibited from using it as a dwelling for any human being, or for keeping any living thing, plant or animal. You agree not to and will not use the premises for any unlawful or immoral purpose. If such events are detected or suspected, we shall report the same to appropriate authorities without liability or consequence to us. You must disclose the storage of anything owned by anyone not a party to this agreement. In such an event, you must provide full contact information and evidence of insurance on the same and of owner's assent for you to store it.
 19. **Co-mingled Property Lien:** If you fail to abide by any provision of this agreement, we will be entitled to a lien on all property stored in your unit, whether or not owned by you, and all such property will be subject to remedies by us as though it were all owned by you. We are not liable for or required to make an apportionment or allocation of ownership among multiple tenants of a unit, or to notify any third party property owner.
 20. **Storage of Valuables, Waiver of Sentimental Attachment, Limits:** You agree not to store collectibles, heirlooms, jewelry, works of art or any property having special or sentimental value without disclosure to and written permission from us and proof of full insurance. You waive any claim for emotional or sentimental attachment to the stored property. You agree not to store property with a total value of more than \$5,000.00 without our written permission and must disclose the same to us if you do. If such written permission is not obtained, the value of your property shall be deemed not to exceed \$5,000.00. Absent definitive proof and express assent by us, nothing herein shall constitute any agreement or admission by us that your stored property has any value, nor shall anything alter the release of and absence of our liability therefore.
 21. **Insurance:** Occupant shall maintain comprehensive insurance coverage of at least 100% of the actual cash value of all personal property stored in the space against damage by water, fire, extended coverage perils, vandalism and burglary. To the extent occupant does not maintain insurance for the full value of the personal property stored, occupant shall be deemed to have "self-insured," and shall risk of loss or damage. OCCUPANT'S PERSONAL PROPERTY STORED IN THE SPACE OR THE PROJECT IS NOT INSURED BY THE OWNER AGAINST LOSS OR DAMAGE. Occupant hereby releases Owner and Owner's Agents from any and all claims for damage or loss to personal property that are caused by or result from perils that are or would be covered under the required insurance policy.

35. Succession: All provisions of this rental agreement shall apply to and be binding upon all successors in interest, assigns, or representatives of the parties.
36. Validity and Survival: If any part of this agreement is held to be unenforceable for any reason, in any circumstances, the parties agree that such part could be enforceable in other circumstances, and that all remaining parts of this agreement will nevertheless be valid and enforceable and shall survive.
37. This Rental Agreement is for the benefit of both 1800 Warehouse Self Storage (Landlord/Owner) and the Tenant with whom this Rental Agreement has been made and signed herein.
38. Signing of this lease is to indicate that the Tenant has read these Terms and Conditions and shall be presumed to have understood before signing this agreement.

Lease Holder Name & Home Address:

Gareth Foster 2401 SW 31 AVE HALLANDALE FL 33009

Lease Holder Email: _____ Lease Holder Primary

Phone Number 954-394-3604

Lease Begin Day 6/1/2019 Unit Number: E-23-24 Security Deposit: \$

344. each unit

Base Rent \$ 373.95 each unit Tax on Base Rent \$ 25.05 each unit Total Monthly Rent \$ 399.00 each unit Due on the 1st of every month. Rent is shown in USD

Prorate Rent \$ _____, Partial due in addition to next month rent.

Date: 6/1/2019
Gareth Foster
(Signature of Tenant)

Date: 6/1/2019
Fernando Rodriguez
(Signature of Landlord)

1800 Warehouse LLC physical address is 2401 John P. Lyons Lane, Pembroke Park Florida 33009

White copy to Office -- Pink copy to Tenant -- Yellow copy to Main office

23. **Unit Condition, Alterations, Third Party Liens:** You agree to accept the unit in the condition it is in at the beginning of this agreement, and agree to maintain it in the same order and condition, with normal wear and tear excepted. You agree not to make any alterations to our property without prior express notice and our permission, e.g., no shelving, hooks, suspensions, bracing, or similar are permitted. You will not allow any liens or claims to attach to our property for any reason, and you will be solely liable for the same entirely if made, and shall be responsible at law for the cost of any process brought for enforcement or payment therefore. If you obtain our permission for any alteration, the alterations will remain in place and will become our property and may not be removed by you.
24. **Prohibited Materials:** You are strictly and absolutely prohibited from storing or using materials classified or deemed by us as hazardous, explosive, highly flammable, illegal or toxic under any local, county, state, or federal law or regulation, and from engaging in any activity which produces such material on these premises. Your obligations of indemnity to us if such obtains includes any cost, expense, fines or penalties imposed against us arising out of storage or use of any such material by you, your agents, employees, invitees, licensees, or guests. Without our specific permission you may not store any drums or barrels. In all cases they must be empty and free of all vapors. Storage of containers containing the materials previously mentioned will result in the immediate termination of your right to the storage space and may result in Criminal charges.
25. **Insurance Obligation:** At your sole expense you will maintain a policy of fire, extended coverage endorsement, burglary, vandalism and malicious mischief insurance for the actual cash value of the stored property. Insurance on all property stored in your unit is a material condition of this agreement and is for the benefit of both you and us. Failure to carry any or sufficient required insurance is a breach of this agreement and you assume all risk for the loss to all stored property that would be covered by such insurance. You expressly agree that the carrier of such insurance shall not be subrogated to any claim of yours against us.
26. **Release of Owner's Liability for property Damage:** Owner and Owner's Agents shall not be liable to Occupant for any damage or loss to any person, Occupant or property stored in, on or about the Project, arising from any cause whatsoever, including, but not limited to, theft, fire, mysterious disappearance, rodents, acts of God or the active or passive act, omissions or negligence of Owner or Owner's Agents except for damage or loss resulting from Owner's fraud, willful injury or willful violation of law. Occupant shall indemnify and hold Owner and Owner's agents harmless from any and all damage, loss, or expense arising out of or in connection with any damage to any person or property, occurring in, on or about the project arising in any way out of Occupant's use of project.
27. **Indemnification:** You will indemnify, hold harmless, and defend us from all claims, demands, or causes of action, including attorney fees, costs, and expenses, that are brought by others arising from your use of the premises, including claims for our negligence. This indemnity obligation specifically extends to any action brought by any person or agency in connection with any prohibited materials brought into the facility or stored in your storage space.
28. **Rules and Regulations:** We can establish or change hours of operations or promulgate rules and amendments or make any additional rules and regulations at any time in our sole discretion. You agree to follow all rules and regulations now in effect or that may be put into effect from time to time and acknowledge having read and understood the rules and regulations now in effect.
29. **Waiver of Jury Trial:** We and you waive our respective rights to trial by jury of any cause of action brought by either us against you or you against us on any matter arising out of or in any way connected with this rental agreement, your use or occupancy of the storage space or any claim of bodily injury or property damage or the enforcement of any remedy under any law, statute or regulation.
30. **Our and Governmental Right to Enter:** Our personnel may enter the space to inspect it without prior notice if we believe that a hazardous condition or nuisance has been created or is occurring in the space, or for repairs to the interior or door, or for inspection, or request for entry by government authorities. We are not obliged to resist entry by lawful authority, notify you, or to protect or defend your interests against authority. We may at our option remove your padlock for entry into the unit for any purpose as noted above, including checking for possible lease violations. We may move the unit's contents to another unit or other suitable storage area. We do not assume any liability and nor create or imply a bailment by any of the above.
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33. **No Subletting:** You shall not assign or sublease the storage space without our written permission. We may withhold permission to sublet or assign for any reason or for no reason.
34. **No Oral Agreements:** This document contains the entire agreement between you and us and no oral agreements shall be of any effect. You acknowledge that no representations have been made with respect to safety, security, or other special suitability of the space for storage of your property, and that you have made your own determination of such matters solely from inspection of the storage space and facility. You agree that you are not relying and will not rely on any oral representations made by us purporting to modify or add to this agreement. You agree that this agreement may be modified only in a writing signed by both parties.

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Gate Hours: 7:00am to 7:00pm Monday-Saturday, 9:00am to 4:00pm Sunday. Extended Access hours may be available at this location for additional charge. If you do not have Extended Access Hours, gates automatically lock at 7:00pm and will not reopen until 7:00am the next day – No Entry or Exit. Should you be locked in after 7:00pm, an additional fee may be charged.

- G.K.* 1. Please do not "Tailgate" through the security gates/barrier arms. (1 car at a time) Gates will close on 2nd vehicle through gates. Damages including the security gates and barrier arms are the "tenants" responsibility. Tenant is also responsible for anyone using their Gate Code to enter or leave the facility. Everyone entering and exiting the facility MUST enter their Gate code.
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- G.K.* 3. You will need a lock for your storage unit. Tenant must secure their unit(s) with a suitable lock by close of business on the day the rental agreement is signed. If your unit is found vacant & unlocked, it will be considered to be "Abandoned" and may be rented to another customer. If your unit is found occupied, with no lock, we will attempt to contact you, via telephone, so you may secure your belongings. If the storage unit remains unsecured for 24 hours, we will place a lock on the unit, and mail the keys to you via certified mail to the last known address you have given us. The price of the Lock and Mailing will be charged to your account.
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- G.K.* 7. All changes to your account information, address, phone number, etc. must be communicated to 1800warehouse in writing, and be signed by the person who signed the lease. Account update/changes can also be made online at
- G.K.* 8. A trash Dumpster is provided for disposal of SMALL ITEMS ONLY! (You may need to obtain a key

for any violations to these rules. ~~any charges will be applied to your account~~

___9. Please do not leave unattended vehicles/trailers parked on 1800warehouse property, they will be towed.

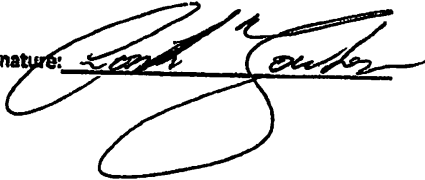
___10. Please do not leave children unattended on the property at any time, as they could be injured. Animals, unless guide assisted, are not permitted on the premises.

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Thank you for storing with Us

Unit number: E23-24

Date: 6/1/2019

Signature: 

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



Friday, 25 October, 2019

Attn: Garth Fowler
Hobby
2401 John P Lyons Ln #E-23-24

Property Address:
Hobby(garth)
2401 John P Lyons Ln E-23-24
Pembroke Park, FL 33009-2176

Pembroke Park, FL 33009-2176

Re: Initial - Inspection Assist CU on October 24 2019

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

Inspection Notes:

assist to I-27 refer to report result.

Inspector:


Fire Prevention Officer Craig Braun
craig_braun@sheriff.org

Property Representative:


cbraun

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



Thursday, 24 October, 2019

Attn: Garth Fowler
Hobby
2401 John P Lyons Ln #E-23-24

Property Address:
Hobby
2401 John P Lyons Ln E-23-24
Pembroke Park, FL 33009-2176

Pembroke Park, FL 33009-2176

Re: Initial - Certificate of Use on October 24 2019

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

Inspection Notes:

Sqft 800
CU

Inspector:

Property Representative:


Fire Inspector Melissa Torres
Melissa_Torres@sheriff.org


Garth Fowler

Name GARTH FOWLER	Non-Commercial Use Permit Oct. 1, 2019 To Sept. 30, 2020 TOWN OF PEMBROKE PARK 3150 S.W. 52nd Avenue Pembroke Park Florida 33023	Permit No. 20-048400 Account No. 048400 Fee \$ 50.00
Is Hereby Engaged In MECHANIC/WORK ON AUTOMOBILES (NON-COMMERCIAL LICENSE PENDING)		Del. Penalty \$ 1/2 year Date Paid 11-22-19
Local Location: 2401 J P LYONS LN, E-24		
Name/Mailing Address: GARTH FOWLER 2401 J P LYONS LN, E-24 PEMBROKE PARK FL 33009		
This Must Be Posted In A Conspicuous Place		<i>Garth Fowler</i> Town Manager

CERTIFICATE OF USE 2019 - 2020 TOWN OF PEMBROKE PARK 3150 S.W. 52nd Avenue Pembroke Park Florida 33023		
Local Location: 2401 J P LYONS LN, E-24		Type of Business/Limitations MECHANIC/WORK ON AUTOMOBILES (NON-COMMERCIAL LICENSE PENDING)
Name Of Business/Mailing Address: GARTH FOWLER 2401 J P LYONS LN, E-24 PEMBROKE PARK FL 33009		Account No 048400 Fee \$ 52.50 N/C Del. Penalty \$ Date Paid 11-22-19

**NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK**

TO: Universal Marine Bay E-23-24
2401 John P Lyons Lane
Pembroke Park, FL 33009

DATE: October 4, 2013

CASE: 4866

OWNER ADDRESS: Warehouse 1800 LLC 808 Collins Ave Miami Bch FL 33139
Zoning: M-1

LEGAL DESCRIPTION: 514220070030

You are hereby notified that the following violation exist: You are in violation of the Town of Pembroke Park Code of Ordinances Section # 15-17 which states that it is unlawful to engage in, conduct or manage any business within the Town without first obtaining an occupational license. (Now Known as Business Tax Receipt)

The violation is in evidence on the property identified above in that: Numerous attempts have been made to have the annual occupational license and certificate of use fees paid by the respondent. The Code Enforcement Officer visited and left notice with the respondent requesting the overdue payment. As of today no payment has been received.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by **October 17, 2013:** All necessary fees for the Business Tax Receipt and for the Certificate of Use and other related fees must be paid in full to the Town Occupational Clerk.

**AND
IN ALL EVENTS**

Failure to correct the violation (s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, October 24, 2013**, at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to \$250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you 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.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION.

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext 215


JAMES TISDALE, CODE ENFORCEMENT OFFICER

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TOWN OF PEMBROKE PARK

CODE ENFORCEMENT BOARD

OCTOBER 24, 2013

10. CASE 4866 - UNIVERSAL MARINE - FORMAL HEARING - Section 15-17 - No Business Tax Receipt - FIRST OFFENSE

Mr. Tisdale testified that Universal Marine was located in Bay-E, 23 through 24 at 2401 John P. Lyons Lane, which is also known as the 1800 Warehouse, LLC., and that they were operating without a Business Tax Receipt and the Landlord also stated that they had been evicted from the property. Mr. Tisdale recommended that they find guilt and wait for the property owner to provide the Town with the eviction notice and a \$100.00 administrative fee be assessed.

Ms. Monika Entin, Attorney for the property owner(s) advised that they spoke to the tenants and advised them to bring the Business License current and the tenant informed them that they are vacating the property. Ms. Entin added that they are not completely out yet, but that the tenant should be vacated by the beginning of next week. In response to questioning by Attorney Hipler, Mr. Tisdale recommended fifteen (15) days to allow the tenant to vacate the premises. Since there was no further discussion, Chairman Janzer entertained a motion. Ms. Roach made a motion that based on the evidence presented to the Code Enforcement Board in Case 4866, the Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances Section listed in the Notice of Violation and that the violations must be corrected within fifteen (15) days and a mandatory administrative fee of \$100.00 has been assessed. If the violations are not corrected within fifteen (15) days, this Board imposes a fine of \$250.00 and a per diem of \$50.00 for each day the violation continues until corrected. Mr. Lawless seconded the motion and it was carried as follows:

MS. ROACH	YES
MR. MALEY	YES
MS. MC LEAN	YES
MR. LAWLESS	YES
MR. SCHRADER	YES
CHAIRMAN JANZER	YES

Attorney Hipler advised Ms. Entin that if they need more than fifteen (15) days then to make sure they file a request for extension of time in writing and contact Mr. Tisdale.

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4866
Petitioner,)
Vs.)
UNIVERSAL MARINE and WAREHOUSE 1800, LLC)
Respondent(s))

FINAL ORDER

STREET ADDRESS: 2401 JOHN P. LYONS LANE, BAY E-23-24, PEMBROKE PARK, FL 33009

PROPERTY OWNER: WAREHOUSE 1800, LLC, 808 COLLINS AVENUE, MIAMI, FL 33139

LEGAL DESCRIPTION: 514220070030

The Code Enforcement Board heard testimony at the Formal Hearing held the 24th day of October 2013 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILTY.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17.

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17, **WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 24th day of October 2013. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS (\$250.00) AND FIFTY DOLLARS (\$50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) MUST BE PAID WITHIN 15 DAYS OF THIS HEARING.**

Done and ordered this 24th day of October 2013.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST: 
NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

FINAL ORDER -UNIVERSAL MARINE - 4866 - FO - 10/31/2013

1729

WAREHOUSE 1800 LLC
2401 JOHN P LYONS LN.
PEMBROKE PARK, FL 33009



63-215/631

DATE

11/11/2013

AMOUNT

\$ 100.00**

ONE HUNDRED AND 00/100*****

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

MEMO: Case # 514220070030


AUTHORIZED SIGNATURE

SAFEGUARD SECURE
SAFE

NOTICE OF VIOLATION AND FORMAL HEARING TOWN OF PEMBROKE PARK

TO: Universal Marine Bay E-23-24
2401 John P Lyons Lane
Pembroke Park, FL 33009

DATE: October 4, 2013

CASE: 4866

OWNER ADDRESS: Warehouse 1800 LLC 808 Collins Ave Miami Bch FL 33139

Zoning: M-1

LEGAL DESCRIPTION: 514220070030

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