AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, February 21, 2024
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

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

4.1. CASE 6999 - ADDED TO THE AGENDA TO ABATE FINE

4.2. CASE 7958 - ADDED TO THE AGENDA TO ABATE FINE

4.3. CASE 9076 - REMOVED FROM AGENDA

5. 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.

6. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

7 - 28	6.1.	**CASE 8243** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 8243
29 - 59	6.2.	**CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 STREET #318, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** Case Overview 8547
60 - 96	6.3.	**CASE 8721** - 3250 LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY OF MAINTENANCE - **FIRST OFFENSE** Case Overview 8721
97 - 112	6.4.	**CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 8797
113 - 129	6.5.	**CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** Case Overview 9004
130 - 151	6.6.	**CASE 9076** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 STREET, #320, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 9076

152 - 172 6.7. **CASE 9233** - COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORE 26608 - 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING- SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTIONS BY TOWN; 13-2 - STORAGE OF ABANDON PROPERTY IN THE OPEN PROHIBITED; 13-5 - PROCEDURE FOR ABANDONED PROPERTY LOCATED ON PRIVATE PROPERTY; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 25-16 - RESTRICTIONS - **REPEAT OFFENSE**
Case Overview 9233

173 - 217 6.8. **CASE 9255** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h)(i)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-29 - RESPONSIBILITY OF MAINTENANCE; 27-33 - MAINTENANCE - **REPEAT OFFENSE**
Case Overview 9255

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

218 - 251 7.1. **CASE 5123** - HEATON,SCOTT H/E MULLER,ALEX - 3487 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(c)(f)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5123

252 - 278 7.2. **CASE 5148** - BELL, VINCENT A/ WICKER, MARIE NADEGE - 3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
Case Overview 5148

279 - 308 7.3. **CASE 5167** - CHAMBERS,MICHAEL H/E PLUMMER,JANNA - 3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)- EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5167

309 - 349 7.4. **CASE 8439** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-346(f) - PORTABLE STORAGE UNITS - **REPEAT OFFENSE**
Case Overview 8439

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

350 - 423 8.1. **CASE 5801** - LUIS ROCA/COBBLESTONE II BMB LLC - 2402 SUSAN LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5801

424 - 485 8.2. **CASE 6810** - WILSON,MCNEIL/WILSON,ANGELA HEARING - 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6810

486 - 527 8.3. **CASE 6522** - CHRISTIAN CHEVALIER - 142 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6522

8.4. **CASE 6999** - EXCELENTE LLC - 4250 W HALLANDALE BEACH BLVD, #6, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

528 - 557 8.5. **CASE 7152** - PARK 31ST CORP - 1985 S PARK ROAD #1, PEMBROKE PARK FL 33009 - HEARING TO ABATE FINE - SECTION(s) 15-22 - APPLICATION - **FIRST OFFENSE**
Case Overview 7152

558 - 606 8.6. **CASE 7745** - INFINITY AZURE LLC - 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(d)(g) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7745

8.7. **CASE 7958** - INFINITY AZURE LLC - 3351 SW 55th AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(g) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

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

607 - 654 9.1. **CASE 6622** - MIGUEL ROMERO - 131 JANI BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION **FIRST OFFENSE**
Case Overview 6622

655 - 703 9.2. **CASE 6655** - JOHNATHAN ROGER SILVERIO - 3140 W HALLANDALE BEACH BLVD, LOT 909, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 12-76(b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 27-33 - MAINTENANCE - **FIRST OFFENSE**
Case Overview 6655

704 - 756 9.3. **CASE 6669** - NERIDA FLORES - 3140 W HALLANDALE BEACH BLVD, LOT 232, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6669

757 - 809 9.4. **CASE 7005** - LIDIA CHAVZ PINEDA - 3140 W HALLANDALE BEACH BLVD, LOT 802, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 7005

810 - 860 9.5. **CASE 7587** - JOSE COLMENARAS - 2307 SW 31ST COURT, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 7587

10. 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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status Open **Case #** 8243 **Date Next Inspection** 2/21/2024

Notes

1. Replaced old toilets with new toilets for each unit without permits. There is a total of 82 units. Obtain an after the fact permit and inspections for 82 units.
2. Three unknown commercial dumpsters on the premise. Property owner must obtain dumpsters from Waste Management as they are the exclusive franchise within the Town limits.
3. Portable container on premise. Portable containers are prohibited, remove portable contain from premise.

For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/17/2023		Notice of Violation	Hand
1/31/2024		Affidavit of Non-Compliance	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024
GARBAGE AND REFUSE	Sec. 11-42 (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	1/31/2024
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	1/31/2024

Case Overview

ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	1/31/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 8243

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 10:46 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

_____ Date: 02/09/2024
AFFIANT

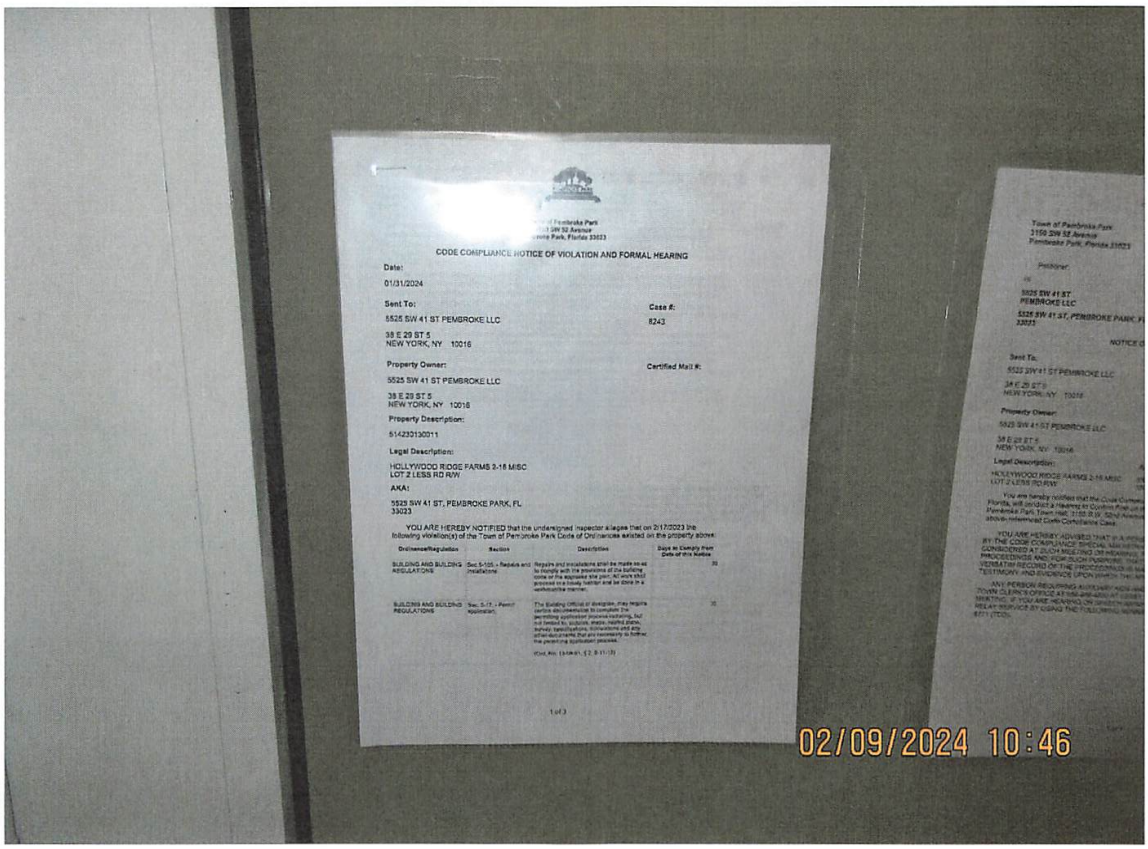
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

AFTER HOURS
EMERGENCY
PHONE NUMBER
(786) 790-4191
LEASING OFFICE
MON - FRI 9 AM - 5 PM
SAT - SUN CLOSED
954.963.5027
125
02/09/2024 10:47


CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/31/2024
Sent To:
5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016
Case #:
8243
Property Owner:
5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016
Certified Mail #:
Property Description:
514230130011
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W
AKA:
5525 SW 41 ST, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Date 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 regulations, and shall not work only proceed in a steady manner and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-15. - Permit application.
The Building Official or designee may require certain documentation to complete the permitting application process including, but not limited to, subplots, maps, roofing plans, safety specifications, instructions and any other documents that are necessary to further the permitting application process.
(Ord. No. [illegible], § 2, 8-11-15)
30
1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/31/2024

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8243

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

GARBAGE AND REFUSE	Sec. 11-42 (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	30
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	30
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	30

1. Replaced old toilets with new toilets for each unit without permits. There is a total of 82 units. Obtain an after the fact permit and inspections for 82 units.
2. Three unknown commercial dumpsters on the premise. Property owner must obtain dumpsters from Waste Management as they are the exclusive franchise within the Town limits.
3. Portable container on premise. Portable containers are prohibited, remove portable contain from premise.

For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/31/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:
8243

On 1/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/31/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/31/2024
GARBAGE AND REFUSE	Sec. 11-42 (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	1/31/2024
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	1/31/2024
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	1/31/2024

Notes/Means of Correction:

1. Replaced old toilets with new toilets for each unit without permits. There is a total of 82 units. Obtain an after the fact permit and inspections for 82 units. Not corrected.
2. Three unknown commercial dumpsters on the premise. Property owner must obtain dumpsters from Waste Management as they are the exclusive franchise within the Town limits. Corrected.
3. Portable container on premise. Portable containers are prohibited, remove portable contain from premise. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	8243	02/17/2023

Property Owner:	Property Description:	Certified Mail #:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
GARBAGE AND REFUSE	Sec. 11-42 (b)(1) - Disposal of solid waste restricted.	(b) The disposal of solid waste in containers is restricted as follows: (1) All solid waste shall be placed in a Town issued or Town approved solid waste container.	30

GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	30
ZONING	Sec. 28-346 (b)(3) - Portable storage units	(b) Residential districts (3) Duration. No portable storage unit shall remain at a site in a residential district in excess of fourteen (14) consecutive days, and portable storage units shall not be placed at any one site in a residential district in excess of twenty-eight (28) days in any calendar year. The chief building official may allow a portable storage unit to remain at a residential construction site with an active building permit for a period in excess of the time limitations which would otherwise apply, if the chief building official determines that placement of a portable storage unit at the site will not adversely impact the surrounding community and is otherwise appropriate.	30

Notes/Means of Correction:

1. Replaced old toilets with new toilets for each unit without permits. There is a total of 82 units. Obtain an after the fact permit and inspections for 82 units.
2. Three unknown commercial dumpsters on the premise. Property owner must obtain dumpsters from Waste Management as they are the exclusive franchise within the Town limits.
3. Portable container on premise. Portable containers are prohibited, remove portable contain from premise.

For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

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

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

Joseline Ramirez
Chief Code Compliance Officer

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	88-2467729
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema
1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02

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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$724,260	$8,950,590	$9,674,850	$9,674,850	
2022	$724,260	$6,244,800	$6,969,060	$6,969,060	$147,189.35
2021	$724,260	$5,629,850	$6,354,110	$6,354,110	$136,642.60

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$9,674,850	$9,674,850	$9,674,850	$9,674,850
Portability	0	0	0	0
Assessed/SOH	$9,674,850	$9,674,850	$9,674,850	$9,674,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$9,674,850	$9,674,850	$9,674,850	$9,674,850

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2022	WD-Q	$10,800,000	118312924
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

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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST CLASS MAIL

02/21/2023

US POSTAGE $000.60°

ZIP 33023

011D10656696

5525 SW 41 ST PEMBROKE LLC
NOV #8243
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

9589 0710 5270 0673 4060 34

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

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

OFFICIAL USE

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

Postage
$ 8.93
Total Postage and Fe
$

Postmark Here

JAN 1 2024

Sent To UNITED CORPORATED SERVICES, INC.
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

PS Form 3800, Jan

9589 0710 5270 0673 4060 45

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

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OFFICIAL USE

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

Postage
$ 8.93
Total Postage and
$

Postmark Here

JAN 3 1 2024

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No NOH #8243 HCF #8439
City, State, ZIP+4® 38 E 29 ST 5 FL
NEW YORK NY 10016

PS Form 3800, J

9589 0710 5270 0673 4060 52

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

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

OFFICIAL USE

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

Postage
$ 6.93
Total Postage and
$

Postmark Here

JAN 3 1 2024

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 5525 SW 41 ST,
PEMBROKE PARK, FL 33023

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

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

02/21/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8243

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

Hasler FIRST-CLASS MAIL
02/21/2023
US POSTAGE $000.60⁰

ZIP 33023
011D10656696

UNITED CORPORATED SERVICES, INC.
NOV #8243
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

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:

UNITED CORPORATED SERVICES, INC.
NOH #8243 HCF #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 8582 3244 8693 51

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4060 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☒ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
2/5/24

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

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

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

347
mobile mini
1-800-950-8464
mobilemini.com
02/17/2023 10:35

306
306
02/17/2023 10:36

Ultra-High-Efficiency Elongat
Single Flush | 0.8 GPF | 12" Ro
7379000
7 3557129
NIAGARA
THE ORIGINAL
with STEALTH TECHNOLOGY
SAVE UP TO 60%
ON WATER USAGE AND UTILITY COSTS
Ultra-High-Efficiency
Elongated Toilet
Single Flush | 0.8 GPF | 12" Rough-In
• Powerful, Quiet Flush
• Eliminates Double Flushing
• No Flapper to Replace
• Everything You Need in One Box
02/17/2023 10:36

52
02/17/2023 10:37

NIAGARA
SAVE UP TO 60%
Ultra-High-Efficiency
Elongated Toilet
Powerful, Quiet Flush
Eliminates Double Flushing
No Flapper to Replace
Everything You Need in One Box
02/17/2023 10:37
52

Basic Installation Steps
Pasos para la instalación básica
NIAGARA
THE ORIGINAL™
WITH STEALTH TECHNOLOGY
VACUUM-ASSIST
How It Works
02/17/2023 10:37

954- 327-9995
02/17/2023 10:37

02/17/2023 10:37

02/17/2023 10:38

CROSSWINDS
OFFICE
TOW-AWAY
ZONE
02/17/2023 10:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
VENTURE UNIT 120 INC	2000 ISLAND BLVD #704 AVENTURA, FL 33160	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318

Folio

514230AA0610

Legal Description

CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

Case Status Open **Case #** 8547 **Date Next Inspection** 1/29/2024

Notes

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/23/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 1/29/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VENTURE UNIT 120 INC CASE NO. 8547

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VENTURE UNIT 120 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 318, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VENTURE UNIT 120 INC AT 10:39 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

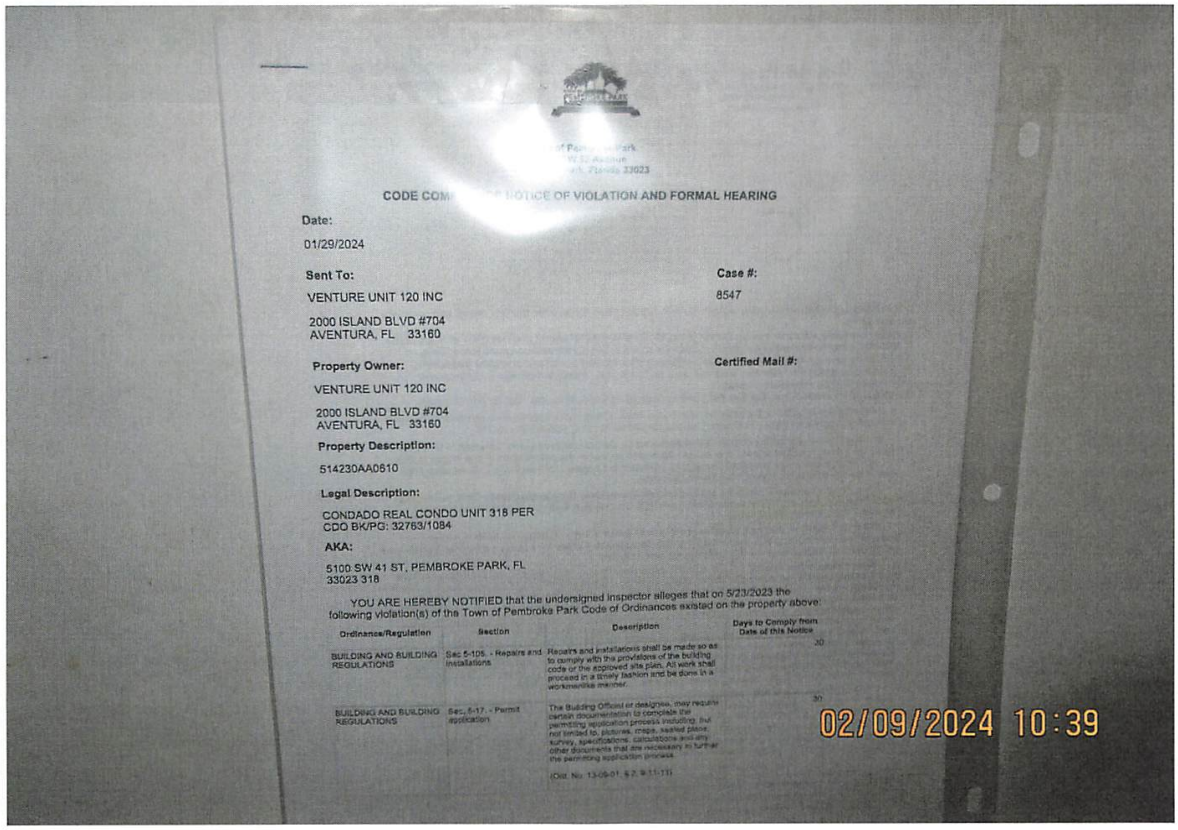
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COM[illegible] NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Property Owner:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0610

Legal Description:

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Property Owner:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Certified Mail #:

Property Description:

514230AA0610

Legal Description:

CONDADO REAL CONDO UNIT 318 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report.

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

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

VENTURE UNIT 120 INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 318

Respondent(s)

Case #:
8547

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	VENTURE UNIT 120 INC
Address:	2000 ISLAND BLVD #704 AVENTURA, FL 33160
Folio:	514230AA0610
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 318
Legal Description:	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 1/29/2024

Notes/Means of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections. Not Corrected.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections. Not Corrected.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation. Provide remediation report. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:

8547

Date:

05/23/2023

Property Owner:

VENTURE UNIT 120 INC

2000 ISLAND BLVD #704
AVENTURA, FL 33160

Property Description:

514230AA0610

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL 33023 318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Means of Correction:

1. Two-bathroom renovations done without permits. Obtain plans for an after the fact permit and complete all inspections.
2. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
4. Kitchen renovation done without permits. Obtain an after the fact permit and complete inspections.
5. Mold like substance in bathroom area and door entrance area. Remove mold like substance and infestation.

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

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #318, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0610
Property Owner	VENTURE UNIT 120 INC	Millage	0613
Mailing Address	2000 ISLAND BLVD #704 AVENTURA FL 33160	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 318 PER CDO BK/PG: 32763/1084		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$11,830	$106,430	$118,260	$93,100	
2022	$9,440	$84,980	$94,420	$84,640	$1,847.66
2021	$8,610	$77,490	$86,100	$76,950	$1,713.91

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$118,260	$118,260	$118,260	$118,260
Portability	0	0	0	0
Assessed/SOH	$93,100	$118,260	$93,100	$93,100
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	$93,100	$118,260	$93,100	$93,100

Sales History

Date	Type	Price	Book/Page or CIN
6/19/2015	WD-Q	$55,000	113126578
3/30/2012	QCD-T	$100	48684 / 925
9/6/2011	SWD-D	$36,200	48184 / 47
2/2/2011	CET-D	$5,200	47875 / 406
9/19/2005	WD	$137,000	40624 / 21

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1030
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1974/1973		

Special Assessments

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
THE VENTURE UNIT 120 INC

Filing Information

Document Number	P06000067116
FEI/EIN Number	20-8547674
Date Filed	05/11/2006
Effective Date	05/05/2006
State	FL
Status	ACTIVE

Principal Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 04/08/2014

Mailing Address

2000 island blvd.
apt 704
AVENTURA, FL 33160

Changed: 02/10/2015

Registered Agent Name & Address

AVENTURA MANAGEMENT LLC
2000 island blvd.
apt 704
AVENTURA, FL 33160

Name Changed: 02/01/2023

Address Changed: 03/26/2016

Officer/Director Detail

Name & Address

Title P

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

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US POSTAGE

Aventura Management LLC NOV

Sent To:
VENTURE UNIT 120 INC
2000 ISLAND BLVD #704
AVENTURA, FL 33160

Case #:
8547

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

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US POSTAGE

VENTURE UNIT 120 INC
NOV #8547
5100 SW 41 Street #318,
Pembroke Park, Fl 33023.

7022 2410 0002 7328 3597

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 $

Postmark Here

USPS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

Postage
$ 8.93

Total Postage an
$

Sent To VENTURE UNIT 120 INC

Street and Apt. N NOH #8547

City, State, ZIP+4 5100 SW 41 ST #318,
PEMBROKE PARK, FL 33023

PS Form 3800, A

7022 2410 0002 7328 3603

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 $

Postmark Here

Postage
$ 8.69

Total Postage and
$

Sent To AVENTURA MANAGEMENT LLC VENTURE
UNIT 120 INC

Street and Apt. No., NOH #8547

City, State, ZIP+4® 2000 ISLAND BLVD #704
AVENTURA FL 33160

PS Form 3800, Ap

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

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US POSTAGE

VENTURE UNIT 420 INC
NOV #8547
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Pembroke Park, Fl 33023.

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 33023541350 *2938-03630-26-42
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318
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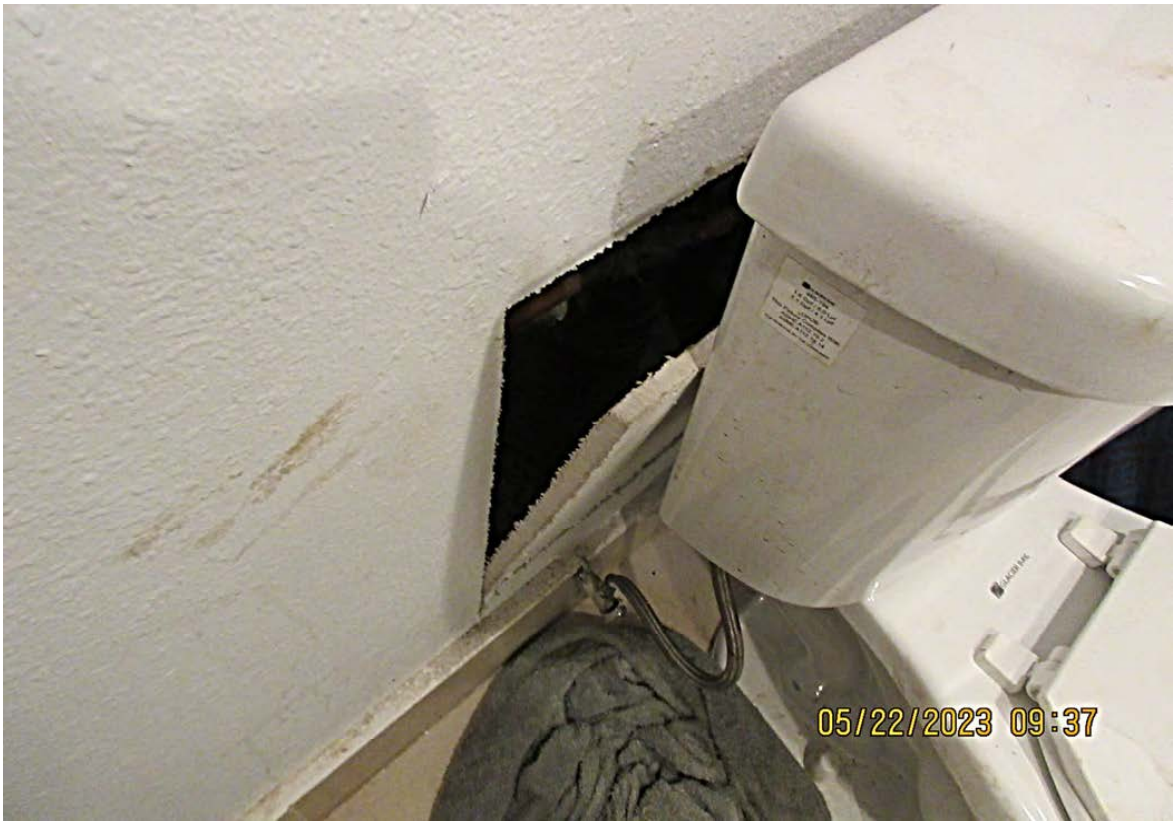
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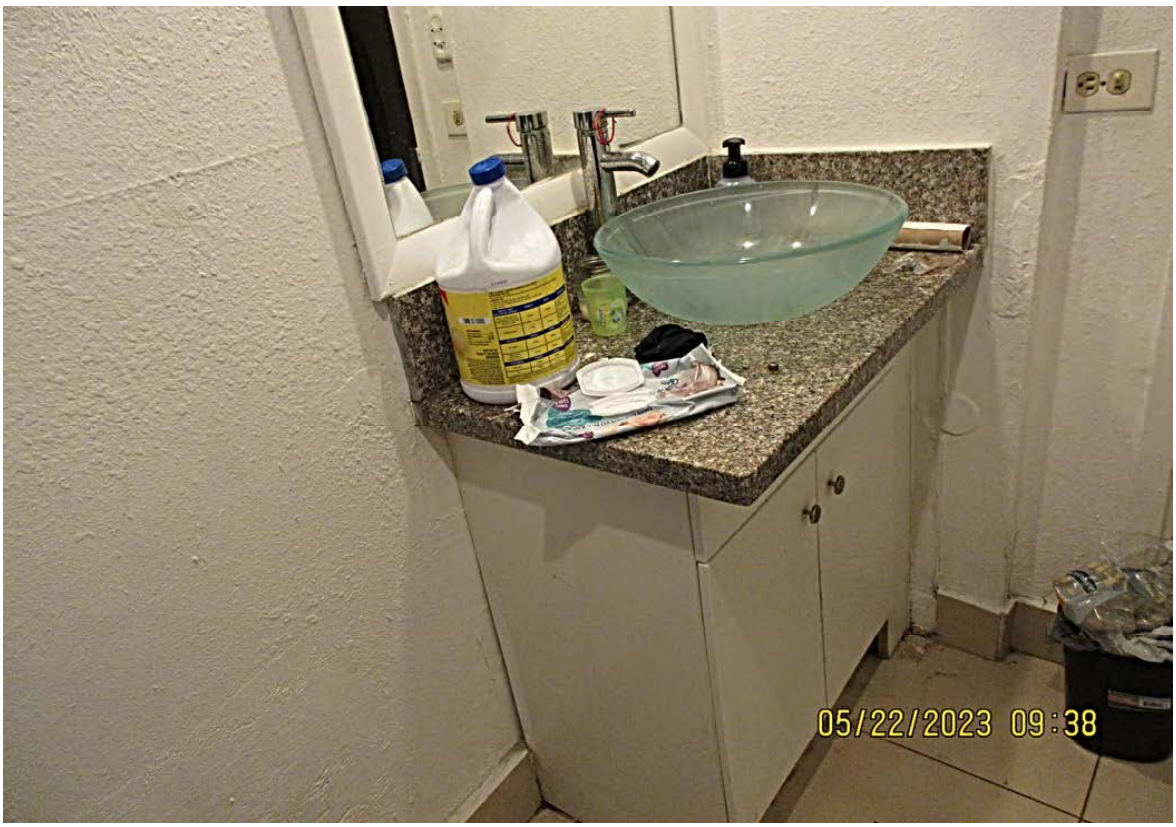
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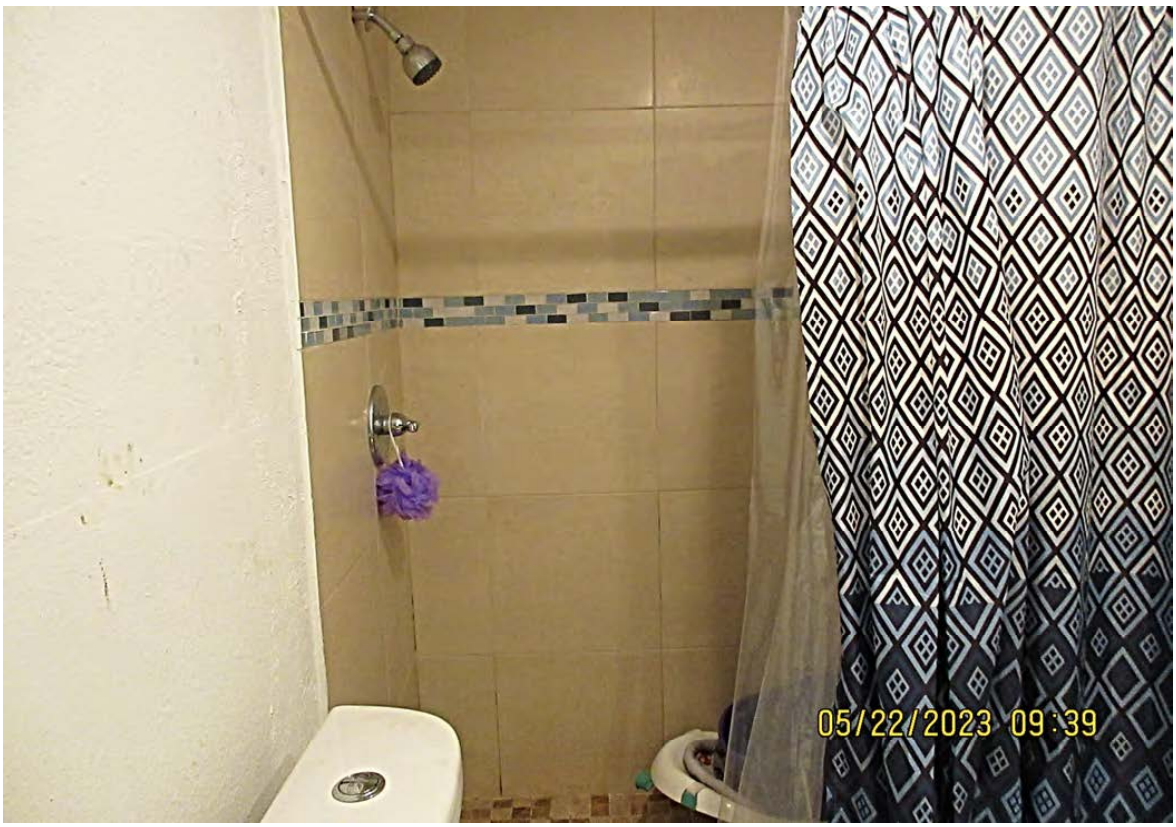
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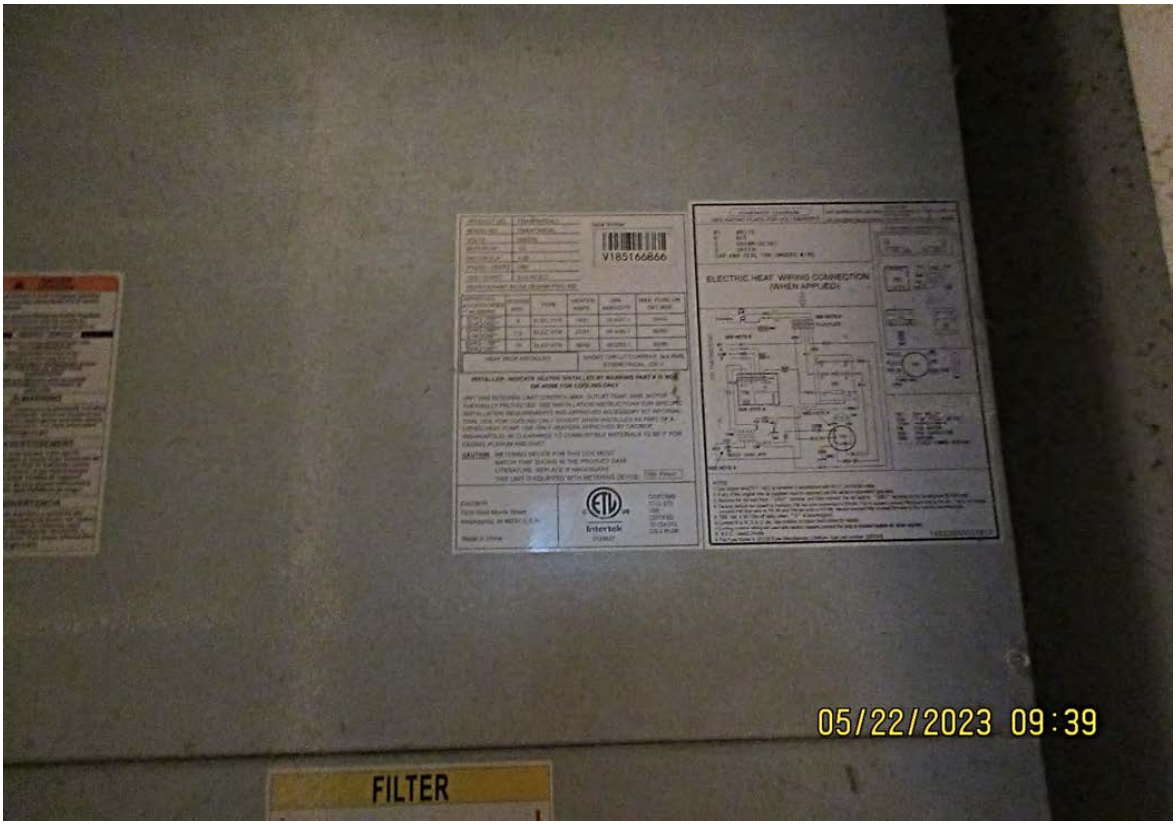
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(WHEN APPLIED)
Intertek
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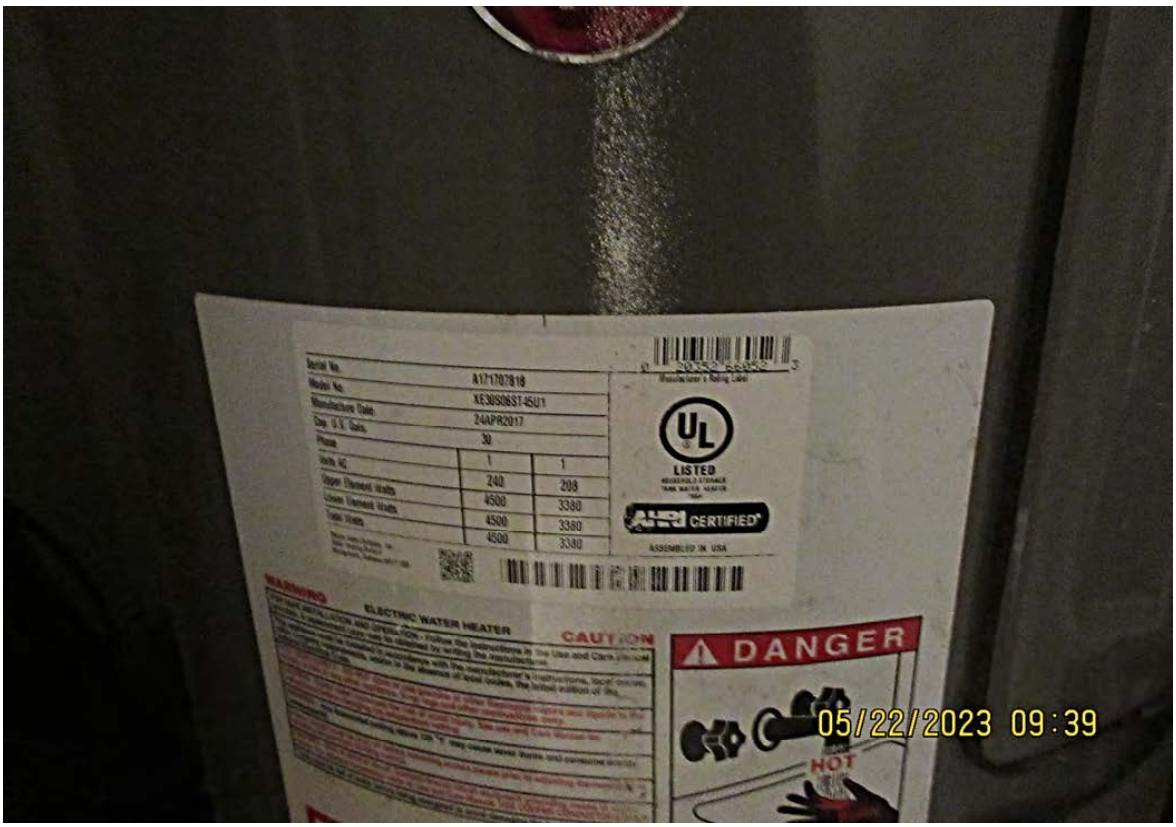
FILTER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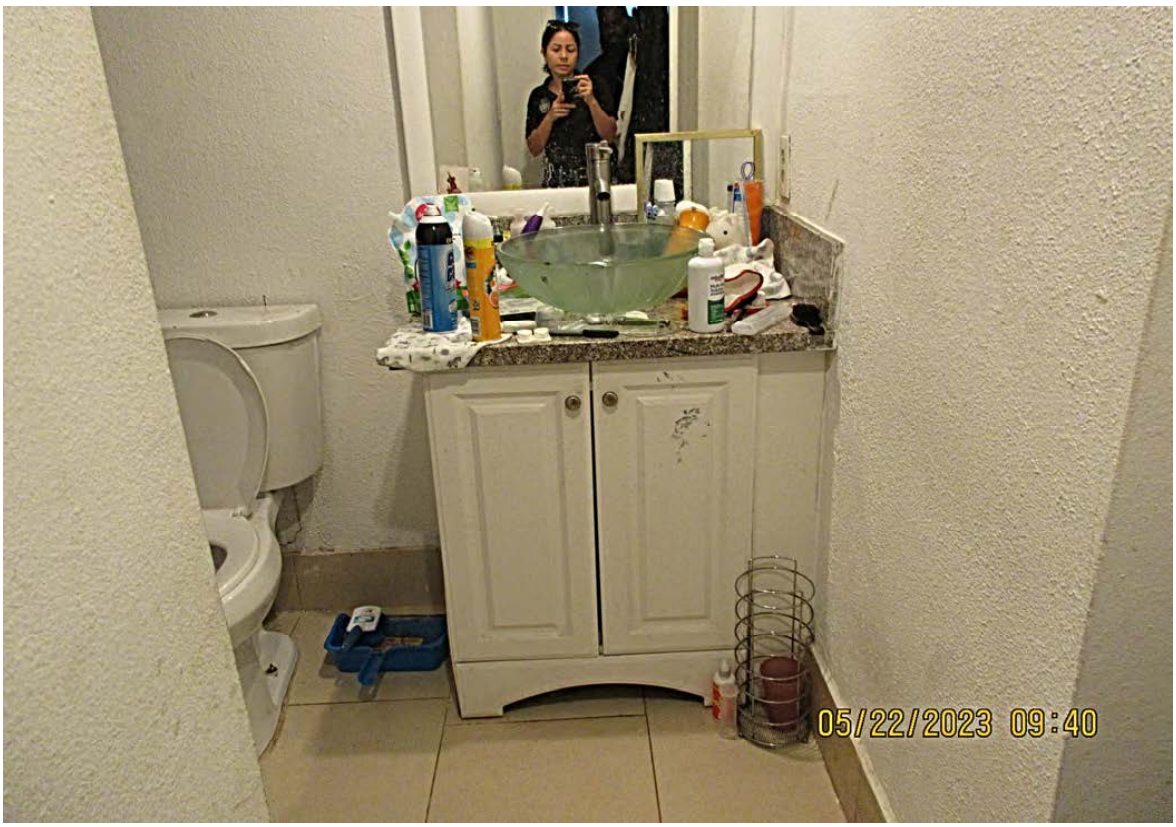
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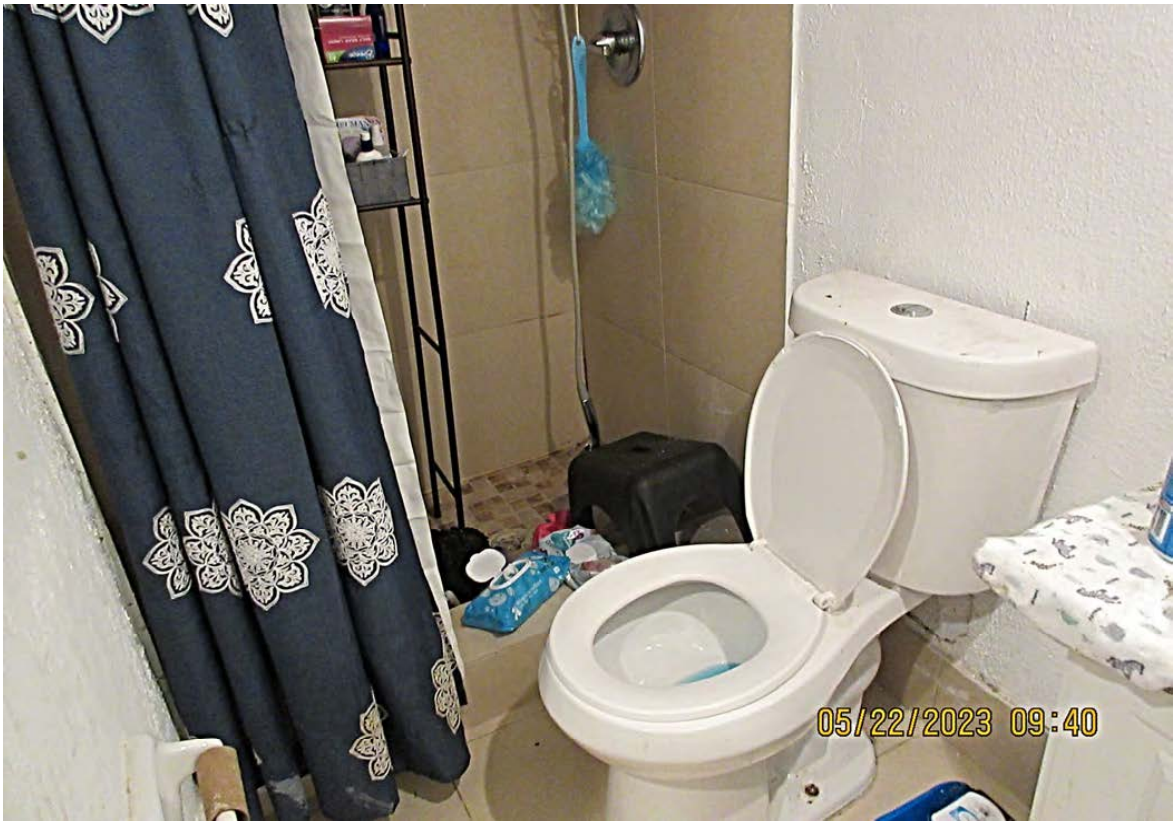
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WoodCrafters Home Products
S. de R.L. de C.V.
Glacier Bay 24in Vanity
White
GB24P2-WH
Customer Service / Servicio al cliente
USA/Canada 1-800-235-7743
Mexico 01-800-570-0319
Mar 09 2017 T2 C1
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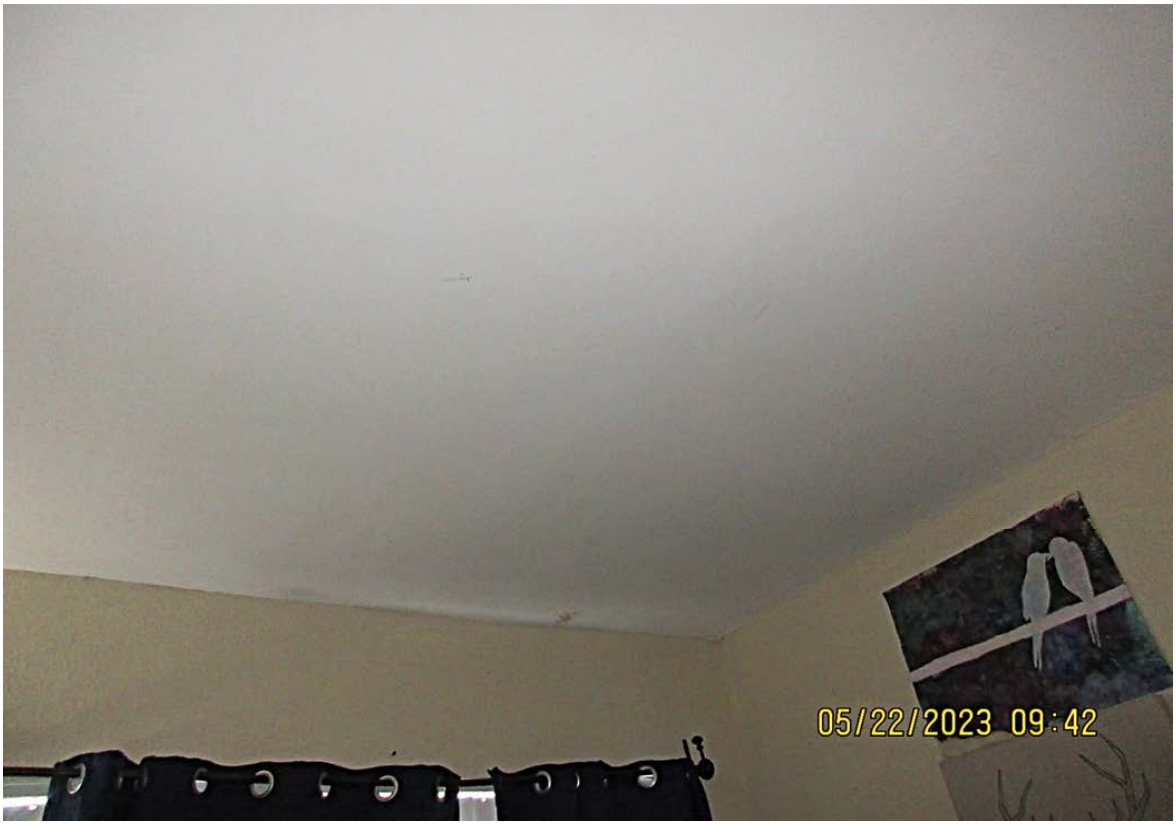
05/22/2023 09:42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Case Overview

Property/Incident Information

Owner	Address	Site Address
3520W LLC	201 189TH TER SUNNY ISLES BEACH, FL 33160	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090280

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

Case Status Open **Case #** 8721 **Date Next Inspection** 1/29/2024

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/11/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	1/29/2024

Case Overview

GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 1/29/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3520W LLC CASE NO. 8721

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 3520W LLCAT 11:20 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

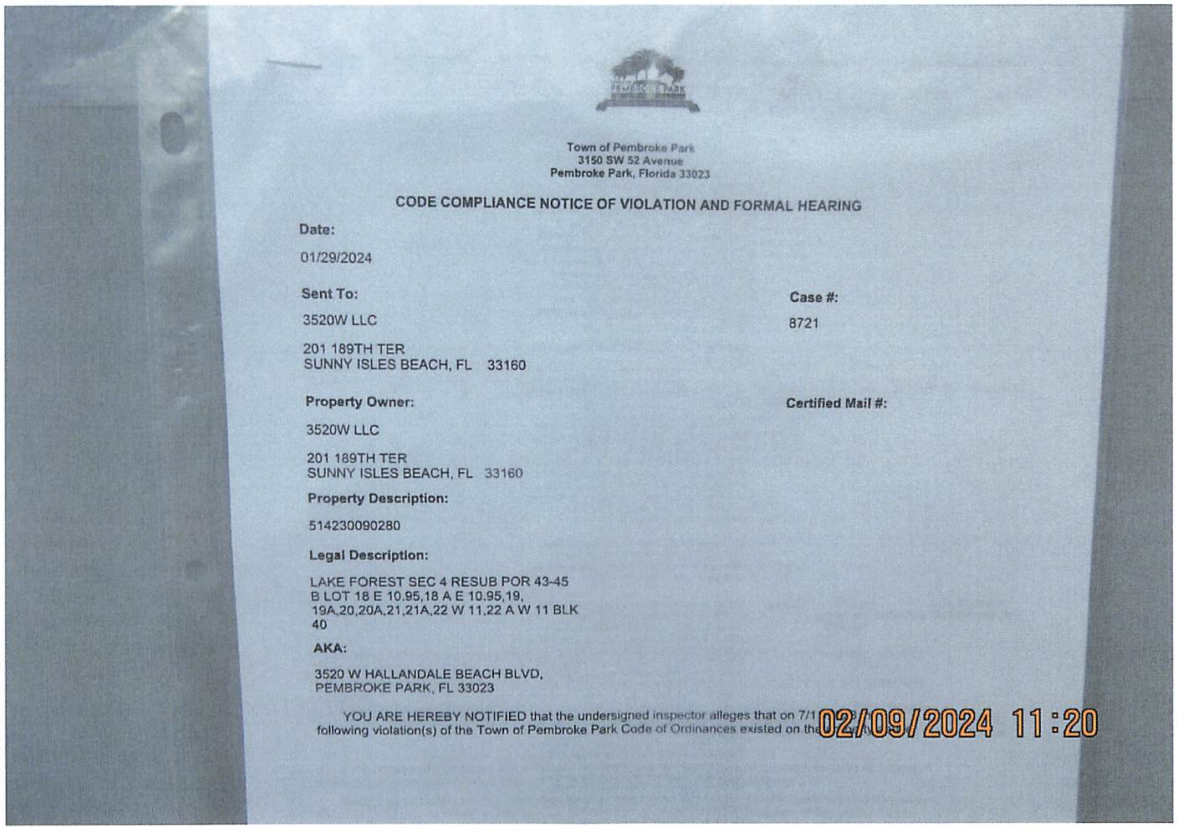
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, FL 33160

Case #:

8721

Property Owner:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on th

02/09/2024 11:20

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

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AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	15
GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	15

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

3520W LLC
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

Case #:
8721

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 3520W LLC

Address: 201 189TH TER SUNNY ISLES BEACH, FL 33160

Folio: 514230090280

Site Address: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/29/2024

GARBAGE AND REFUSE	Sec. 11-42(a) - Disposal of solid waste restricted	(a) The disposal of solid waste is restricted as follows: (1) It shall be unlawful for any person to bury, burn, or dispose of any solid waste by means other than by using the services of the Town or the Town's franchisee solid waste collector except for garbage which may be disposed of through the use of a garbage disposal unit connected to the Town sewerage system or a septic tank and in accordance with the provisions of this chapter. (2) No solid waste shall be collected by the Town's solid waste collector except solid waste generated from the premises where the solid waste container is located.	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/29/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 1/29/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600. Not corrected, BTR application was submitted, but incomplete.
2. Swale area is full overgrown weeds and dead vegetation. Remove dead vegetation and trim overgrown vegetation. Swale area was trimmed on Nov 6, 2023, but trash and dead vegetation was not cleaned up. Swale area is overgrown as of today 1/29/24.
3. Commercial dumpster located on property does not adhere to the Town's Franchise Agreement. Remove "MST Scrap Metal" dumpster and change to Waste Management Service dumpster. Provide receipt of waste management contract for current business.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	3520W LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$339,560	$1,069,120	$1,408,680	$1,408,680	
2023	$339,560	$1,069,120	$1,408,680	$1,408,680	$30,409.46
2022	$339,560	$1,069,120	$1,408,680	$1,408,680	$29,751.89

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Portability	0	0	0	0
Assessed/SOH	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,408,680	$1,408,680	$1,408,680	$1,408,680

Sales History

Date	Type	Price	Book/Page or CIN
11/10/2021	SWD-Q	$1,565,000	117733104
11/9/2021	WD-T	$100	117733100
11/9/2021	DRR-T	$100	117733099
3/1/1991	QCD	$100	18346 / 540
9/1/1985	WD	$130,000	

Land Calculations

Price	Factor	Type
$11.00	30,869	SF
Adj. Bldg. S.F. (Card, Sketch)		8480
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	87-2695733
Date Filed	09/14/2021
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2023
Event Effective Date	NONE

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JUUCY HOLDINGS LLC 201 189TH TER SUNNY ISLES BEACH, FL 33160	8721	07/11/2023

Property Owner:	Property Description:	Certified Mail #:
JUUCY HOLDINGS LLC 201 189TH TER SUNNY ISLES BEACH, FL 33160	514230090280	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
GARBAGE AND REFUSE	Sec. 11-16. - Location; placement for collection.	It shall be unlawful for any person to place, put, store, locate, cause or permit to be placed, put, stored or located any garbage container, trash container, large trash bags for bulky yard debris/household trash, or horticultural debris at any location within the Town other than at the rear or side of the premises or property upon which such garbage container or trash container is located on; provided that garbage containers or trash containers may be placed at the front of properties for pickup no more than 24 hours prior to the day or days when such garbage container or trash container is scheduled to be emptied by the garbage or trash collector licensed by the Town and authorized by the owner of such garbage container or trash container to collect and remove the contents thereof. (Ord. No. 73-5-1, § 1, 5-2-73; Ord. No. 12-06-03, § 1, 6-13-12)	15

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Notes/Means of Correction:

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Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	JUUCY HOLDINGS LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40

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Property Assessment Values

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2022	$339,560	$1,069,120	$1,408,680	$1,408,680	$29,751.89
2021	$339,560	$366,050	$705,610	$705,610	$15,173.87

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Portability	0	0	0	0
Assessed/SOH	$1,408,680	$1,408,680	$1,408,680	$1,408,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,408,680	$1,408,680	$1,408,680	$1,408,680

Sales History

Date	Type	Price	Book/Page or CIN
11/10/2021	SWD-Q	$1,565,000	117733104
11/9/2021	WD-T	$100	117733100
11/9/2021	DRR-T	$100	117733099
3/1/1991	QCD	$100	18346 / 540
9/1/1985	WD	$130,000	

Land Calculations

Price	Factor	Type
$11.00	30,869	SF
Adj. Bldg. S.F. (Card, Sketch)		8480
Eff./Act. Year Built: 1990/1989		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number	L21000406857
FEI/EIN Number	87-2695733
Date Filed	09/14/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	03/10/2023
Event Effective Date	12/15/2022

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

7022 2410 0001 1497 4530

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage and
$

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JAN 30 2024

Sent To 3520W LLC
Street and Apt. No NOH #8721
City, State, ZIP+4 3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800, A

7022 2410 0002 7328 3573

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

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage an
$

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JAN 30 2024

Sent To GABAY, YEHUDA
Street and Apt. N NOH #8721
City, State, ZIP+4 470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

PS Form 3800,

7022 2410 0002 7328 3580

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

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage and
$

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JAN 30 2024

Sent To 3520W LLC
Street and Apt. No. NOH #8721
City, State, ZIP+4® 201 189TH TER
SUNNY ISLES BEACH FL 33160

PS Form 3800, A

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
07/11/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:
JUUCY HOLDINGS LLC
201 189TH TER
SUNNY ISLES BEACH, FL 33160

Case #:
8721

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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FIRST-CLASS MAIL
IMI
$000.60 0
07/11/2023 ZIP 33023
043M30245597
US POSTAGE

JUUCY HOLDINGS LLC
NOV # 3721
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

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

GABAY, YeNOA
NOV #8721

470 ANSIN BLVD, Suite AA
HALLANDALE BEACH, Fl 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
07/12/2023 ZIP 33023
043M30245597
US POSTAGE

Joseline Ramirez

From:	jeffrey louis
Sent:	Wednesday, July 12, 2023 9:16 AM
To:	Levya C
Cc:	Nazly Cardona; Joseline Ramirez
Subject:	RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th - Case 8721
Attachments:	Business Tax Receipt Application.pdf; Inspection Application.pdf

Good morning Levya,

Please see attached Business Tax Receipt applications and instructions.
Once filled out and submitted, the application will be routed for zoning approval.
If approved, we will need to schedule inspections (structural, electrical and fire) for setup and life safety.
Inspection fee is $250.00 and due prior to scheduling inspection.
Once inspections are passed, the BTR certificate can be prepared and signed.

If you have any questions, please let me know.

Thank you,

Jeffrey Louis
Building Clerk, Town of Pembroke Park
954.966.4600 ext. 300 | jlouis@tppfl.gov
www.tppfl.gov
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Tuesday, July 11, 2023 3:17 PM
To: Levya C <levya@jbrands.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Nazly Cardona <ncardona@tppfl.gov>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th - Case 8721

Good afternoon Levya,

Please click below to view the Notice of Violation Case Overview and photos as requested. To obtain Business Tax Receipt, please have the tenant reach out to Jeffrey Louis at 954-966-4600.

caseoverview.pdf (gov-easy.com)

Regards,

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov.com
Town of Pembroke Park **/ Code Compliance Dept.**

3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Monday, July 10, 2023 2:55 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Hi,

I spoke to Nacli today at 1:15 PM about the tree debris at 3520W Hallandale Beach Blvd & re: the BTR you requested.

She said she will pass the message to you.

Thank you.

Levya C.
O: 786-800-2967 ext. 207
Phone/Whatsapp: 347-853-0899
E: levya@jbrands.com

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, July 10, 2023 12:37 PM
To: Levya C <levya@jbrands.com>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Apologies, I was out sick on Friday. I will call you shortly.

Regards,

Joseline Ramirez
Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov.com
Town of Pembroke Park **/ Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Monday, July 10, 2023 9:15 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

@Joseline Ramirez - I left you a voicemail regarding a BTR you are requesting. Please call me to go over this

---

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, July 10, 2023 8:51:10 AM
To: Levya C <levya@jbrands.com>; Nazly Cardona <ncardona@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good morning Levya,

Thank you for getting this taken care of. If you are trying to report illegal dumping, please have evidence information such as footage or photos to submit to police. You may contact Charline and she will direct you to police to make the report. However, the property owner is responsible to clean up the property.

Regards,

Joseline Ramirez
Chief Code Compliance Officer
P: (754) 210-5893 / jramirez@tppfl.gov.com
Town of Pembroke Park **/ Code Compliance Dept.**
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Website: www.tppfl.gov

From: Levya C <levya@jbrands.com>
Sent: Friday, July 7, 2023 4:45 PM
To: Nazly Cardona <ncardona@tppfl.gov>; Joseline Ramirez <jramirez@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Subject: Re: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good afternoon,

Please be advised that when our landscaper was at the property, he noticed that there were still branches and cut up logs there - not deposited by us.
I called and spoke to Charlene who advised me to reach out to you.

Kindly respond asap.

@Joseline Ramirez - I left you a voicemail regarding a BTR you are requesting. Please call me to go over this at your convenience.

Thank you.

Levya C.
O: 786-800-2967 ext. 207
Phone/Whatsapp: 347-853-0899
E: levya@jbrands.com

From: Nazly Cardona <ncardona@tppfl.gov>
Sent: Monday, June 5, 2023 8:24 AM
To: Joseline Ramirez <jramirez@tppfl.gov>; Jean Gustin <jgustin@tppfl.gov>
Cc: Levya C <levya@jbrands.com>
Subject: RE: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

Good morning Joseline and Jean,

Please I need your kind help responding this email.

Thank you very much,

Regards,

Nazly Cardona
Code Clerk
Town of Pembroke Park
954-966-4600 Ext. 213 ncardona@tppfl.gov
www.tppfl.gov
3150 SW 52nd Ave Pembroke Park, FL 33023

From: Levya C <levya@jbrands.com>
Sent: Tuesday, May 30, 2023 7:03 PM
To: Nazly Cardona <ncardona@tppfl.gov>
Subject: Fw: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

From: Levya C <levya@jbrands.com>
Sent: Tuesday, May 23, 2023 5:05 PM
To: ncardona@tppfl.gov <ncardona@tppfl.gov>
Subject: 3520 W Hallandale Beach Blvd - see photos of branches/wood logs found on our property Friday May 19th

To the kind attention of Nacly
Code Enforcement - Town of Pembroke Park

As per our conversation & your request today at 4:57 PM, please see attached zip file with photos taken by our landscaping company on Friday, May 19th showing branches & cut up logs placed at 3520 W Hallandale Beach Blvd.

Awaiting your immediate response via email.

Thank you.

Levya

O: 786-800-2967

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06/28/2023 10:59

06/28/2023 10:59

MST
SCRAP METAL
06/28/2023 10:59

06/28/2023 10:59

06/28/2023 11:05

06/28/2023 11:05

06/28/2023 11:05

06/28/2023 11:06

06/28/2023 11:06

06/28/2023 11:07

Oct 23, 2023 at 4:27:58 PM

Nov 3, 2023 at 12:27:59 PM

Nov 7, 2023 at 4:13:22 PM

Nov 7, 2023 at 4:13:35 PM

Nov 7, 2023 at 4:14:00 PM

Nov 7, 2023 at 4:15:43 PM

Oct 23, 2023 at 4:27:58 PM

Nov 3, 2023 at 12:27:59 PM

Nov 7, 2023 at 4:13:22 PM

Nov 7, 2023 at 4:13:35 PM

Nov 7, 2023 at 4:14:00 PM

Nov 7, 2023 at 4:15:43 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status Open **Case #** 8797 **Date Next Inspection** 1/29/2024

Notes

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/11/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Certified Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUMAX INVESTMENTS LLC CASE NO. 8797

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

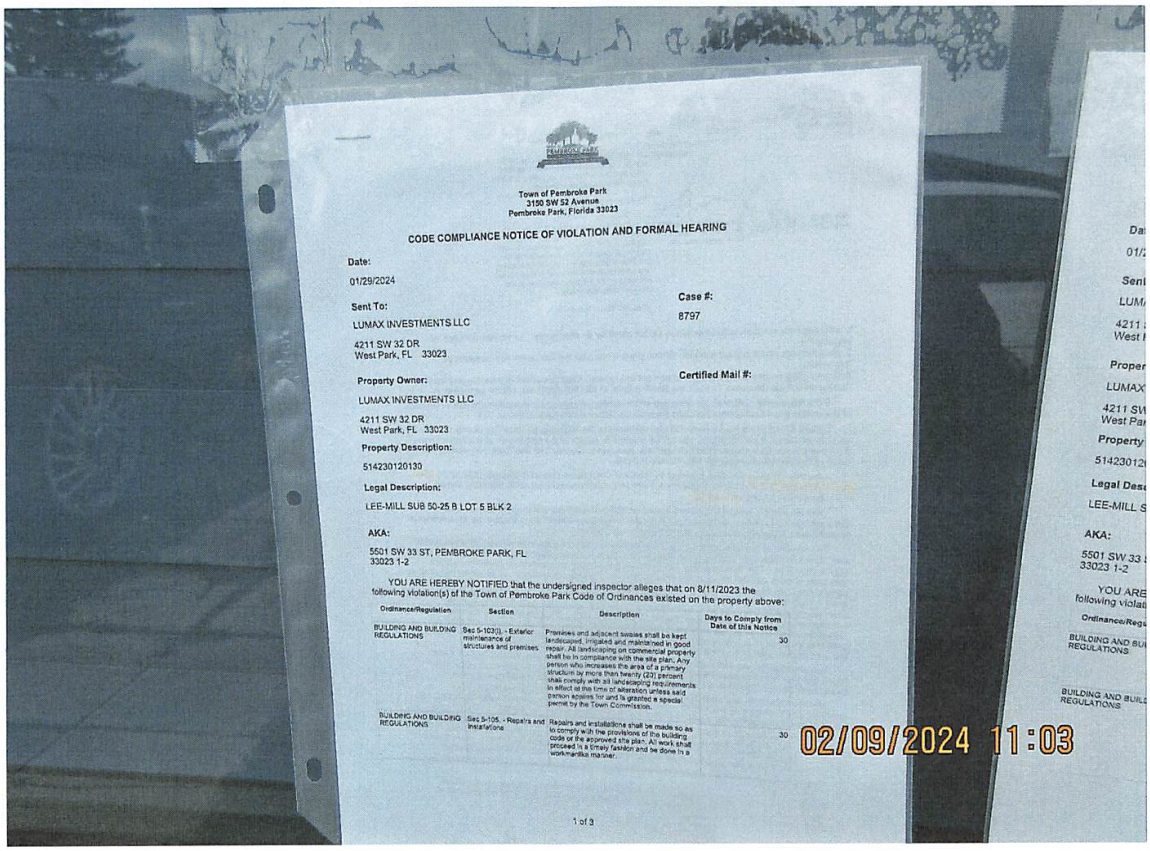
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/29/2024

Case #:
8797

Sent To:
LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Owner:
LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Property Description:
514230120130

Legal Description:
LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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

1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	30

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

Case #:
8797

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LUMAX INVESTMENTS LLC
Address:	4211 SW 32 DR West Park, FL 33023
Folio:	514230120130
Site Address:	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	1/29/2024

Notes/Means of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections. Permit #23358798-0 in progress with failed inspections. Must complete permit and pass all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Gravel has been removed, grass needs care.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	8797	08/11/2023

Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/11/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	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
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	30

Notes/Means of Correction:

1. Installed new windows without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installed new doors without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Gravel piled on swale. Remove gravel and put sod (grass). Keep grass area in a neat appearance. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02

Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$12,000	$250,070	$262,070	$222,290	
2022	$12,000	$213,410	$225,410	$202,090	$4,411.38
2021	$12,000	$191,820	$203,820	$183,720	$4,080.72

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$262,070	$262,070	$262,070	$262,070
Portability	0	0	0	0
Assessed/SOH	$222,290	$262,070	$222,290	$222,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$222,290	$262,070	$222,290	$222,290

Sales History

Date	Type	Price	Book/Page or CIN
2/16/2023	WD-Q	$380,000	118685245
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number	L18000145627
FEI/EIN Number	83-0897360
Date Filed	06/13/2018
Effective Date	06/12/2018
State	FL
Status	ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date

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

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOV #8797
4211 SW 32nd DRIVE,
WEST PARK, FL 33023.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/11/2023 ZIP 33023
043M30245597
US POSTAGE

7022 2410 0002 7328 3647

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.93
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
USPS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

LUMAX INVESTMENTS LLC
NOH #9004, #8797
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

PS Form 3800, A

7022 2410 0002 7328 3658

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.93
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
USPS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

PS Form 3800, A

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

LUMAX INVESTMENTS LLC
NOV #8797

5501 SW 33 Street #1,2,
Pembroke Park, Fl 33023.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/11/2023 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
08/11/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

8797

07/31/2023 17:04

07/31/2023 17:04

07/31/2023 17:04

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status Open **Case #** 9004 **Date Next Inspection** 1/29/2024

Notes

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense case 8797.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/20/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUMAX INVESTMENTS LLC CASE NO. 9004

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

_____ Date: 02/09/2024
AFFIANT

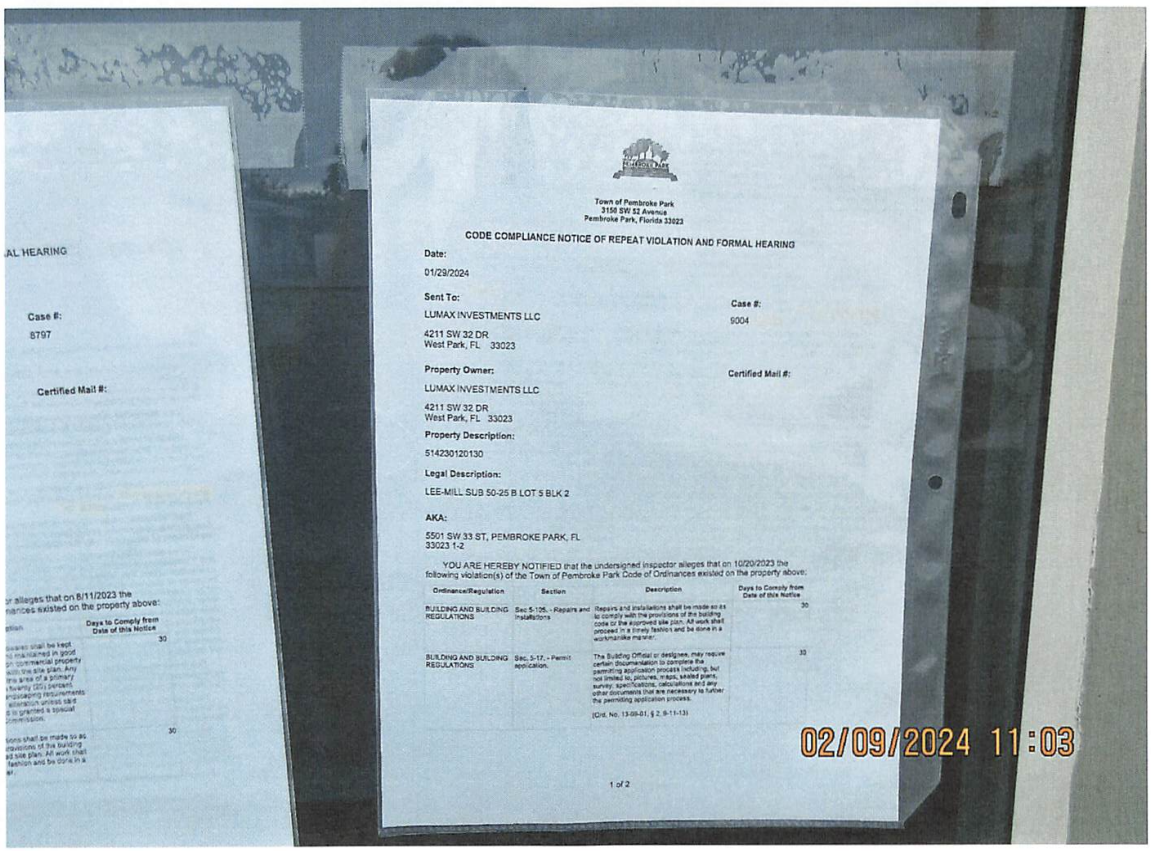
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

5501
02/09/2024 11:04


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
01/29/2024
Sent To:
LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023
Case #:
9004
Property Owner:
LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023
Certified Mail #:
Property Description:
514230120130
Legal Description:
LEE-MILL SUB 50-25 B LOT 5 BLK 2
AKA:
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 3-17. - 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 of 2
02/09/2024 11:03

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense case 8797.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

LUMAX INVESTMENTS LLC

5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Respondent(s)

Case #:

9004

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUMAX INVESTMENTS LLC

Address: 4211 SW 32 DR West Park, FL 33023

Folio: 514230120130

Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024

Notes/Means of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024

Nazly Cardona

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	9004	10/20/2023

Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	514230120130	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

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2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense.

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$12,000	$250,070	$262,070	$262,070	
2023	$12,000	$250,070	$262,070	$222,290	
2022	$12,000	$213,410	$225,410	$202,090	$4,411.38

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$262,070	$262,070	$262,070	$262,070
Portability	0	0	0	0
Assessed/SOH	$262,070	$262,070	$262,070	$262,070
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	$262,070	$262,070	$262,070	$262,070

Sales History

Date	Type	Price	Book/Page or CIN
2/16/2023	WD-Q	$380,000	118685245
12/23/2017	WD-Q	$190,000	114800836
7/13/2012	SWD-Q-DS	$81,500	48921 / 1301
9/19/2011	QCD-T	$100	48235 / 1451
7/5/2011	CET-D	$64,000	48074 / 717

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number	L18000145627
FEI/EIN Number	83-0897360
Date Filed	06/13/2018
Effective Date	06/12/2018
State	FL
Status	ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date

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

lumax Investments llc
Nov #9004

5501 SW 33 ST, #1-2.
Pembroke Park, Fl 33023.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/20/2023 ZIP 33023
043M30245597
US POSTAGE

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

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
10/20/2023 ZIP 33023
043M30245597
US POSTAGE

Rescaldani, leonardo NOV

Sent To:	Case #:
LUMAX INVESTMENTS LLC 4211 SW 32 DR West Park, FL 33023	9004

7022 2410 0002 7328 3641

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.93

Total Postage and
$

Sent To LUMAX INVESTMENTS LLC

Street and Apt. No NOH #9004, #8797

City, State, ZIP+4 5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

PS Form 3800, A

Postmark Here

USPS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

7022 2410 0002 7328 3658

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

Postage
$ 8.93

Total Postage and
$

Sent To LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO

Street and Apt. No NOH #9004, #8797

City, State, ZIP+4 4211 SW 32 DR
WEST PARK FL 33023

PS Form 3800, A

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JAN 30 2024
HOLLYWOOD FL 33021

08/15/2023 15:29

08/15/2023 15:29

General Contractor
New Construction - General Remodeling
Marble Bathroom Designs - Flooring
Kitchen - Drop Ceiling - Lighting - Carpentry
Doors - Fence - Doks - Decks
Molding - Driveway - Painting and More
Follow Us On @lumaxmiamicorp
305-527-3801 786-877-9810 lumaxmiamicorp@gmail.com www.lumaxwork.com
LUMAX MIAMI CORP.
Residential and Commercial I Licensed - Insured - CGC1524544
08/15/2023 15:29

LUMAX MIAMI CORP.
Residential and Commercial I Licensed - Insured - CGC1524544
786-877-9810 | lumaxmiamicorp@gmail.com | www.lumaxwork.com
08/15/2023 15:29

LIMAX MIAMI CORP.
Residential and Commercial Licensed - Insured - CGC1524544
305-527-3801 786-877-9810
General Contractor
New Construction - General Remodeling
08/15/2023 15:29

954.787.2088
CSU N65
ACOCAR.COM
EXPRESS
CHEVROLET
08/15/2023 15:29

CHEVROLET
WATERPROOF LUXURY VINYL
Dura Lux
CAUTION
08/15/2023 15:29

08/15/2023 15:29

Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023 #320

Folio

514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status Open **Case #** 9076 **Date Next Inspection** 1/29/2024

Notes 1. Unit 320 has multiple severe ceiling leaks. Obtain plans for permit and inspections. Contact the Building Dept for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/17/2023		Notice of Violation	Regular Mail
1/29/2024		Affidavit of Non-Compliance	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 9076

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, #320, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 10:46 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

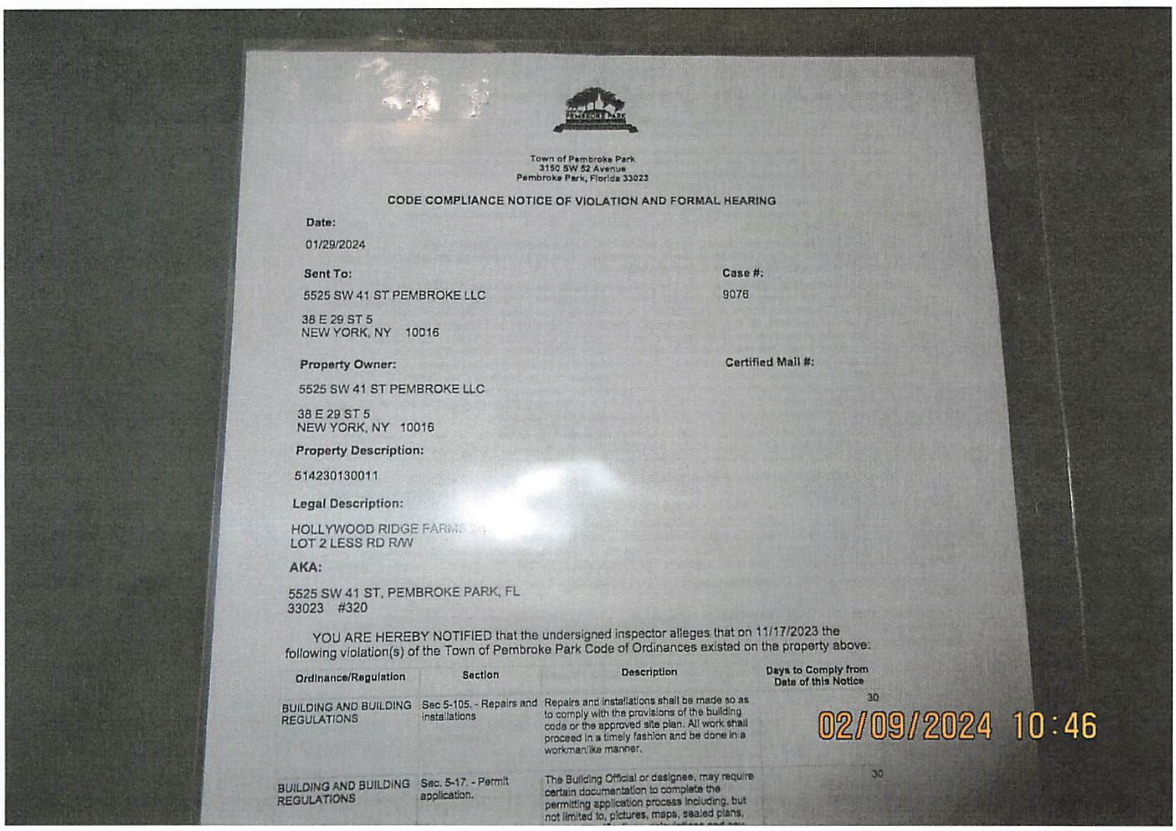
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramrez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

9076

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023 #320

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existad 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,	30

02/09/2024 10:46

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

9076

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023 #320

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Unit 320 has multiple severe ceiling leaks. Obtain plans for permit and inspections.
Contact the Building Dept for permit inquiry.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023 #320

Respondent(s)

Case #:
9076

On 1/29/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: 5525 SW 41 ST PEMBROKE LLC

Address: 38 E 29 ST 5 NEW YORK, NY 10016

Folio: 514230130011

Site Address: 5525 SW 41 ST, PEMBROKE PARK, FL 33023 #320

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/29/2024

Notes/Means of Correction:

1. Unit 320 has multiple severe ceiling leaks. Obtain plans for permit and inspections. Not corrected. Contact Code Compliance for Re-inspection of ceiling repairs.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/29/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	9076	11/17/2023

Property Owner:	Property Description:	Certified Mail #:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023 #320

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Unit 320 has multiple severe ceiling leaks. Obtain plans for permit and inspections. Contact the Building Dept for permit inquiry.

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

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

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	88-2467729
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema
1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
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).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$724,260	$9,319,560	$10,043,820	$10,043,820	
2023	$724,260	$9,319,560	$10,043,820	$10,043,820	$216,817.96
2022	$724,260	$6,244,800	$6,969,060	$6,969,060	$147,189.35

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10,043,820	$10,043,820	$10,043,820	$10,043,820
Portability	0	0	0	0
Assessed/SOH	$10,043,820	$10,043,820	$10,043,820	$10,043,820
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	$10,043,820	$10,043,820	$10,043,820	$10,043,820

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2022	WD-Q	$10,800,000	118312924
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

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
06								
R								
82								

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

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JAN 30 2024
HOLLYWOOD FL 33021

5525 SW 41 ST PEMBROKE LLC
NOH #9076
5525 SW 41 ST #320,
PEMBROKE PARK, FL 33023

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

Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

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JAN 30 2024
HOLLYWOOD FL 33021

UNITED CORPORATED SERVICES, INC.
NOH #9076
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

PS Form 3800, Apr

7022 2410 0002 7328 3610

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

Postage
$ 8.69
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+

Postmark Here
USPS HILLCREST POSTAL STORE
JAN 30 2024
HOLLYWOOD FL 33021

5525 SW 41 ST PEMBROKE LLC
NOH #9076
38 E 29 ST 5 FL
NEW YORK NY 10016

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

US POSTAGE

quadient
FIRST-CLASS MAIL
IMI
$000.63 9
11/20/2023 ZIP 33023
043M30245597

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

5525 SW 41 ST
PEMBROKE LLC
NOV #9076.
38 E 29 ST, 5 FL
NEW YORK, NY 10016.

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

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11/20/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:	Case #:
5525 SW 41 ST PEMBROKE LLC	9076
38 E 29 ST 5 NEW YORK, NY 10016	

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

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11/20/2023 ZIP 33023
043M30245597
US POSTAGE

united Corporated services, INC
Nov # 9076.

3458 lakeshore Drive,
Tallahassee, Fl 32312.

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:

UNITED CORPORATED SERVICES, INC.
NOH #9076
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 8582 3244 8692 14

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3634

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by *(Printed Name)*: Elior Valmont

C. Date of Delivery: 2/5/24

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

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

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:

5525 SW 41 ST PEMBROKE LLC
NOH #9076
5525 SW 41 ST #320,
PEMBROKE PARK, FL 33023

9590 9402 8582 3244 8692 07

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3627

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

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

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

MIAMI FL 330

7022 2410 0002 7328 3627

quadient
CORRECTION
IMI
$008.69
01/30/2024 ZIP 33023
043M30245597
US POSTAGE

5525 SW 41 ST PEMBROKE LLC
NOH #9076
5525 SW 41 ST #320,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0002/08/24
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 33023541350 *1687-01628-08-20

IA
33023-682995
33023>5413

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

CERTIFIED MAIL®

320
11/16/2023 15:38

5525
TOW-AWAY
24 HRS ZONE 7 DAYS
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL-WAYS TOWING & STORAGE
954-496-6810
11/16/2023 15:31

11/16/2023 15:34

11/16/2023 15:34

11/16/2023 15:34

11/16/2023 15:35

11/16/2023 15:35

11/16/2023 15:36

11/16/2023 15:37

02/09/2024 10:54

02/09/2024 10:55

02/09/2024 10:55

02/09/2024 10:55

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608	500 VOLVO PKWY CHESAPEAKE, VA 23320	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090561

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

Case Status Closed **Case #** 9233

Notes

1. Swale area is full of bulk trash and debris from illegal dumping. Remove bulk trash and debris from illegal dumping from all perimeters, predominately on the back-end area of the property.
2. Abandon property (blue truck) on backend of the property. Abandon vehicle must be removed within 5 days.
3. No parking on swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83 -8-1, § 6, 8-17-83) (4)That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5)An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is $4,000.00 dollars. Repeat Violation. 8477

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/26/2024		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
2/16/2024		Affidavit of Compliance	Regular Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	2/16/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	2/16/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	2/16/2024
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-5. - Procedure for abandoned property located on private property.	(1)Whenever a Code Inspector shall ascertain that abandoned property is present on private property, he shall cause a notice not less than eight (8) inches by ten (10) inches to be placed upon or immediately adjacent to such property. Such notice shall be substantially in the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property located at (briefly describe location) is improperly stored and must be removed within five (5) working days. You have the right to a hearing before the Town Administrator or his designee for the purpose of showing cause why this vehicle (boat) should not be removed or disposed of. You must request a hearing not later than five (5) working days from this date. If you do not request a hearing within such time or if you do not show good cause, the Town will remove and dispose of the vehicle (boat). You as owner or the person responsible for the vehicle (boat) will be liable for the cost of removal and disposition....	2/16/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	2/16/2024
TRAFFIC AND VEHICLES	Sec. 25-16. - Restrictions	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (1) Stop, stand or park a vehicle: a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street; b. On a sidewalk; c. Within an intersection; d. On a crosswalk; e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the Division of Road Operations of the Department of Transportation indicates a different length by signs or markings; f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic; g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel; h. On any railroad tracks; I. At any place wh...	2/16/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608 CASE NO. 9233

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 AT 11:16 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

_____ Date: 02/09/2024
AFFIANT

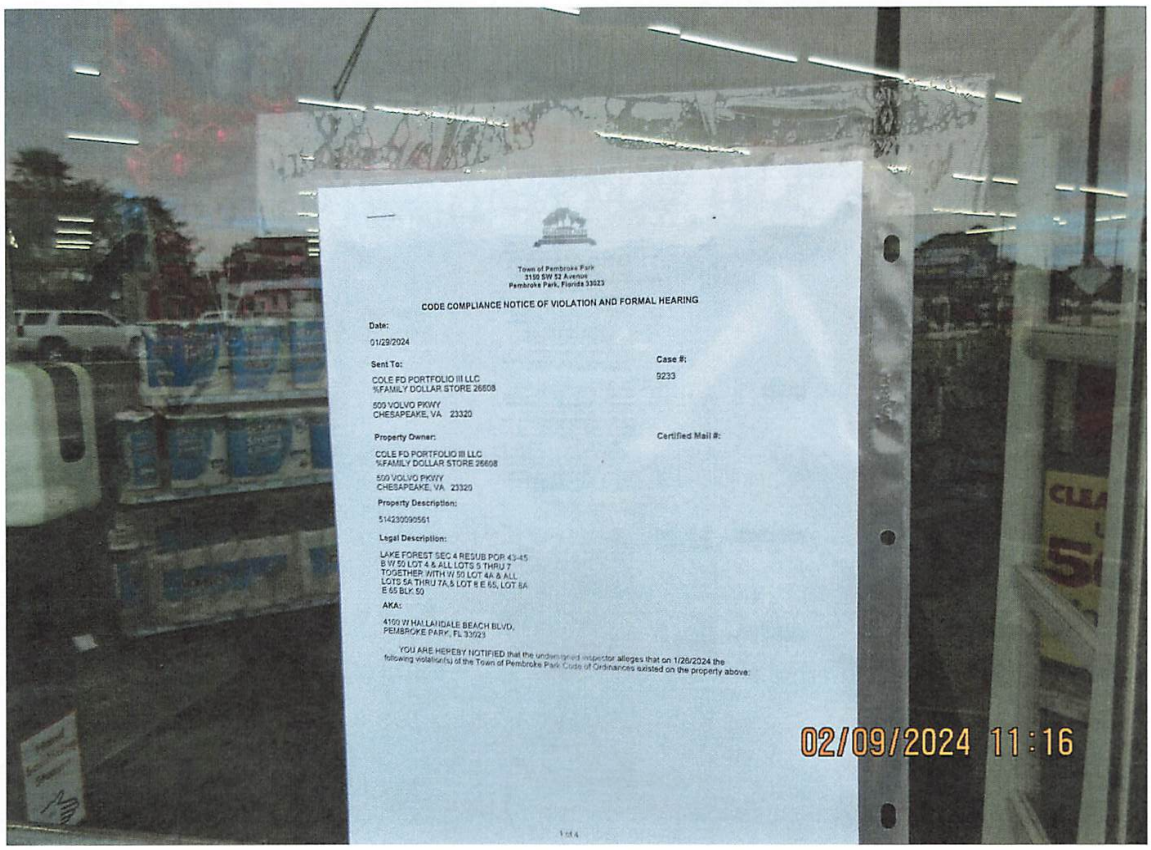
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

4100
L.A. COLORS
IN
SNAP
CAREER OPPORTUNITES
02/09/2024 11:16


Town of Pembroke Park
3100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/29/2024
Sent To:
Case #:
9233
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
509 VOLVO PKWY
CHESAPEAKE, VA 23320
Property Owner:
Certified Mail #:
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
509 VOLVO PKWY
CHESAPEAKE, VA 23320
Property Description:
514230090561
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A
E 65 BLK 50
AKA:
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2024 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
02/09/2024 11:16

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Case #:

9233

Property Owner:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Certified Mail #:

Property Description:

514230090561

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A
E 65 BLK 50

AKA:

4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-5. - Procedure for abandoned property located on private property.	(1)Whenever a Code Inspector shall ascertain that abandoned property is present on private property, he shall cause a notice not less than eight (8) inches by ten (10) inches to be placed upon or immediately adjacent to such property. Such notice shall be substantially in the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property located at (briefly describe location) is improperly stored and must be removed within five (5) working days. You have the right to a hearing before the Town Administrator or his designee for the purpose of showing cause why this vehicle (boat) should not be removed or disposed of. You must request a hearing not later than five (5) working days from this date. If you do not request a hearing within such time or if you do not show good cause, the Town will remove and dispose of the vehicle (boat). You as owner or the person responsible for the vehicle (boat) will be liable for the cost of removal and disposition....	15

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	15
TRAFFIC AND VEHICLES	Sec. 25-16. - Restrictions	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (1) Stop, stand or park a vehicle: a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street; b. On a sidewalk; c. Within an intersection; d. On a crosswalk; e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the Division of Road Operations of the Department of Transportation indicates a different length by signs or markings; f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic; g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel; h. On any railroad tracks; I. At any place wh...	15

1. Swale area is full of bulk trash and debris from illegal dumping. Remove bulk trash and debris from illegal dumping from all perimeters, predominately on the back-end area of the property.
2. Abandon property (blue truck) on backend of the property. Abandon vehicle must be removed within 5 days.
3. No parking on swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83) (4)That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5)An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is $4,000.00 dollars. Repeat Violation.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/29/2024

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	9233	01/26/2024

Property Owner:	Property Description:	Certified Mail #:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	514230090561	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	15
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-5. - Procedure for abandoned property located on private property.	(1)Whenever a Code Inspector shall ascertain that abandoned property is present on private property, he shall cause a notice not less than eight (8) inches by ten (10) inches to be placed upon or immediately adjacent to such property. Such notice shall be substantially in the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property located at (briefly describe location) is improperly stored and must be removed within five (5) working days. You have the right to a hearing before the Town Administrator or his designee for the purpose of showing cause why this vehicle (boat) should not be removed or disposed of. You must request a hearing not later than five (5) working days from this date. If you do not request a hearing within such time or if you do not show good cause, the Town will remove and dispose of the vehicle (boat). You as owner or the person responsible for the vehicle (boat) will be liable for the cost of removal and disposition....	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	15

TRAFFIC AND VEHICLES	Sec. 25-16. - Restrictions	No person operating a motor vehicle, which is defined as any vehicle which is self-propelled shall, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of an officer or official traffic-control device: (1) Stop, stand or park a vehicle: a. On the roadway side of any vehicle stopped or parked at the edge or curb of a street; b. On a sidewalk; c. Within an intersection; d. On a crosswalk; e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless the Division of Road Operations of the Department of Transportation indicates a different length by signs or markings; f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic; g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel; h. On any railroad tracks; I. At any place wh...	15

Notes/Means of Correction:

1. Swale area is full of bulk trash and debris from illegal dumping. Remove bulk trash and debris from illegal dumping from all perimeters, predominately on the back-end area of the property.
2. Abandon property (blue truck) on backend of the property. Abandon vehicle must be removed within 5 days.
3. No parking on swale area. Remove all vehicles and maintain swales according to Town ordinance regulations.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83) (4)That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5)An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is $4,000.00 dollars. Repeat Violation.

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0561
Property Owner	COLE FD PORTFOLIO III LLC	Millage	0613
Mailing Address	%FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE VA 23320	Use	11-03

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 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).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$467,500	$1,460,600	$1,928,100	$1,928,100	
2023	$467,500	$1,460,600	$1,928,100	$1,928,100	$41,622.28
2022	$467,500	$1,460,600	$1,928,100	$1,928,100	$40,722.24

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,928,100	$1,928,100	$1,928,100	$1,928,100
Portability	0	0	0	0
Assessed/SOH	$1,928,100	$1,928,100	$1,928,100	$1,928,100
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	$1,928,100	$1,928,100	$1,928,100	$1,928,100

Sales History

Date	Type	Price	Book/Page or CIN
4/28/2012	SWD-D	$1,901,800	48727 / 1414
10/7/2004	WD*	$465,000	38352 / 225
6/24/2004	WD*	$340,000	37812 / 757
2/7/2000	QC*	$100	30275 / 185
4/1/1986	TXD	$10,000	18157 / 601

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	42,500	SF
Adj. Bldg. S.F. (Card, Sketch)		9220
Eff./Act. Year Built: 2007/2006		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
9220								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
COLE FD PORTFOLIO III, LLC

Filing Information

Document Number	M12000002367
FEI/EIN Number	N/A
Date Filed	04/27/2012
State	DE
Status	INACTIVE
Last Event	LC WITHDRAWAL
Event Date Filed	08/12/2020
Event Effective Date	NONE

Principal Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Mailing Address

2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Changed: 05/12/2020

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

Cole REIT Advisors III, LLC
2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016

Annual Reports

Report Year	Filed Date

7022 2410 0002 7328 3665

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage and
$

Sent To
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
NOH #9233

Street and Apt. No.
4100 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark Here
JAN 30 2024

PS Form 3800, A

7022 2410 0002 7328 3689

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

Postage
$ 8.69

Total Postage and
$

Sent To
COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
NOH #9233

Street and Apt. No
500 VOLVO PKWY

City, State, ZIP+4
CHESAPEAKE VA 23320

Postmark Here
JAN 30 2024

PS Form 3800, A

7022 2410 0002 7328 3672

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- ☐ Return Receipt (hardcopy) $
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$

Sent To
C T CORPORATION SYSTEM
NOH #9233

Street and Apt. No
1200 SOUTH PINE ISLAND ROAD

City, State, ZIP+4
PLANTATION, FL 33324

Postmark Here
JAN 30 2024

PS Form 3800, A

US POSTAGE
quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/30/2024 ZIP 33023
043M30245597

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

C T Corporation System
Nov #9233.
1200 S Pine Island Rd
Plantation, Fl 33324.

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

quadient
FIRST-CLASS MAIL
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$000.64 0
01/30/2024 ZIP 33023
043M30245597
US POSTAGE

COLE FD PORTFOLIO III LLC
% FAMILY DOLLAR STORE 26608
NOV #9233.
4100 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/30/2024 ZIP 33023
043M30245597
US POSTAGE

Sent To:	Case #:
COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 500 VOLVO PKWY CHESAPEAKE, VA 23320	9233

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:

COLE FD PORTFOLIO III LLC
%FAMILY DOLLAR STORE 26608
NOH #9233
500 VOLVO PKWY
CHESAPEAKE VA 23320

9590 9402 8582 3244 8692 69

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3689

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Crystal Ustick ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Crystal Ustick | C. Date of Delivery

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

FEB 02 2024

3. Service Type

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

Mail
Mail Restricted Delivery
0)

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608 Respondent(s)	))))))	Case No.: 8977

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE FD PORTFOLIO III LLC %FAMILY DOLLAR STORE 26608

FOLIO NO.: 5142 30 09 0561

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B W 50 LOT 4 & ALL LOTS 5 THRU 7 TOGETHER WITH W 50 LOT 4A & ALL LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A E 65 BLK 50

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) 5-207; 5-202; 12-61; 22-27; 22-28; 22-29 and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-207; 5-202; 12-61; 22-27; 22-28; 22-29 and 27-33 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of November 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of November 2023.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2023.

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

01/26/2024 14:07

SPEED
HUMP
AHEAD
01/19/2024 17:15

01/24/2024 16:15

01/24/2024 16:15

Case Overview

Property/Incident Information

Owner	Address	Site Address
HANLEX PROPERTIES LLC	1000 COLOUR PL APOPKA, FL 32703	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090493

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

Case Status Open **Case #** 9255 **Date Next Inspection** 2/21/2024

Notes

1.Trash and debris around all perimeters of property. Landscapers are using blowers and trash is spilling onto the road. Remove trash and debris and maintain property clean periodically or as needed.
2. Dead hedge on back end of the property requires replacement.
Repeat violation ref Case 7380.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/29/2024		Notice of Violation	Hand
1/30/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 2/21/2024
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: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 2/21/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 2/21/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 2/21/2024

Case Overview

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: 2/21/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HANLEX PROPERTIES LLC CASE NO. 9255

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 11:11 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

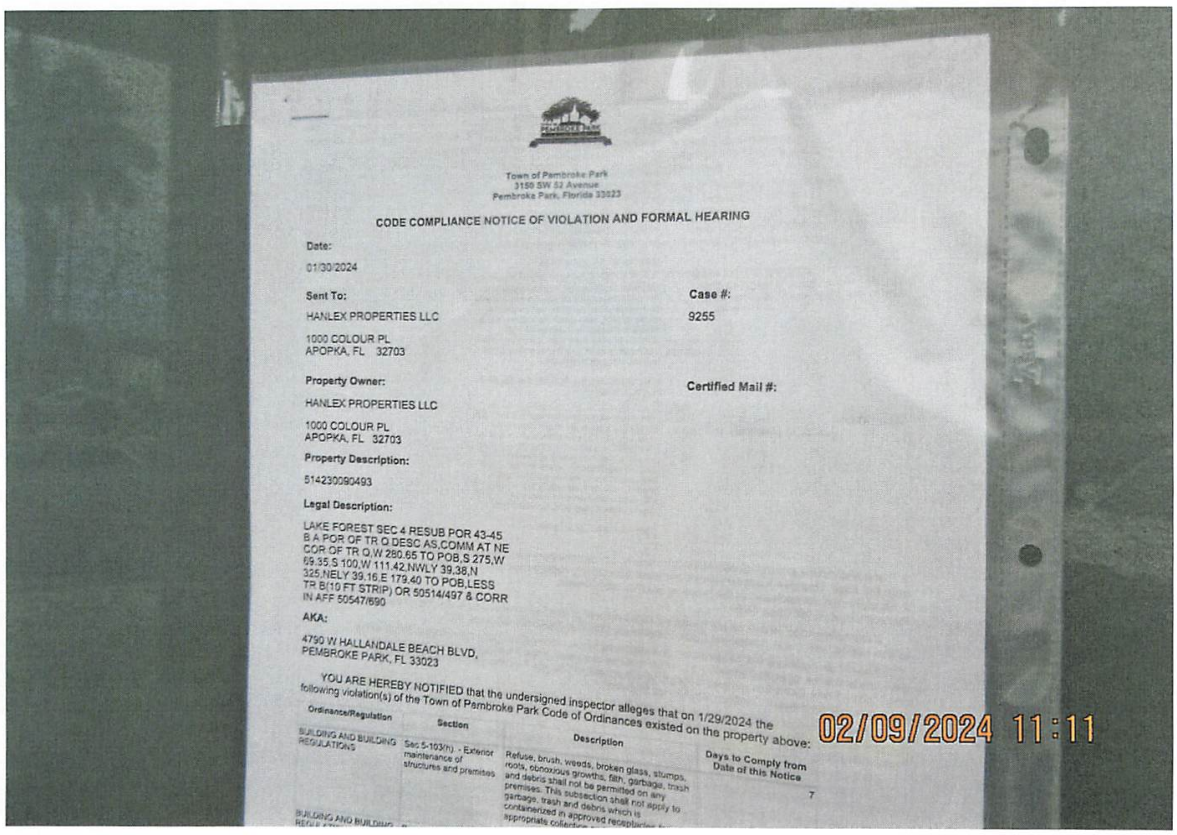
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/30/2024

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

9255

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 59.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

AKA:

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 the following violation(s) of the Town of Pambroke 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(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	7
BUILDING AND BUILDING REGULATIONS			

02/09/2024 11:11

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/30/2024

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

9255

Property Owner:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Certified Mail #:

Property Description:

514230090493

Legal Description:

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AKA:

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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.	7

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	7
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)	7

1.Trash and debris around all perimeters of property. Landscapers are using blowers and trash is spilling onto the road. Remove trash and debris and maintain property clean periodically or as needed.
2. Dead hedge on back end of the property requires replacement.
Repeat violation ref Case 7380.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

1/30/2024

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	9255	01/29/2024

Property Owner:	Property Description:	Certified Mail #:
HANLEX PROPERTIES LLC 1000 COLOUR PL APOPKA, FL 32703	514230090493	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690	4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	7
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.	7

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	7
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)	7

Notes/Means of Correction:

1.Trash and debris around all perimeters of property. Landscapers are using blowers and trash is spilling onto the road. Remove trash and debris and maintain property clean periodically or as needed.
2. Dead hedge on back end of the property requires replacement.
Repeat violation ref Case 7380.

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0493
Property Owner	HANLEX PROPERTIES LLC	Millage	0613
Mailing Address	1000 COLOUR PL APOPKA FL 32703-7753	Use	11-01

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$769,700	$1,356,550	$2,126,250	$2,126,250	
2023	$769,700	$1,356,550	$2,126,250	$2,035,000	$44,533.62
2022	$769,700	$1,080,300	$1,850,000	$1,850,000	$39,072.75

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,126,250	$2,126,250	$2,126,250	$2,126,250
Portability	0	0	0	0
Assessed/SOH	$2,126,250	$2,126,250	$2,126,250	$2,126,250
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	$2,126,250	$2,126,250	$2,126,250	$2,126,250

Sales History

Date	Type	Price	Book/Page or CIN
2/8/2014	AF*-T		112099165
1/27/2014	WD*-E	$500,000	112072788

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	68,418	SF
Adj. Bldg. S.F. (Card, Sketch)		9785
Eff./Act. Year Built: 2015/2014		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
9785								

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

Filing Information

Document Number	L13000052197
FEI/EIN Number	46-2494319
Date Filed	04/09/2013
State	FL
Status	ACTIVE

Principal Address

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

Mailing Address

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

Registered Agent Name & Address

PISTOR, HANS B
1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Address Changed: 04/18/2022

Authorized Person(s) Detail

Name & Address

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
STE 200
APOPKA, FL 32703

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

HANLEX PROPERTIES LLC
NOV #9255

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023.

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FIRST-CLASS MAIL
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$000.64 0
01/30/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/30/2024 ZIP 33023
043M30245597
US POSTAGE

Pistor, Hans B.

NOV

Sent To:

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

Case #:

9255

7022 2410 0002 7328 3696

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage an
$

Sent To HANLEX PROPERTIES LLC

Street and Apt. N NOH #9255

City, State, ZIP+4 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Postmark Here

USPS HILLCREST POSTAL STORE JAN 30 2024 33021

PS Form 3800, A

7022 2410 0002 7328 3702

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage and F
$

Sent To HANLEX PROPERTIES LLC

Street and Apt. No., PISTOR, HANS B

City, State, ZIP+4® NOH #9255
1000 COLOUR PL
APOPKA FL 32703

Postmark Here

USPS HILLCREST POSTAL STORE JAN 30 2024 33021

PS Form 3800, Ap

01/29/2024 15:23

NHT
AMBULANCE
636-5500
01/29/2024 15:23

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DOLL
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02/20/2024 16:32

STOP
02/02/2024 12:45

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DOLLAR GENERAL
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KL53043
02/08/2024 16:57

Great Dane
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LAND OF LINCOLN
681 280 ST
ILLINOIS
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KL530433
CHAMPION
Great Dane
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DOLLAR GENERAL
DOLLAR GENERAL
CAR ACCIDENT • SLIP & FALL
1-800-FL-LEGAL
RUBENSTEIN LAW.
02/08/2024 17:09

DOLLAR GENERAL
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GENERAL
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WE BUY
(561)617-4995
JUNK CARS
02/20/2024 16:28

02/20/2024 16:28

02/20/2024 16:29

02/20/2024 16:30

02/20/2024 16:31

02/20/2024 16:31

02/20/2024 16:31

02/20/2024 16:32

Case Overview

Property/Incident Information

Owner	Address	Site Address
HEATON,SCOTT H/E MULLER,ALEX	3487 SW 52 AVE PEMBROKE PARK, FL 33023	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230230440

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

Case Status Closed **Case #** 5123

Notes

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/11/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail Hand
12/9/2021		Affidavit of Compliance	Regular Mail
2/20/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	12/9/2021
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.	12/9/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	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.	12/9/2021
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.	12/9/2021
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.	12/9/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/9/2021	$2,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$2,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,100.00**

Town of Pembroke Park

INVOICE

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

DATE: February 20, 2024
INVOICE # 435
FOR:

Case #5123
HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE, PEMBROKE PARK, FL 33023

Bill To:

HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(f)(h) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
40	Day(s) of Per Diem from (10/30/2021 - 12/09/2021)	$ 50.00	$ 2,000.00
		Balance	$ 2,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HEATON,SCOTT H/E
MULLER,ALEX CASE NO. 5123

Respondent

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

TO BE SERVED: HEATON,SCOTT H/E & MULLER,ALEX

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HEATON,SCOTT H/E & MULLER,ALEX AT 10:29 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

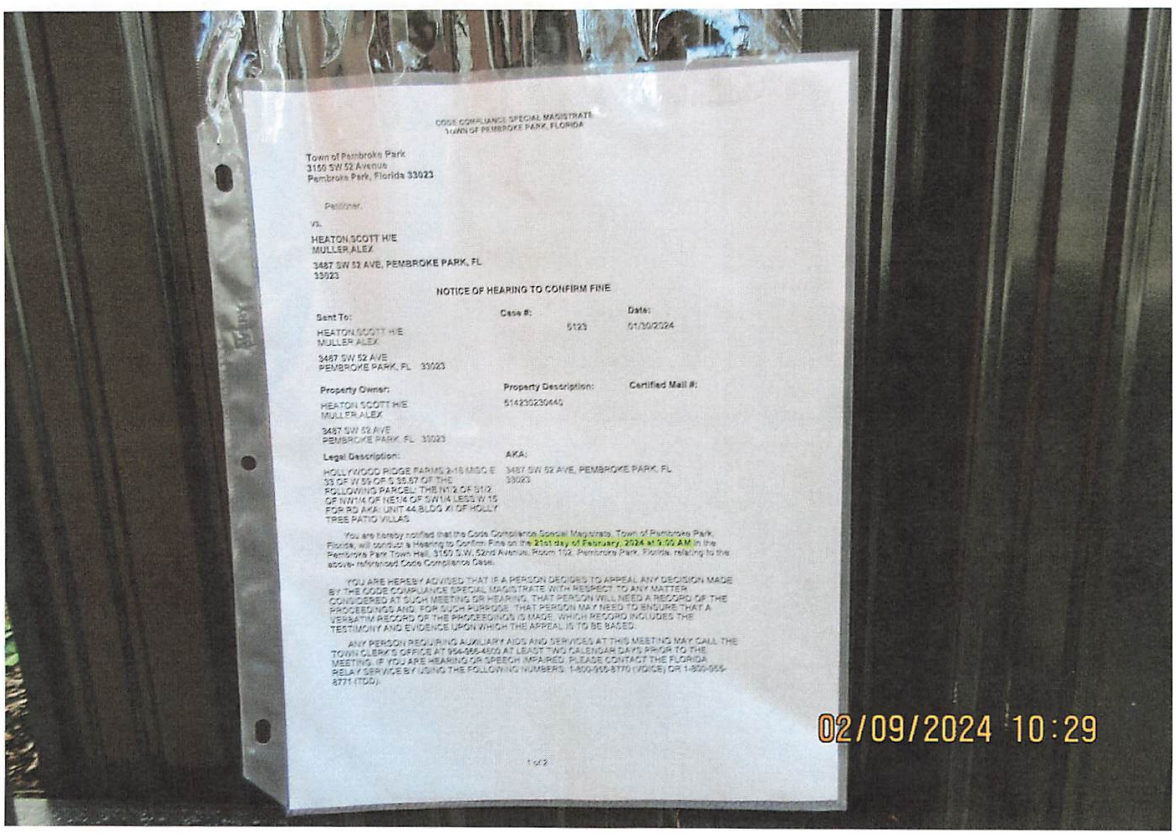
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nathy Dayana G.
Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	5123	01/30/2024

Property Owner:	Property Description:	Certified Mail #:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	514230239440	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 89 OF S 35.57 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44 BLDG A1 OF HOLLY TREE PATIO VILLAS	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of February, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	5123	01/30/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	514230230440	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910580-0**

Job Address: **3487 SW 52 AVE**

Job Name: SCOTT HEATON

Permit Status: Permit Complete

Permit Issued Date:7/15/2020 10:22:51 AM

Submitted Into Plan Review Date:7/9/2020 9:18:09 AM

Application Date: 7/9/2020 9:09:08 AM

Difference Between Application to PlanReview: 0 Day(s)

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

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/14/2020 6:30:40 PM
ZONING	Approved	7/10/2020 11:00:51 AM

R203 Permit Messages For Permit (1910580-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96356	Fencing - Footings	10/1/2021	Pass
96357	Fencing/ Gates - Final	10/1/2021	Pass
Zoning Inspection			
96253	Final Zoning	9/28/2021	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: **2211472-0**

Job Address: **3487 SW 52 AVE**

Job Name: SCOTT HEATON

Permit Status: Permit Complete

Permit Issued Date:2/3/2022 1:15:25 PM

Submitted Into Plan Review Date:12/8/2021 3:02:38 PM

Application Date: 12/8/2021 3:01:20 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 57 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	12/8/2021 4:25:59 PM

R203 Permit Messages For Permit (2211472-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
100924	Final Building Inspection	2/23/2022	Pass

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1. Article Addressed to:

JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6993 52

2. Article Number (Transfer from service label)
7021 0350 0001 0298 2352

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ivonne Rivera
☐ Agent
☐ Addressee

B. Received by (Printed Name)
IVONNE RIVERA

C. Date of Delivery
9-27-21

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

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

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☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$ 7.33

Sent To
HEATON, SCOTT H/E
MULLER, ALEX

Street and Apt. No.
F.O. #5123

City, State, ZIP+4®
3487 SW 52 AVE,
PEMROPKE PARK, FL, 33023

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7021 0350 0001 0298 2369

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. SCOTT HEATON H/E ALEX MULLER Respondent(s)	)))))))	Case No.: 5123

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: 3487 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SCOTT HEATON H/E & ALEX MULLER, 3487 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 23 0440

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

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)(f)(h); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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)(f)(h); 5-105 **WITHIN 45 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 17th day of September, 2021.

Nazly Cardona CA

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

7021 0350 0001 0298 2079

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- ☐ Adult Signature Restricted Delivery $

Postage
$
Total Postage and Fees
$

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AUG 31 2021

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Street and Apt. No., N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169
City, State, ZIP+4® 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fees
$ 7.33

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AUG 3 1 2021

Sent To HEATON, SCOTT H/E MULLER, ALEX
Street and Apt. No., N.O.V & N.O.H #5123
City, State, ZIP+4® 3487 SW 52 AVE, PEMROPKE PARK, FL, 33023

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Postage
$ 8.69
Total Postage an
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JAN 3 1 2024

Sent To HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.
Street and Apt. N HCF #5123
City, State, ZIP+4 3419 SW 52 AVE PEMBROKE PARK, FL 33023

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

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Total Postage and F
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Street and Apt. No., HCF #5123
City, State, ZIP+4® 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.69
Total Postage and F
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JAN 3 1 2024

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Street and Apt. No., HCF #5123
City, State, ZIP+4® 310 SE 13TH STREET FORT LAUDERDALE, FL 33316

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5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

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5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6987 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2079

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Starr Crowley
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* STARR CROWLEY
C. Date of Delivery 9-1-21

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HEATON, SCOTT H/E
MULLER, ALEX
N.O.V & N.O.H #5123
3487 SW 52 AVE,
PEMROPKE PARK, FL, 33023

9590 9402 6610 1028 6988 36

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8522

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AT RT 27
☐ Agent
☑ Addressee

B. Received by *(Printed Name)* Covid 19
C. Date of Delivery 9/2/21

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™
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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
06/12/2020
US POSTAGE $000.50º

ZIP 33023
011D10656696

Sent To:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3487 SW 52 AVENUE, PEMBROKE PARK FL 33023-5418	ID #	5142 30 23 0440
Property Owner	HEATON, SCOTT H/E MULLER, ALEX	Millage	0613
		Use	01 *
Mailing Address	3487 SW 52 AVE PEMBROKE PARK FL 33023-5418		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$9,420	$105,410	$114,830	$55,200	
2020	$9,420	$110,980	$120,400	$54,440	$568.44
2019	$9,420	$105,700	$115,120	$53,220	$567.56

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$114,830	$114,830	$114,830	$114,830
Portability	0	0	0	0
Assessed/SOH 08	$55,200	$55,200	$55,200	$55,200
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$5,200	0	$5,200	$5,200
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$30,200	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
6/8/2007	WD-Q	$144,900	44216 / 1009
3/12/2004	WD	$97,900	37080 / 1937
5/24/2000	WD	$65,000	30586 / 1571
12/1/1999	WD	$300	30072 / 484
12/1/1985	WD	$50,000	13042 / 678

Land Calculations

Price	Factor	Type
$8.00	1,177	SF
Adj. Bldg. S.F. (Card, Sketch)		977
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1985/1984		

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
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
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04/09/2019 -- ANNUAL REPORT	View image in PDF format
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04/24/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

SCOTT HEATON CASE NO. 5123
ALEX MULLER
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SCOTT HEATON, ALEX MULLER
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SCOTT HEATON, ALEX MULLER AT 10:51 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

(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.

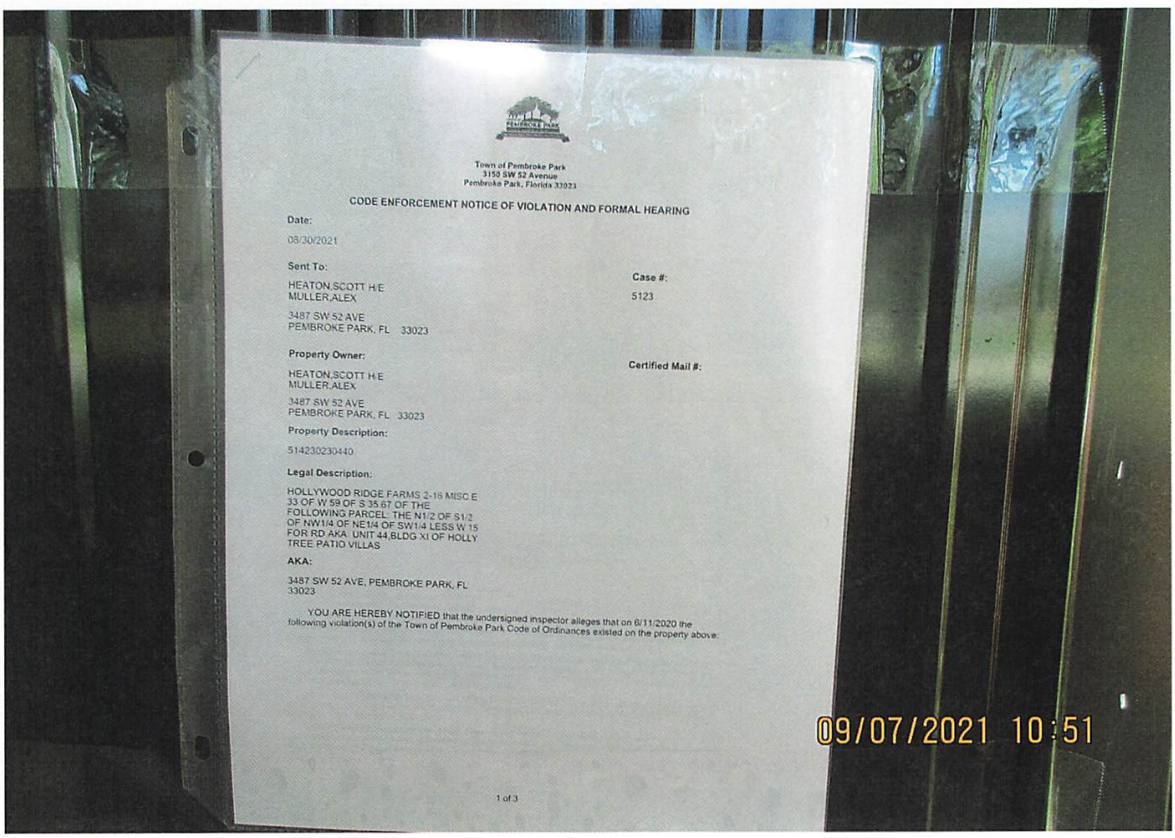
AFFIANT

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 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

HEATON,SCOTT H E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

Property Owner:

HEATON,SCOTT H E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230440

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

AKA:

3487 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

Property Owner:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230440

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

AKA:

3487 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 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 5-103. - 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 (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.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	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. - 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.	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

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. 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 15th day of September, 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.

Joseline Ramirez

Chief Code Enforcement Officer

8/30/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	5123	06/11/2020

Property Owner:	Property Description:	Certified Mail #:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	514230230440	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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.	30
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Notes/Means of Correction:

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
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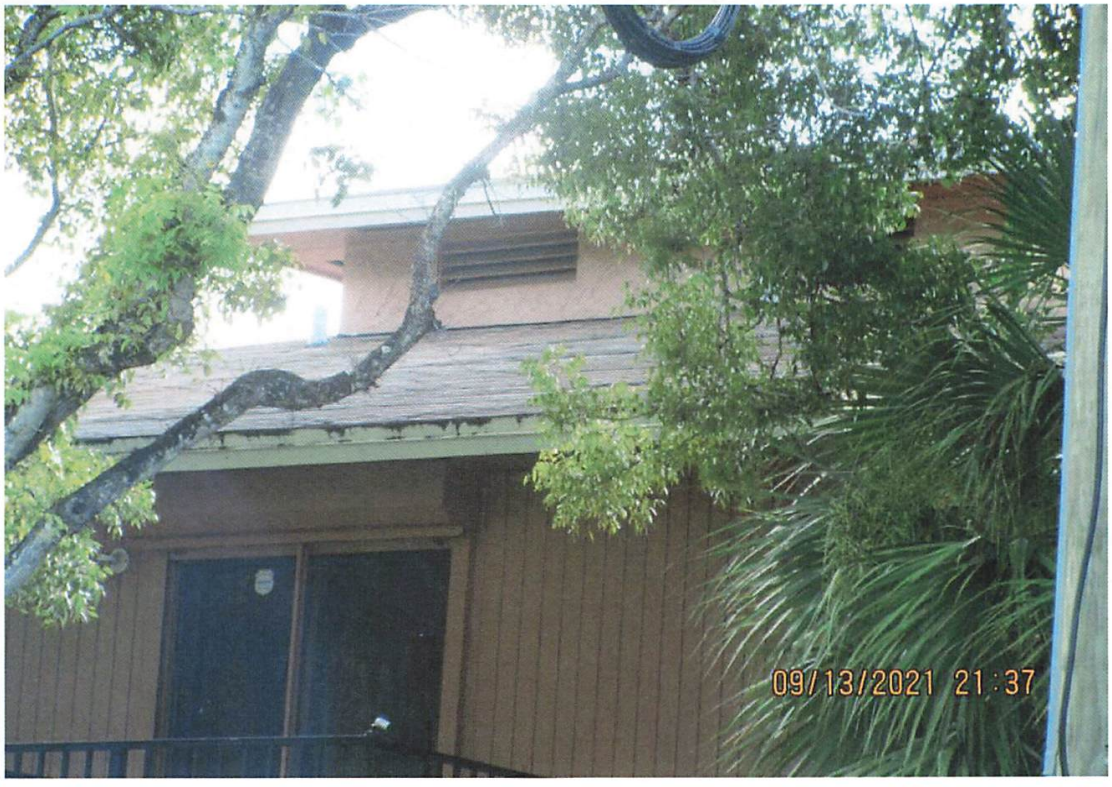
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Code Enforcement Officer

09/13/2021 21:36

09/13/2021 21:37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02/03/2020 23:41

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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 Fax

BUILDING PERMIT APPLICATION

1910580
PERMIT NO.

ZON-91832
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: SCOTT HEATON					
JOB ADDRESS: 3487 SW 52 AVE					
OWNER NAME: HEATON,SCOTT H/E MULLER,ALEX					
OWNER ADDRESS: 3487 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 9546434929	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SOUTHEASTERN FENCE CORP					
MAIL ADDRESS: 1600 NW 78 WAY					
CITY STATE ZIP: PEMBROKE PINES FL 33024					
PHONE: 7863069696	**FAX: 9544546594**	**EMAIL: SOUTHEASTERNFENCE@GMAIL.CO**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: 19F16843X**			
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOUSE	PROPOSED USE: TOWNHOUSE		
FOLIO NUMBER: 514230230440		SUBDIVISION: HOLLY TREE PATIO VILLAS			
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: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: INSTALLATION OF 38" OF 6" HIGH BRONZE DURA FENCE WITH 12'3 OPENING WALK GATE.					
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
BELL, VINCENT A/ WICKER, MARIE NADEGE	110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort

Folio

514230200230

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES

Case Status Open **Case #** 5148 **Date Next Inspection** 2/21/2024

Notes

1. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/19/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail
1/30/2024		Affidavit of Non-Compliance	Certified Mail
1/30/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
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: 2/21/2024

Case Overview

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: 2/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$41,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$41,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$41,500.00**

Town of Pembroke Park

INVOICE

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

DATE: February 14, 2024
INVOICE # 435
FOR:

Case #5148
BELL, VINCENT A
WICKER, MARIE NADEGE
3900 SW 52 AVE, #701
PEMBROKE PARK, FL 33023

Bill To:

BELL, VINCENT A
WICKER, MARIE NADEGE
3900 SW 52 AVE, #701
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
829	Day(s) of Per Diem from (11/14/2021 - 02/21/2024)	$ 50.00	$ 41,450.00
		Balance	$ 41,550.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BELL, VINCENT A/ WICKER,
MARIE NADEGE CASE NO. 5148

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BELL, VINCENT A/ WICKER, MARIE NADEGE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3900 SW 52 AVE, 701, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BELL, VINCENT A/ WICKER, MARIE NADEGE AT 10:32 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

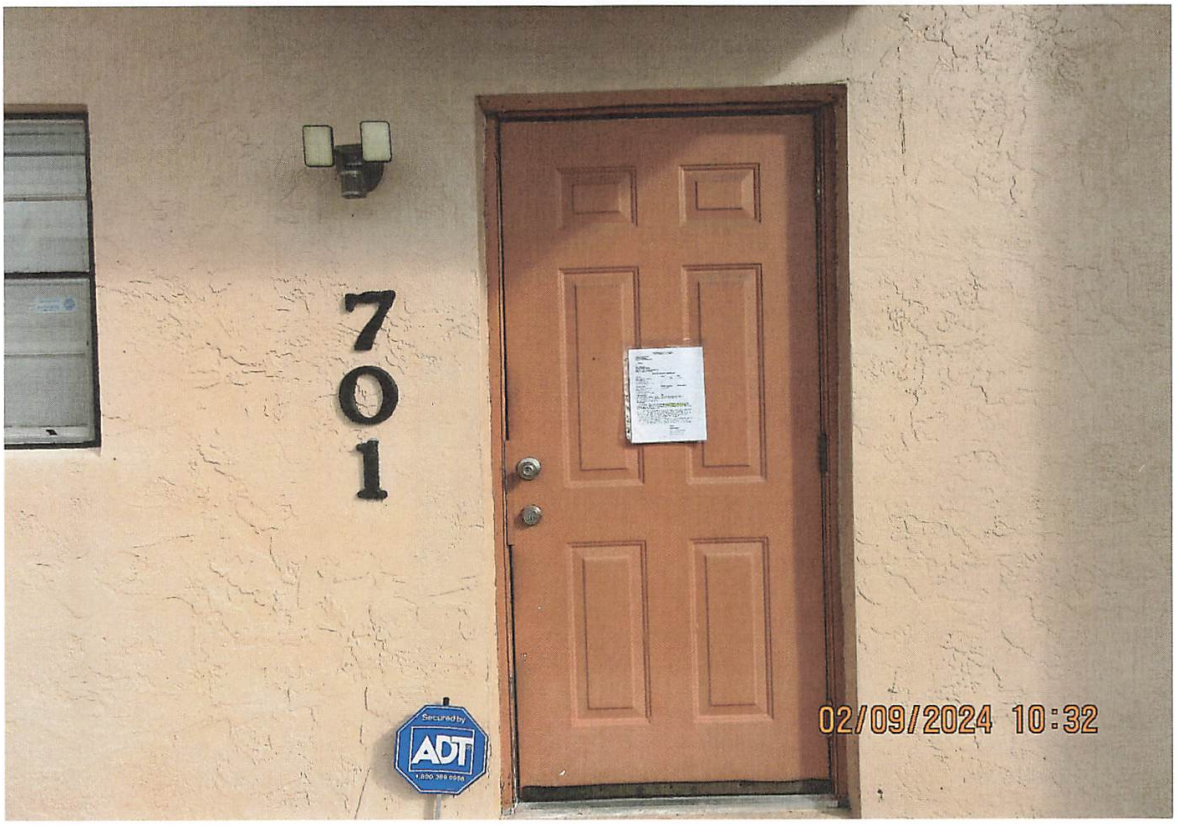
_____ Date: 02/09/2024
AFFIANT

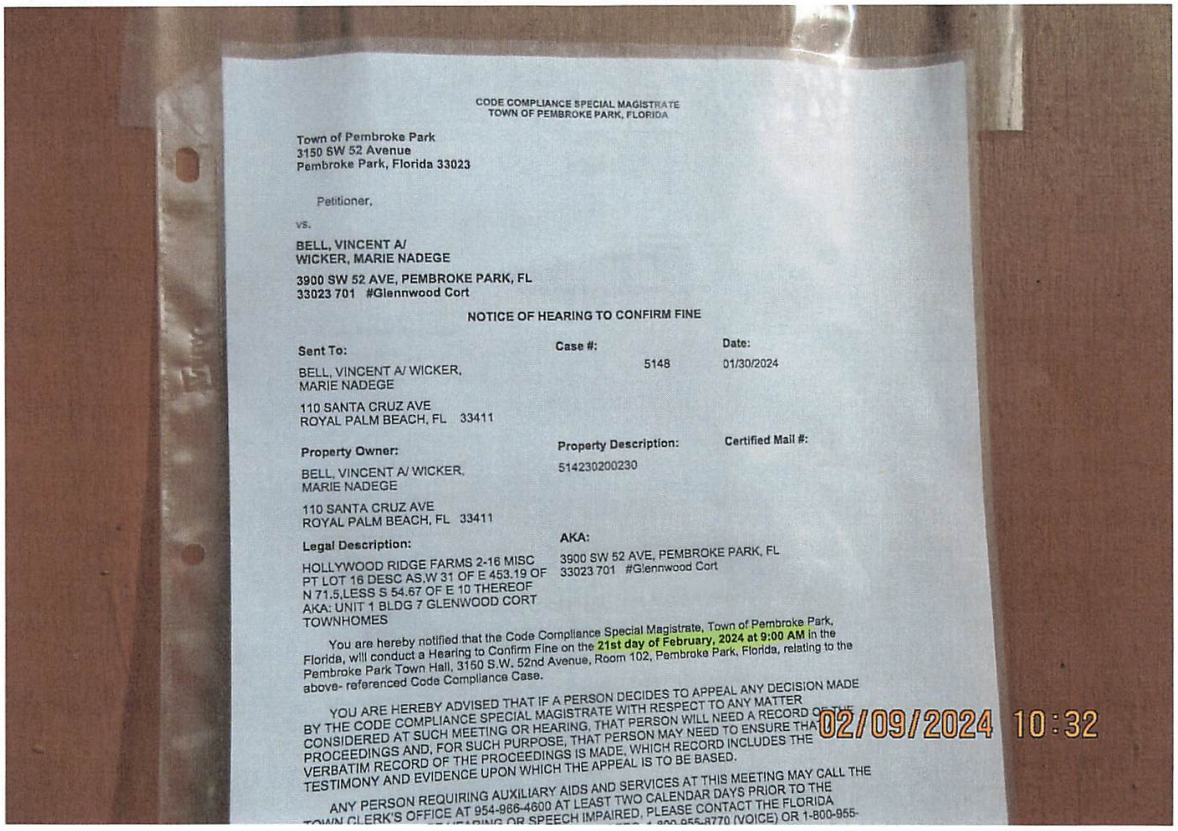
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BELL, VINCENT A/
WICKER, MARIE NADEGE

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BELL, VINCENT A/ WICKER, MARIE NADEGE 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	5148	01/30/2024
Property Owner:	**Property Description:**	**Certified Mail #:**
BELL, VINCENT A/ WICKER, MARIE NADEGE 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	514230200230	
Legal Description:	**AKA:**	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE

02/09/2024 10:32

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

BELL, VINCENT A/
WICKER, MARIE NADEGE

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BELL, VINCENT A/ WICKER, MARIE NADEGE 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	5148	01/30/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
BELL, VINCENT A/ WICKER, MARIE NADEGE 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	514230200230	

Legal Description:	**AKA:**
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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

BELL, VINCENT A/
WICKER, MARIE NADEGE
3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

Respondent(s)

Case #:
5148

On 1/30/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BELL, VINCENT A/ WICKER, MARIE NADEGE
Address:	110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411
Folio:	514230200230
Site Address:	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 1/30/2024
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: 1/30/2024

Notes/Means of Correction:

1. Wooden fence installed without permits. Obtain permit and inspections. Not corrected, no permits are obtained.
2. Balcony installed without permits. Obtain permit and inspections. Not corrected, no permits are obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. VICENT A BELL MARIE NADEGE WICKER Respondent(s)	))))))	Case No.: 5148

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: 3900 SW 52 AVENUE #701, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: VICENT A BELL & MARIE NADEGE WICKER, 110 SANTA CRUZ AVE ROYAL, PALM BEACH, FL, 33411

FOLIO NO.: 5142 30 20 0230

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES.

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

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; 5-2(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 17th day of September, 2021.

Nazly Dayana A.

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

7021 0350 0001 0297 7839

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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Sent To REED, LOWELL
Street and Apt. No. F.O.#5148
City, State, ZIP+4® 3056 S STATE RD 7 #55
MIRAMAR, FL, 33023

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Sent To BELL, VICENT A/ WICKER,
MARIE NADEGE
Street and Apt. No., F.O. #5148
110 SANTA CRUZ AVE,
City, State, ZIP+4® ROYAL PALM BEACH, FL, 33411

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Sent To BELL, VICENT A/ WICKER,
MARIE NADEGE
Street and Apt. No., F.O. #5148
3900 SW 52 AVE #701,
City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

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JAN 31 2024

Sent To BELL, VINCENT A
WICKER, MARIE NADEGE
Street and Apt. No., HCF #5148
110 SANTA CRUZ AVE ROYAL
City, State, ZIP+4® PALM BEACH FL 33411

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

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and
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JAN 31 2024

Sent To EISINGER, DENNIS J
EISINGER BROWN LEWIS FRANKEL & CHAIET, PA
Street and Apt. No., HCF #5148
4000 HOLLYWOOD BLVD - STE. 265S
City, State, ZIP+4® HOLLYWOOD, FL 33021

PS Form 3800, Jan See Reverse for Instructions

9589 0710 5270 0673 4059 70

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JAN 31 2024

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WICKER, MARIE NADEGE
Street and Apt. N HCF #5148
3900 SW 52 AVE #701,
City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800,

7021 0350 0001 0297 8515

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Total Postage and Fe
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Sent To
BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148

Street and Apt. No., o
110 SANTA CRUZ AVE,

City, State, ZIP+4®
ROYAL PALM BEACH, FL, 33411

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- ☐ Adult Signature Required $
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Postage
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Total Postage and Fees
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Sent To
BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148

Street and Apt. No.,
3900 SW 52 AVE #701,

City, State, ZIP+4®
PEMBROKE PARK, FL, 33023

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REED, LOWELL
N.O.V & N.O.H #5148

Street and Apt. No., c
3056 S STATE RD 7 #55

City, State, ZIP+4®
MIRAMAR, FL, 33023

PS Form 3800, Apr

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:

BELL, VICENT A/ WICKER,
MARIE NADEGE
N.O.V. & N.O.H #5148
3900 SW 52 AVE #701,
PEMBROKE PARK, FL, 33023

9590 9402 6610 1028 6988 74

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AT Rt 27
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Covid 19

C. Date of Delivery
9/2/21

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

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

Mail
Mail Restricted Delivery
00)

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
WN#5146, NOV #5147, NOV #5148,

Hasler FIRST-CLASS MAIL
06/19/2020
US POSTAGE $000.65[0]

ZIP 33023
011D10656696

Sent To:

GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT

4613 N UNIVERSITY DR #505

Case #:

5146

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
WN#5146, NOV #5147, NOV #5148,

Hasler FIRST-CLASS MAIL
06/19/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Sent To:
GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT
4613 N UNIVERSITY DR #505

Case #:
5146

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

Hasler FIRST-CLASS MAIL
06/19/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:
BELL,VINCENT A BELL,LARECHIA
110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #:
5148

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3900 SW 52 AVENUE #701, PEMBROKE PARK FL 33023-6910	ID #	5142 30 20 0230
Property Owner	BELL, VINCENT A WICKER, MARIE NADEGE	Millage	0613
		Use	01 *
Mailing Address	110 SANTA CRUZ AVE ROYAL PALM BEACH FL 33411-1018		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,350	$124,780	$133,130	$72,730	
2020	$8,350	$127,410	$135,760	$66,120	$1,880.01
2019	$8,350	$120,830	$129,180	$60,110	$1,777.92

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$133,130	$133,130	$133,130	$133,130
Portability	0	0	0	0
Assessed/SOH	$72,730	$133,130	$72,730	$72,730
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	$72,730	$133,130	$72,730	$72,730

Sales History

Date	Type	Price	Book/Page or CIN
4/22/2021	QCD-T	$100	117222314
2/15/2007	WD-T		43766 / 1965
5/30/1997	WD	$54,900	26542 / 957
1/7/1997	WD	$37,100	25905 / 386
1/8/1996	SWD		24809 / 681

Land Calculations

Price	Factor	Type
$5.00	1,670	SF
Adj. Bldg. S.F. (Card, Sketch)		1096
Units		1
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Not For Profit Corporation
GLENWOOD CORT HOMEOWNERS' ASSOC., INC.

Filing Information

Document Number	745773
FEI/EIN Number	59-1960947
Date Filed	01/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/29/1988

Principal Address

C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 South Pine Island Road
300
Plantation, FL 33324

Changed: 08/16/2021

Mailing Address

C/o PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
P. O. Box 16493
Plantation, FL 33318

Changed: 08/16/2021

Registered Agent Name & Address

EISINGER, DENNIS J
EISINGER BROWN LEWIS FRANKEL & CHAIET, PA
4000 HOLLYWOOD BLVD - STE. 265S
HOLLYWOOD, FL 33021

Name Changed: 08/17/2017

Address Changed: 08/17/2017

Officer/Director Detail

Name & Address

Title PRESIDENT

INCE, MELANIE
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD # 300
300
PLANTATION, FL 33324

Title VICE PRESIDENT

SUKIE, SHARIDA
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD
300
PLANTATION, FL 33324

Title TREASURER

LINDSAY, ROSALYN
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 SOUTH PINE ISLAND ROAD
300
PLANTATION, FL 33324

Title SECRETARY

JAMES, JANETTE
C/O PRECEDENCE PROPERTY MANAGEMENT GROUP, LLC
150 South Pine Island Road
300
Plantation, FL 33324

Annual Reports

Report Year	Filed Date
2019	03/15/2019
2020	03/26/2020
2021	03/04/2021

Document Images

03/04/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
03/15/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
08/17/2017 -- Reg. Agent Change	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
03/22/2016 -- ANNUAL REPORT	View image in PDF format
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06/24/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- 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.)

)

VINCENT A WICKER BELL CASE NO. 5148
MARIE NADEGE
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VINCENT A WICKER BELL, MARIE NADEGE
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3900 SW 52 AVE, UNIT 701, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: VINCENT A WICKER BELL, MARIE NADEGE AT 11:15 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

(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.

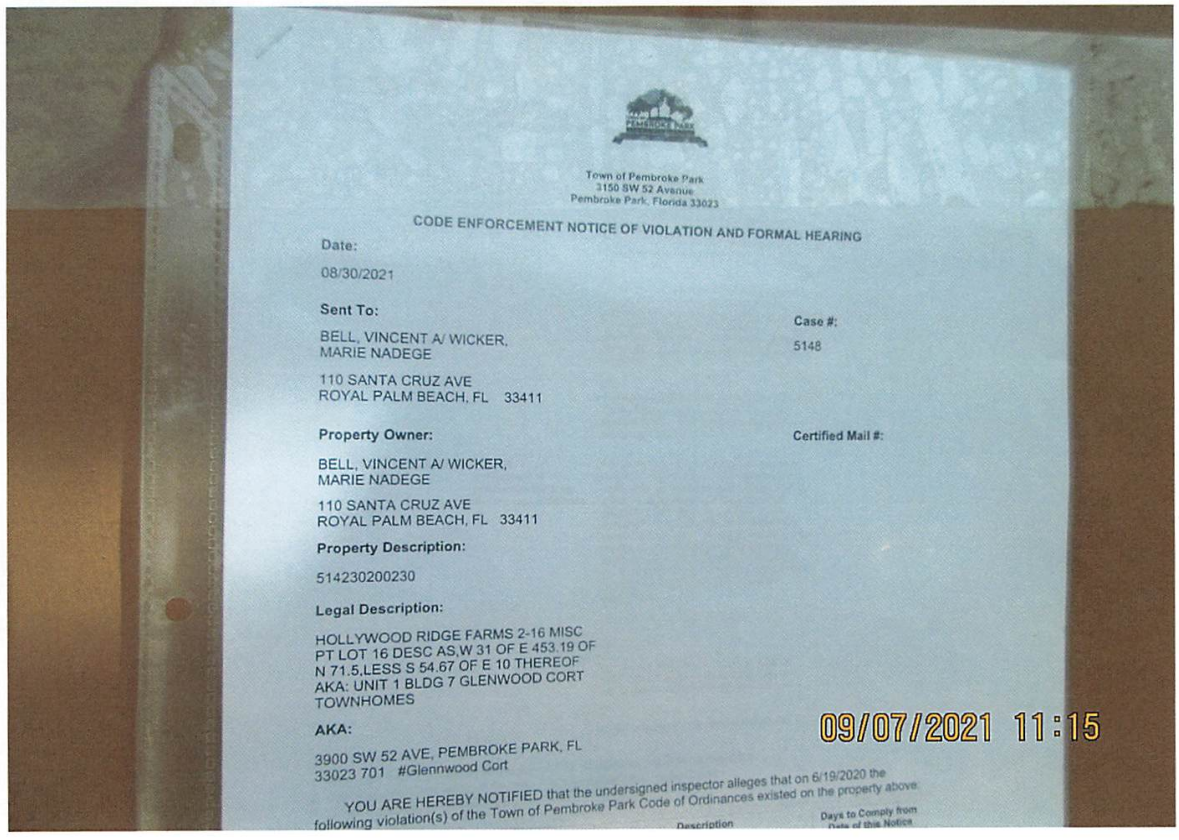
AFFIANT

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 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #:

5148

Property Owner:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:

514230200230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS,W 31 OF E 453.19 OF
N 71.5,LESS S 54.67 OF E 10 THEREOF
AKA: UNIT 1 BLDG 7 GLENWOOD CORT
TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Description

Days to Comply from Date of this Notice

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Case #:

5148

Property Owner:

BELL, VINCENT A/ WICKER,
MARIE NADEGE

110 SANTA CRUZ AVE
ROYAL PALM BEACH, FL 33411

Certified Mail #:

Property Description:

514230200230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS,W 31 OF E 453.19 OF
N 71.5,LESS S 54.67 OF E 10 THEREOF
AKA: UNIT 1 BLDG 7 GLENWOOD CORT
TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
33023 701 #Glennwood Cort

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 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. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. 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 15th day of September, 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.

Joseline Ramirez

Chief Code Enforcement Officer

8/30/2021

11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BELL,VINCENT A BELL,LARECHIA 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	5148	06/19/2020

Property Owner:	Property Description:	Certified Mail #:
BELL,VINCENT A BELL,LARECHIA 110 SANTA CRUZ AVE ROYAL PALM BEACH, FL 33411	514230200230	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 31 OF E 453.19 OF N 71.5,LESS S 54.67 OF E 10 THEREOF AKA: UNIT 1 BLDG 7 GLENWOOD CORT TOWNHOMES	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 701 #Glennwood Cort

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/19/2020 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 entitles 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

Notes/Means of Correction:

1. Wooden fence installed without permits. Obtain permit and inspections.
2. Balcony installed without permits. 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.

Joseline Ramirez
Code Enforcement Officer

701
09/07/2021 11:15

09/07/2021 11:15

Florida Department of State, Division of Corporations

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHAMBERS,MICHAEL H/E PLUMMER,JANNA	3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

Folio

514230230170

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

Case Status Open **Case #** 5167 **Date Next Inspection** 1/31/2024

Notes
1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/23/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/31/2024		Affidavit of Non-Compliance	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.	1/31/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/31/2024

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/31/2024	$41,150.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$41,250.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$41,250.00**

Town of Pembroke Park

INVOICE

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

DATE: February 15, 2024
INVOICE # 435
FOR:

Case #5167
CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

Bill To:

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
844	Day(s) of Per Diem from (10/30/2021 - 02/21/2024)	$ 50.00	$ 42,200.00
		Balance	$ 42,300.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA CASE NO. 5167

Respondent

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

TO BE SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33021.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHAMBERS,MICHAEL H/E & PLUMMER,JANNA AT 10:26 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

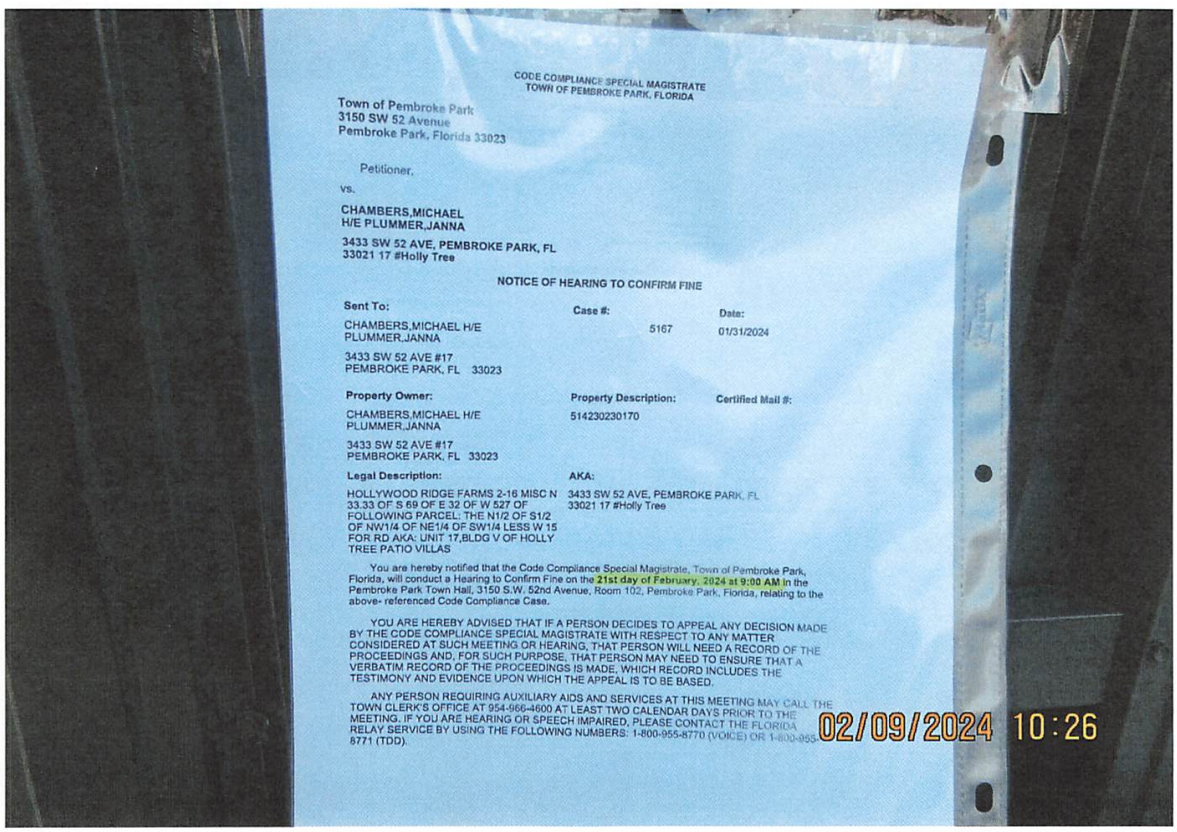
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

02/09/2024 10:26

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHAMBERS,MICHAEL
H/E PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE, PEMBROKE PARK, FL
33021 17 #Holly Tree

Respondent(s)

Case #:

5167

On 1/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	CHAMBERS,MICHAEL H/E PLUMMER,JANNA
Address:	3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023
Folio:	514230230170
Site Address:	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

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.	1/31/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/31/2024

Notes/Means of Correction:

1. Installed fence without a permit. Obtain permit and inspections. Not corrected, permit required.
2. Balcony exterior requires maintenance. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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:

JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166,
5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6993 52

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2352

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Ivonne Rivera
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Ivonne Rivera
C. Date of Delivery 9-27-21

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

RECEIVED SEP 30 2021

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
l Mail
l Mail Restricted Delivery
500)

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MICHAEL CHAMBERS H/E JANNA PLUMMER Respondent(s)	))))))	Case No.: 5167

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: 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: MICHAEL CHAMBERS H/E & JANNA PLUMMER, 3433 SW 52 AVENUE #17, PEMBROKE PARK, FL, 33021

FOLIO NO.: 5142 30 23 0170

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

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); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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); 5-105 **WITHIN** 45 **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 17th day of September, 2021.

Nazly Cardona A.

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

7021 0350 0001 0298 2352

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CERTIFIED MAIL® RECEIPT
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$

Sent To JENNINGS & VALANCY PA
Street and Apt. No., F.O. #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169
City, State, ZIP+4® 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316

Postmark Here

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F
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Sent To CHAMBERS, MICHAEL H/E
Street and Apt. No., PLUMMER, JANNA
City, State, ZIP+4® F.O. #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL, 33023

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and F
$ 7.33

Sent To CHAMBERS, MICHAEL H/E
Street and Apt. No., PLUMMER, JANNA
City, State, ZIP+4® N.O.V & N.O.H #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL, 33023

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AUG 31 2021

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

Postage
$ 8.69

Total Postage ar
$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

VALANCY & REED, P.A.
HCF #5167
310 SE 13TH STREET
FORT LAUDERDALE, FL 33316

PS Form 3800,

9589 0710 5270 0673 4058 88

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

Postage
$ 8.69

Total Postage and F
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA
HCF #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL 33021

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

9589 0710 5270 0673 4058 71

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OFFICIAL USE

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

Postage
$ 8.69

Total Postage and Fe
$

Sent To

Street and Apt. No., c

City, State, ZIP+4®

Postmark Here

HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.
HCF #5167
3419 SW 52 AVE
PEMBROKE PARK, FL 33023

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

JENNINGS & VALANCY PA
N.O.V & N.O.H #5123, 5163, 5164,
5165, 5166, 5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316

9590 9402 6610 1028 6987 13

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2079

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Starr Crowley
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* STARR CROWLEY
C. Date of Delivery 9-1-21

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 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:

CHAMBERS, MICHAEL H/E
PLUMMER, JANNA
N.O.V & N.O.H #5167
3433 SW 52 AVE #17,
PEMBROKE PARK, FL, 33023

9590 9402 6610 1028 6988 67

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 2000

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X At Rt 27
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Covid 19
C. Date of Delivery 9/2/21

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 0001 0298 2079

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 $

AUG 31 2021

Postmark Here

Postage
$

Total Postage and Fees
$

Sent To JENNINGS & VALANCY PA

Street and Apt. No., N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169

City, State, ZIP+4® 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316

PS Form 3800, Ap

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

NOV # 5167

Hasler FIRST-CLASS MAIL
06/24/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Holly Tree Patio Villas.
Homeowners Association
USA Management
6915 Taft ST
Pembroke Park, FL 33024

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

Hasler FIRST-CLASS MAIL
06/23/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3433 SW 52 AVENUE #17, PEMBROKE PARK FL 33021	ID #	5142 30 23 0170
Property Owner	CHAMBERS, MICHAEL H/E PLUMMER, JANNA	Millage	0613
		Use	01 *
Mailing Address	3433 SW 52 AVE #17 PEMBROKE PARK FL 33023-5415		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$8,000	$102,200	$110,200	$51,860	
2020	$8,000	$107,600	$115,600	$51,150	$547.04
2019	$8,000	$102,490	$110,490	$50,000	$545.87

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$110,200	$110,200	$110,200	$110,200
Portability	0	0	0	0
Assessed/SOH 08	$51,860	$51,860	$51,860	$51,860
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$1,860	0	$1,860	$1,860
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$25,000	$26,860	$25,000	$25,000

Sales History

Date	Type	Price	Book/Page or CIN
3/23/2007	WD-Q	$159,900	44094 / 1951
12/30/2004	WD	$112,000	38879 / 197
8/18/1999	WD	$68,000	29949 / 1593

Land Calculations

Price	Factor	Type
$8.00	1,000	SF
Adj. Bldg. S.F. (Card, Sketch)		947
Units		1
Eff./Act. Year Built: 2000/1999		

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
HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION,INC.

Filing Information

Document Number	N00895
FEI/EIN Number	59-2544846
Date Filed	01/13/1984
State	FL
Status	ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
3471 SW 52 AVE
PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
3407 SW 52ND AVE
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MICHAEL CHAMBERS CASE NO. 5167
JANNA PLUMMER
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MICHAEL CHAMBERS, JANNA PLUMMER
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3433 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MICHAEL CHAMBERS, JANNA PLUMMER AT 10:43 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

(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.

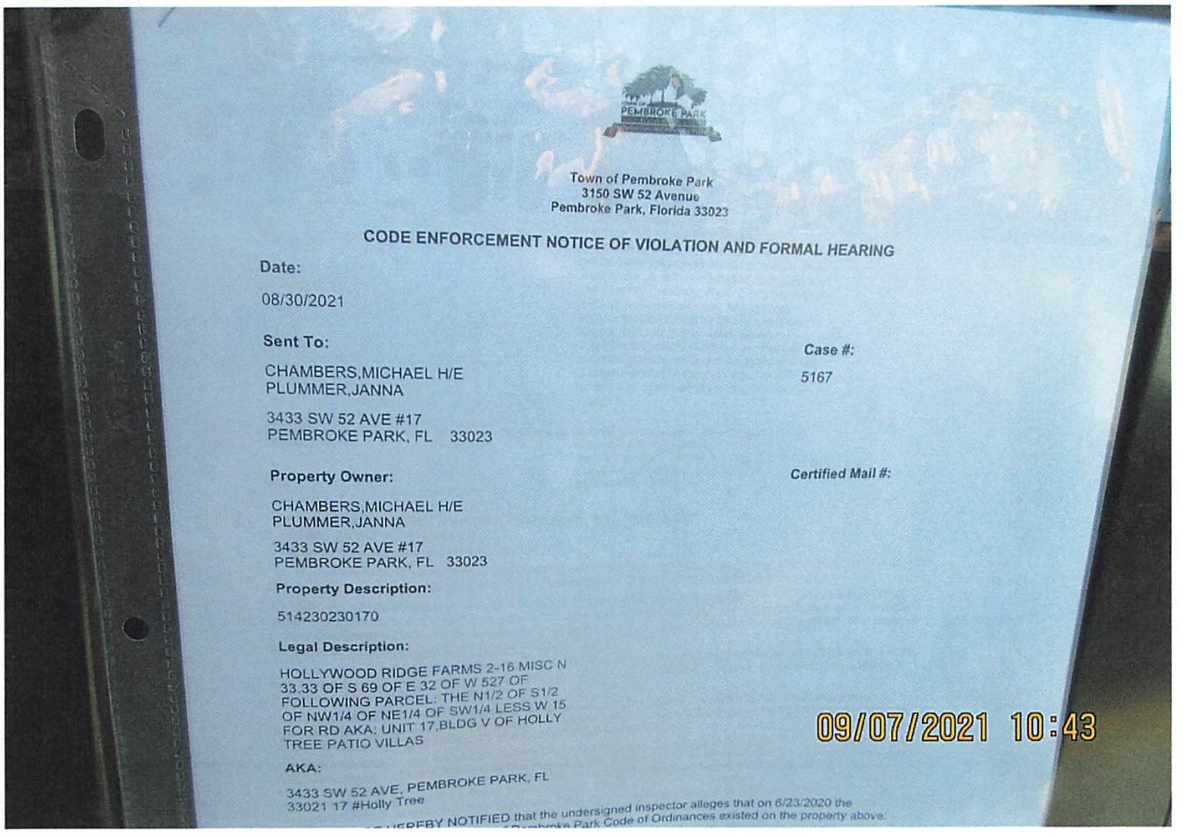
AFFIANT

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 9, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

Property Owner:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230170

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

09/07/2021 10:43

AKA:

3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 the Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Case #:

5167

Property Owner:

CHAMBERS,MICHAEL H/E
PLUMMER,JANNA

3433 SW 52 AVE #17
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230170

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS

AKA:

3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 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 5-103. - 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 5-105. - 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. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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 15th day of September, 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.

Joseline Ramirez

Chief Code Enforcement Officer

8/30/2021

11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	5167	06/23/2020

Property Owner:	Property Description:	Certified Mail #:
CHAMBERS,MICHAEL H/E PLUMMER,JANNA 3433 SW 52 AVE #17 PEMBROKE PARK, FL 33023	514230230170	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC N 33.33 OF S 69 OF E 32 OF W 527 OF FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 17,BLDG V OF HOLLY TREE PATIO VILLAS	3433 SW 52 AVE, PEMBROKE PARK, FL 33021 17 #Holly Tree

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/23/2020 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 5-103. - 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 5-105. - 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/Means of Correction:

1. Installed fence without a permit. Obtain permit and inspections.
2. Double permit fee assessed.
3. Balcony exterior requires maintenance.

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

3433
06/21/2020 21:43

3433
06/21/2020 21:46

3
4
3
3
09/07/2021 10:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status Open **Case #** 8439 **Date Next Inspection** 2/21/2024

Notes

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/27/2023		Notice of Violation	Hand
7/19/2023		Affidavit of Non-Compliance	Certified Mail
7/19/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	
1/31/2024		Affidavit of Non-Compliance	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024

Case Overview

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...	7/19/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$31,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$31,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$31,850.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 8439

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 10:46 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

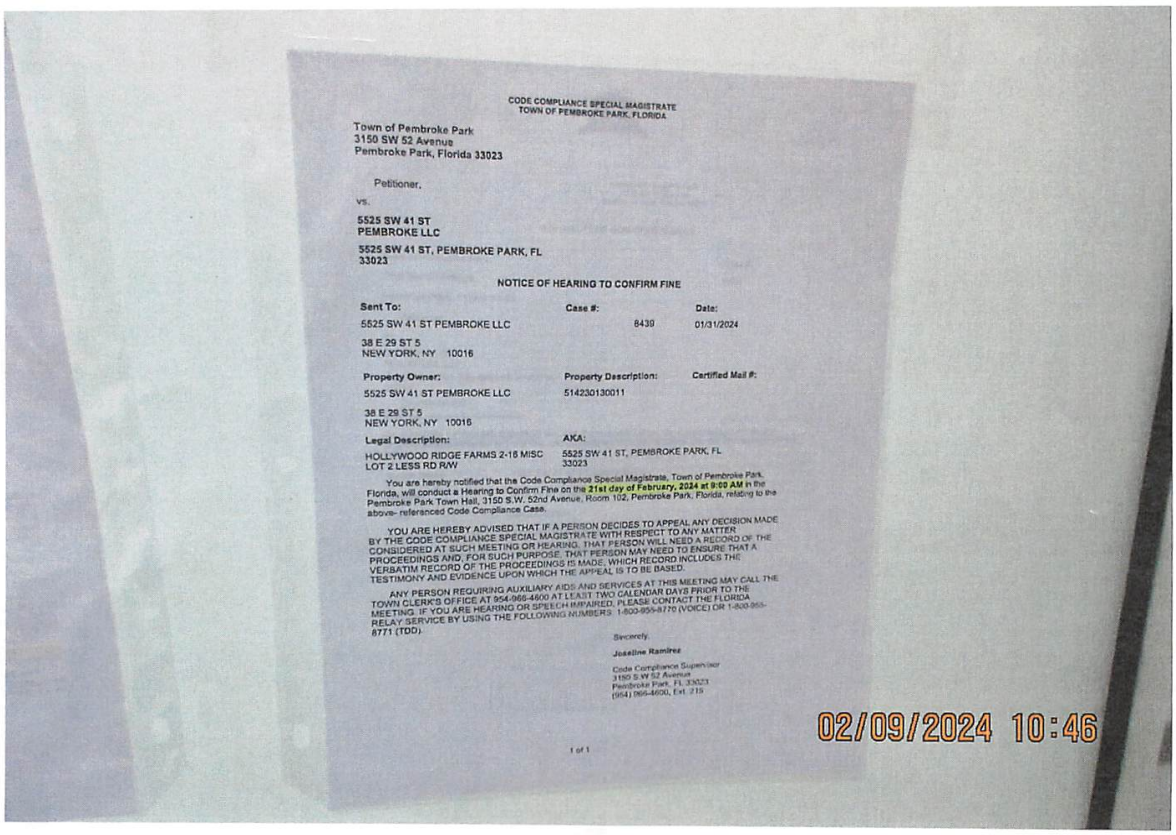
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC

5525 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	8439	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

02/09/2024 10:46

Town of Pembroke Park

INVOICE

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

DATE: February 14, 2024
INVOICE # 435
FOR:

Case #8439

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL 33023

Bill To:

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 28-346(f)		
	Final Order 08/16/2023		
1	Admin Fee	$ 100.00	$ 100.00
128	Day(s) of Per Diem from (10/16/2023 - 02/21/2024)	$ 250.00	$ 32,000.00
		Balance	$ 32,100.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC

5525 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	8439	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC

5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:

8439

On 1/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/31/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/31/2024
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...	7/19/2023

Notes/Means of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE.
Obtain plans for an after the fact permit and complete all inspections. Not corrected, permit required.
2. Bulk trash on ground near waste container more than 24 hours, remove bulk trash immediately. Corrected.
3. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Joseline Ramirez

From: HICKORY BAY <hickorybay@yahoo.com>
Sent: Wednesday, August 16, 2023 7:56 AM
To: Joseline Ramirez
Subject: CASE NO. 8439 OFFICIAL Response via Email

CASE NO. 8439
OFFICIAL Response via Email

Vincent Architects / Hickory Bay Design

Florida Registration No. AR0092207

American Institutes of Architects No. 30010560

National Council of Architectural Registration Boards No. 35,257

Re: CASE NO. 8439

Joceline Ramírez
Town of Pembroke Park
Chief Code Compliance Officer
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600
JRamirez@tppfl.gov

Ms. Ramírez,

As discussed mid July, our office has been retained by the owner to review the plumbing work done and Permit Application for the above referenced case located at 5525 SW 41 ST, PEMBROKE PARK, FL 33023.

The reason why we were hired is due to Vincent Architects being the City Architect for the City of Bonita Springs Bldg Dept.

Our office performed it's initial on site inspection on 8/3/23.

We have instructed the owner's staff to remove, disconnect the plumbing line ran to the property behind. It is our opinion that this work was done innocently and with no malice.

We have recommended a study be made to better determine the most efficient, code complaint drain solution.

The project designer assigned, Ivan Ferris, who went on site and inspected the work is on bereavement as his father passed away and the funeral was this past Saturday.

We request an extension on this matter to allow both the management to undo the work and Mr. Ferris a chance to get back from bereavement next week.

Thank You for your diligence and cooperation in this matter,

Vincent Architects / Hickory Bay Design

Ivan's direct number is (239) 561-8565

Sent from my 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.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. 5525 SW 41 ST PEMBROKE LLC Respondent(s)	))))))	Case No.: 8439

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 5525 SW 41 ST PEMBROKE LLC

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) 5-105; 5-17 and 28-346(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-346(f) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of August 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.

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

9589 0710 5270 0673 4060 38

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

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

OFFICIAL USE

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

Postage
$ 8.93
Total Postage and Fe
$

Postmark Here

JAN 31 2024
HOLLYWOOD FL 33021

Sent To UNITED CORPORATED SERVICES, INC.
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

PS Form 3800, Jan

9589 0710 5270 0673 4060 45

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

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

OFFICIAL USE

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

Postage
$ 8.93
Total Postage and
$

Postmark Here

JAN 31 2024
HOLLYWOOD FL 33021

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 38 E 29 ST 5 FL
NEW YORK NY 10016

PS Form 3800, J

9589 0710 5270 0673 4060 52

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

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

OFFICIAL USE

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

Postage
$ 8.93
Total Postage and
$

Postmark Here

JAN 31 2024
HOLLYWOOD FL 33021

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 5525 SW 41 ST,
PEMBROKE PARK, FL 33023

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
NOH #8243 HCF #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 8582 3244 8693 51

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4060 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible]
☐ Agent
☒ Addressee

B. Received by *(Printed Name)* [illegible]
C. Date of Delivery 2/5/24

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

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

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 $ 7.85

Total Postage and Fees $

Sent To UNITED CORPORATED SERVICES, INC.

Street and Apt. No., or PO Box No. NOH #8439
3458 LAKESHORE DRIVE

City, State, ZIP+4® TALLAHASSEE, FL 32312

Postmark Here
WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1379

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 $ 7.85

Total Postage and Fees $

Sent To 5525 SW 41 ST PEMBROKE LLC

Street and Apt. No., or PO Box No. NOH #8439
38 E 29 ST 5 FL

City, State, ZIP+4® NEW YORK NY 10016

Postmark Here
WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1386

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 $ 7.85

Total Postage and Fees $

Sent To 5525 SW 41 ST PEMBROKE LLC

Street and Apt. No., or PO Box No. NOH #8439
38 E 29 ST 5 FL

City, State, ZIP+4® NEW YORK NY 10016

Postmark Here
WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1362

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 $ 7.85

Total Postage and Fees $

Sent To 5525 SW 41 ST PEMBROKE LLC

Street and Apt. No., or PO Box No. NOH #8439
5525 SW 41 STREET,

City, State, ZIP+4® PEMBROKE PARK FL 33023

Postmark Here
WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1428

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

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

OFFICIAL USE

Certified Mail Fee $

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

Postage $ 8.53

Total Postage and Fees $

Sent To 5525 SW 41 ST PEMBROKE LLC

Street and Apt. No., or PO Box No. FO #8439
5525 SW 41 STREET,

City, State, ZIP+4® PEMBROKE PARK FL 33023

Postmark Here
WEST HOLLYWOOD HILLS AUG 17 2023 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1411

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

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

OFFICIAL USE

Certified Mail Fee $

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

Postage $ 8.53

Total Postage and Fees $

Sent To 5525 SW 41 ST PEMBROKE LLC

Street and Apt. No., or PO Box No. FO #8439
38 E 29 ST 5 FL

City, State, ZIP+4® NEW YORK NY 10016

Postmark Here
WEST HOLLYWOOD HILLS AUG 17 2023 HOLLYWOOD FL 33023

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

7022 2410 0001 1497 1404

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

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

OFFICIAL USE

Certified Mail Fee $

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

Postage $ 8.53

Total Postage and Fees $

Sent To UNITED CORPORATED SERVICES, INC.

Street and Apt. No., or PO Box No. FO #8439
3458 LAKESHORE DRIVE

City, State, ZIP+4® TALLAHASSEE, FL 32312

Postmark Here
WEST HOLLYWOOD HILLS AUG 17 2023 HOLLYWOOD FL 33023

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

UNITED CORPORATED
SERVICES, INC.
NOV #8439
3458 LAKESHORE DRIVE,
TALLAHASSEE, FL 32312

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 7581 2098 7738 25

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 1379

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Elisa W Murray
☐ Agent
☑ Addressee

B. Received by *(Printed Name)* Elisa W Murray
C. Date of Delivery 7/27

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 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:

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016

9590 9402 7581 2098 7738 32

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 1386

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

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:

UNITED CORPORATED SERVICES, INC.
FO #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 7581 2098 7743 96

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 6404

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 8/22/23

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

RECEIVED AUG 2 8 2023

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

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

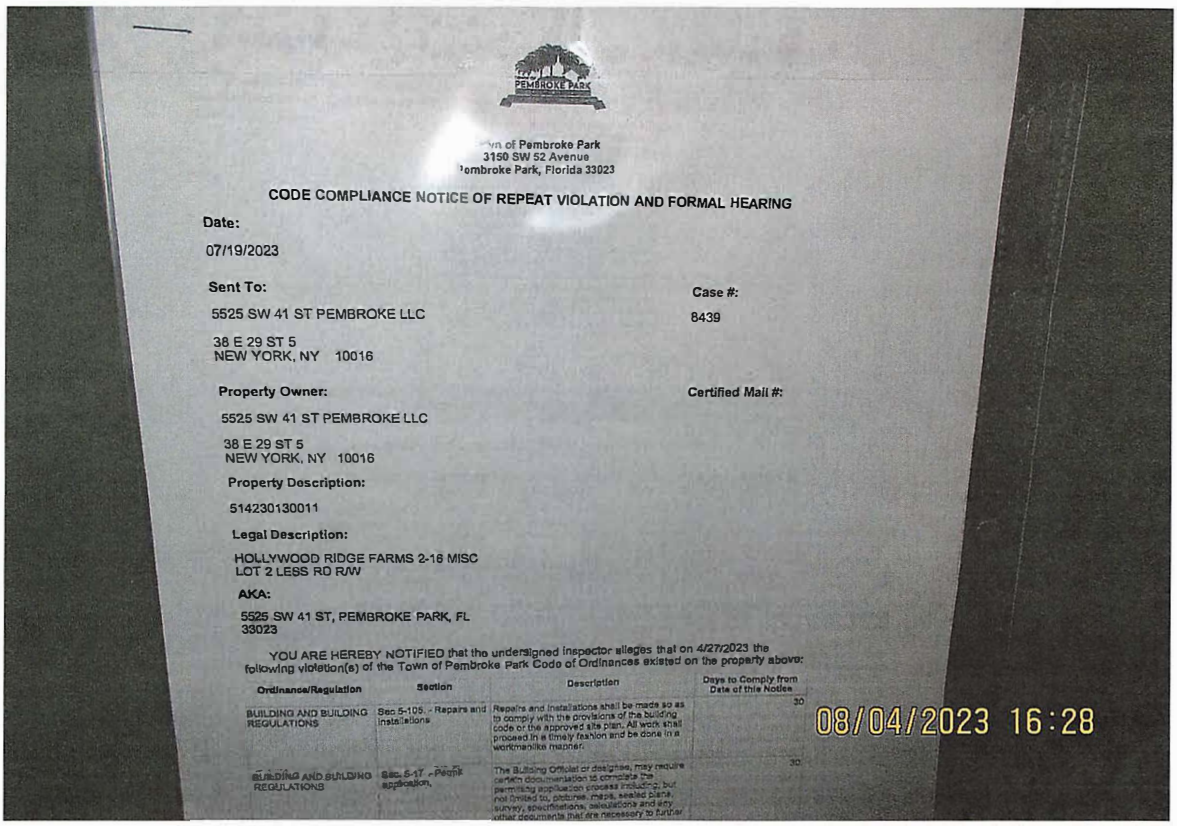
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

5525 SW 41 St Pembroke
NOV #8459

5525 SW 41 St,
Pembroke Park, Fl, 33023

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597

US POSTAGE



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/19/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-18 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further	30

08/04/2023 16:28

08/04/2023 16:29

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 8439

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 04:28 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/19/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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...	30

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

7/19/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:
8439

On 7/19/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
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...	7/19/2023

Notes/Means of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE.
Obtain plans for an after the fact permit and complete all inspections. In-complete must obtain permit.
2. Bulk trash on ground near waste container more than 24 hours, remove bulk trash immediately.
Corrected.
3. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Removed, Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023

Nazly Cardona

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	8439	04/27/2023

Property Owner:	Property Description:	Certified Mail #:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
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Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	88-2467729
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema
1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$724,260	$9,319,560	$10,043,820	$10,043,820	
2022	$724,260	$6,244,800	$6,969,060	$6,969,060	$147,189.35
2021	$724,260	$5,629,850	$6,354,110	$6,354,110	$136,642.60

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10,043,820	$10,043,820	$10,043,820	$10,043,820
Portability	0	0	0	0
Assessed/SOH	$10,043,820	$10,043,820	$10,043,820	$10,043,820
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	$10,043,820	$10,043,820	$10,043,820	$10,043,820

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2022	WD-Q	$10,800,000	118312924
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

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

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

5525 SW 41 St Pembroke
NOV #8439

5525 SW 41 St,
Pembroke Park, Fl, 33023

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 7581 2098 7738 25

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 1379

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Elisa W Murray

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

Elisa W Murray

C. Date of Delivery

7/27

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 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:

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016

9590 9402 7581 2098 7738 32

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 1386

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

UNITED CORPORATED
SERVICES, INC.
NOV #8439
3458 LAKESHORE DRIVE,
TALLAHASSEE, FL 32312

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

7022 2410 0001 1497 1379

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 $

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage and Fees
$

Sent To UNITED CORPORATED SERVICES, INC.
NOH #8439

Street and Apt. No., 3458 LAKESHORE DRIVE

City, State, ZIP+4 TALLAHASSEE, FL 32312

PS Form 3800, Apr

7022 2410 0001 1497 1386

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 $

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage and Fees
$

Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439

Street and Apt. No., 38 E 29 ST 5 FL

City, State, ZIP+4® NEW YORK NY 10016

PS Form 3800, Apr

7022 2410 0001 1497 1362

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 $

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage and Fees
$

Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439

Street and Apt. No., 5525 SW 41 STREET,

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800, Apr

04/21/2023 11:33

04/21/2023 11:33

04/21/2023 11:34

LANE
04/21/2023 11:34

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04/21/2023 11:35

04/21/2023 11:36

04/21/2023 11:36

04/21/2023 11:37

WM
Access WM 24/7 at wm.com
04/21/2023 11:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS ROCA/COBBLESTONE II BMB LLC	2402 SUSAN LANE PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Case Status Closed **Case #** 5801

Notes STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/3/2021		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
8/1/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Supplemental Order/Claim of Lien	Certified Mail
2/9/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/14/2023		Affidavit of Compliance	Regular Mail
1/16/2024	2/21/2024	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.	9/14/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	9/14/2023

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	9/25/2023	$34,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$34,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$34,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUIS ROCA/COBBLESTONE II BMB LLC CASE NO. 5801

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS ROCA/COBBLESTONE II BMB LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2402 SUSAN LANE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUIS ROCA/COBBLESTONE II BMB LLC AT 10:54 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

_____ Date: 02/09/2024
AFFIANT

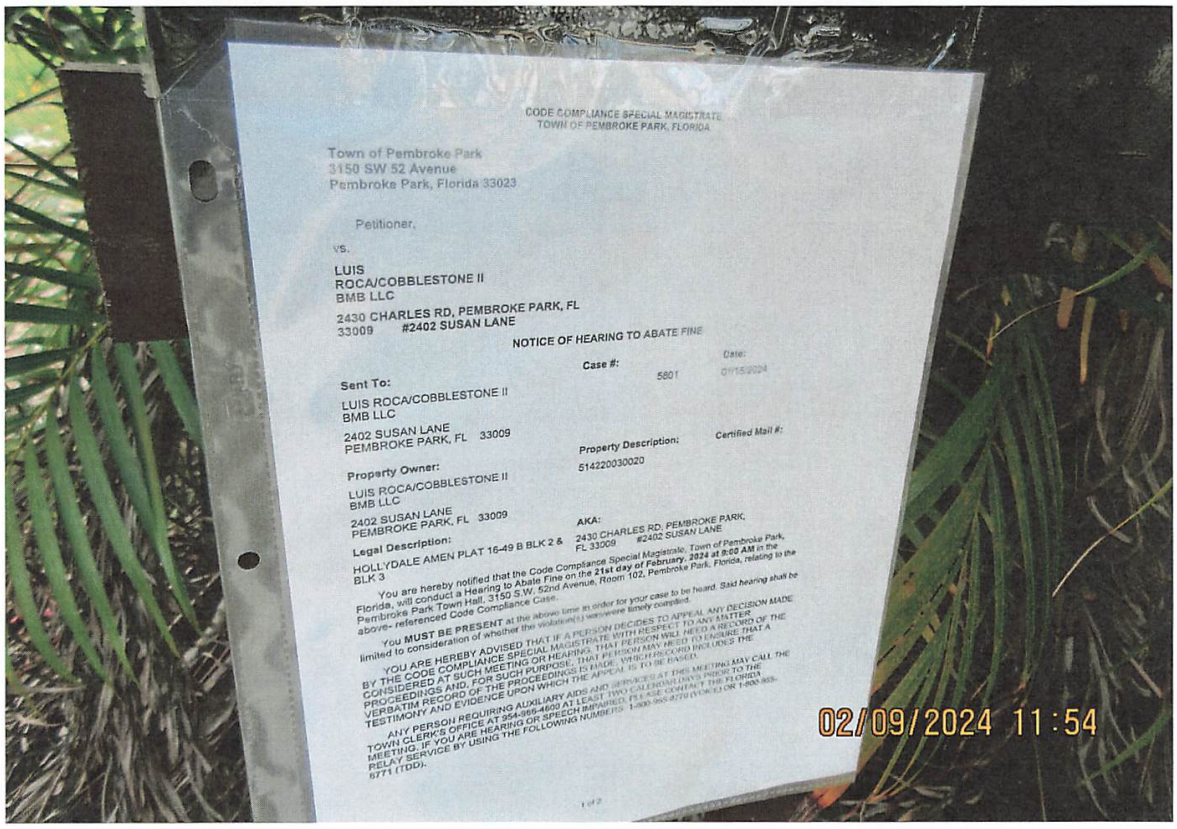
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana Cardona
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

2402
02/09/2024 11:54


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
LUIS
ROCA/COBBLESTONE II
BMB LLC
2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2402 SUSAN LANE
NOTICE OF HEARING TO ABATE FINE
Case #: 5801
Date:
Sent To:
LUIS ROCA/COBBLESTONE II
BMB LLC
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
Property Description:
514220030020
Certified Mail #:
Property Owner:
LUIS ROCA/COBBLESTONE II
BMB LLC
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
AKA:
2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE
Legal Description:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of February, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
You 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) has/were timely corrected.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2
02/09/2024 11:54

Town of Pembroke Park

INVOICE

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

DATE: February 20, 2024
INVOICE # 435
FOR:

Case # 5801
LUIS ROCA
COBBLESTONE II BMB LLC
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Bill To:

LUIS ROCA
COBBLESTONE II BMB LLC
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17		
	Final Order 09/15/2021		
1	Admin Fee	$ 100.00	$ 100.00
680	Day(s) of Per Diem from (11/14/2021-09/25/2023)	$ 50.00	$ 34,000.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 90%		$ 3,400
	$3,400.00 + $100.00 + $48.50 + $8.50		$ 3,557
		Balance	$ 34,157.00

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12/11/2023

Phone #: 727.444.1403

Case # 5801

E-mail: BJA@macfar.com

Address of Violation: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, BRIAN J. AUNGST, JR. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5801 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 2/21/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/15/2021 imposing the fine of $ 50.00 per diem for violation(s)of the Town's Code of Ordinances: Violation of Sec 5-105. - Repairs and installations; and Sec. 5-17. - Permit application.

Brief summary for request: Initial notice of violation was Mailed on May 3, 2021, it was sent to the property as well as BAM MHC the owner of the park at the time. The owner of the property died in July of 2021. BAM MHC never received notice of the violation. Later notice of formal hearing was mailed to Bam's old address. Cobblestone purchased the property from Bam on July 27, 2022. Notice was not properly served until February 9, 2023, at which time the new property owner Cobblestone contacted code enforcement to seek compliance.

BRIAN J. AUNGST, JR.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Brian J. Aungst Jr and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on December 18, 2023.

Notary Public State of Florida: Valerie A Sulecki My Commission expires: 4/21/2025

VALERIE A. SULECKI
MY COMMISSION # HH 119922
EXPIRES: April 21, 2025
Bonded Thru Notary Public Underwriters

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS
ROCA/COBBLESTONE II
BMB LLC

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2402 SUSAN LANE

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
LUIS ROCA/COBBLESTONE II BMB LLC 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	01/16/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
LUIS ROCA/COBBLESTONE II BMB LLC 2402 SUSAN LANE PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 12/11/2023 Phone #: 727.444.1403

Case # 5801 E-mail: BJA@macfar.com

Address of Violation: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, BRIAN J. AUNGST, JR. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5801 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 2/21/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/15/2021 imposing the fine of $ 50.00 per diem for violation(s)of the Town's Code of Ordinances: Violation of Sec 5-105. - Repairs and installations; and Sec. 5-17. - Permit application.

Brief summary for request: Initial notice of violation was Mailed on May 3, 2021, it was sent to the property as well as BAM MHC the owner of the park at the time. The owner of the property died in July of 2021. BAM MHC never received notice of the violation. Later notice of formal hearing was mailed to Bam's old address. Cobblestone purchased the property from Bam on July 27, 2022. Notice was not properly served until February 9, 2023, at which time the new property owner Cobblestone contacted code enforcement to seek compliance.

BRIAN J. AUNGST, JR.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Brian J. Aungst Jr and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on December 18, 2023.

Notary Public State of Florida: Valerie A Sulecki My Commission expires: 4/21/2025

VALERIE A. SULECKI
MY COMMISSION # HH 119922
EXPIRES: April 21, 2025
Bonded Thru Notary Public Underwriters

Cobblestone II BMB LLC "Cobblestone" is seeking a reduction of fines in Code Enforcement Case No. 5801. This case arises out of violations of section Sec 5-105. and section Sec. 5-17. Specifically, a previous owner of the home had done work on without getting it properly permitted. Initial notice of violation was mailed on or about May 3, 2021, it was sent to the home as well as to BAM MHC ("BAM") at 302 Knights Run Ave. #1108, Tampa FL, 33602. BAM however would change its mailing address two weeks later with the filing of its annual report to 233 S. Wacker Drive, Suite 4700, Chicago, IL 60606. We believe BAM never received this notice.

Sometime in July 2021, we believe the prior owner Arelis Castillo de Martinez passed away. On August 30, 2021, notice of formal hearing was sent to BAM at their old Tampa address as well as to the home of the decedent. On September 15, 2021, a hearing was held, and a final order was entered. One of the findings of fact in that case was that BAM, the owner of the property had its primary address still at the Tampa location something that as of that date was no longer the case and was so reflected with the Florida Division of Corporations.

Cobblestone would purchase the property on July 27, 2022 from BAM without knowledge of this issue. Notice of hearing and confirmation of the fine would also be sent to BAM's old address again on August 17, 2022, despite Cobblestone's ownership. This notice would be returned to sender as undeliverable.

On February 9, 2023, Code enforcement sent another notice which was received by Cobblestone on February 13, 2023. This was the first time Cobblestone became aware of this issue. Since becoming aware of the issue, Cobblestone has worked diligently and collaboratively with staff and has brought the property into compliance as of September 14, 2023. Therefore, we ask that the fines that have been assessed be forgiven given the circumstances.

7022 2410 0002 7328 3054

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

Postmark Here

JAN 15 2024

Postage
$ 8.53

Total Postage and Fe
$

Sent To
LUIS ROCA/COBBLESTONE II BMB LLC
HAF #5801

Street and Apt. No., or
2402 SUSAN LANE

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

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

7022 2410 0002 7328 3061

U.S. Postal Service™
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Certified Mail Fee
$

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

Postmark Here

JAN 16 2024

Postage
$ 8.53

Total Postage and F
$

Sent To
COBBLESTONE II BMB LLC
HAF #5801

Street and Apt. No.,
2430 CHARLES ROAD,

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

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

7022 2410 0002 7328 0824

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postmark Here

JAN 16 2024

Postage
$ 8.53

Total Postage and
$

Sent To
COBBLESTONE II BMB LLC
HAF #5801

Street and Apt. No.
17W220 22 ST #220

City, State, ZIP+4
OAKBROOK TERRACE IL 60181

PS Form 3800, April

7022 2410 0001 1497 4172

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 $

Postmark Here

JAN 16 2024

Postage
$ 8.53

Total Postage and
$

Sent To
C T CORPORATION SYSTEM
HAF #5801

Street and Apt. No.
1200 SOUTH PINE ISLAND ROAD

City, State, ZIP+4®
PLANTATION, FL 33324

PS Form 3800, April

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:

C T CORPORATION SYSTEM
HAF #5801
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7581 2098 7718 14

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 4172

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
JAN 18 2024

C. Date of Delivery

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

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 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:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 70

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X José Martinez ☐ Agent ☐ Addressee

B. Received by (Printed Name) José Martinez
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

PS Form 3811, July 2020 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:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
FO # 5801

9590 9402 6610 1028 6959 89

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7716

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

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:

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 87

2. Article Number (Transfer from service label)
021 0350 0001 0297 9222

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 9-2-21

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

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:

COBBLESTONE II BMB LLC
HAF #5801
2430 CHARLES ROAD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7717 91

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 3061

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

7020 0640 0000 5918 7665

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

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

OFFICIAL USE

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

Postage $ 9.17
Total Postage and $

Postmark Here: AUG 19 2022 HOLLYWOOD FL 3300

Sent To: BAM MHC LLC
Street and Apt. No: Sccl #5557, #7004, #6995, #6998, #5801#7336, #7277
City, State, ZIP+4: 302 KNIGHTS RUN AVE #1108, TAMPA, FL, 33602

PS Form 3800, A

7020 0640 0000 5918 7542

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

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

OFFICIAL USE

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

Postage $ 9.17
Total Postage an $

Postmark Here: AUG 19 2022 HOLLYWOOD FL

Sent To: NRAI SERVICES, INC.
Street and Apt. N: Sccl #5557, #7004, #6995, #6998, #5801#7336, #7277
City, State, ZIP+4: 1200 S PINE ISLAND RD, PLANTATION, FL, 33324

PS Form 3800,

7020 0640 0000 5918 7535

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

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

OFFICIAL USE

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

Postage $ 9.17
Total Postage and $

Postmark Here: AUG 19 2022 HOLLYWOOD FL 33021

Sent To: BAM MHC LLC
Street and Apt. No.: Sccl #5557, #7004, #6995, #6998, #5801#7336, #7277
City, State, ZIP+4: 2430 CHARLES ROAD, PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 1970 0000 4565 7787

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 $ 7.82
Total Postage and $

Postmark Here: AUG 19 2022 HOLLYWOOD FL 33021

Sent To: BAM MHC LLC/LUIS ROCA F.O #5801
Street and Apt. No.: 2402 SUSAN LANE,
City, State, ZIP+4: PEMBROKE PARK, FL, 33009

PS Form 3800, A

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:

COBBLESTONE II BMB LLC
HAF #5801
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

9590 9402 7581 2098 7717 77

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0824

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Ella Pesce ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 1-22-24

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

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

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

7021 0350 0001 0297 9215

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent T
Street
City, S

AUG 2021

Postmark Here

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9239

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
$
Sent
Stree
City,

AUG 2021

Postmark Here

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
NOH # 5801

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

7022 2410 0002 7328 4440

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
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 FEB - 9 2023

Postmark Here

NRAI SERVICES, INC.
NHAF #5801
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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

7022 2410 0002 7328 4457

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
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 FEB - 9 2023

Postmark Here

BAM MHC LLC
LUIS ROCA
NHAF #5801
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

PS Form 3800, Ap

7022 2410 0002 7328 4464

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
$ 7.85
Total Postage an
$
Sent To
Street and Apt. No
City, State, ZIP+4

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 FEB - 9 2023

Postmark Here

BAM MHC LLC
LUIS ROCA
NHAF #5801
2430 CHARLES RD,
PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0002 7328 4570

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
$ 7.85
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 FEB - 9 2023

Postmark Here

BAM MHC LLC
LUIS ROCA
NHAF #5801
2402 SUSAN LANE
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

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:

BAM MHC LLC
LUIS ROCA
NHAF #5801
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

9590 9402 7912 2234 7758 56

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4457

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name): MCCANN
C. Date of Delivery: 2/13/23

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

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 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:

BAM MHC LLC
LUIS ROCA
NHAF #5801
2430 CHARLES RD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7819 56

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4464

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X L. Nicolls
☐ 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

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:

NRA SERVICES, INC.
NHAF #5801
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7912 2234 7753 75

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4440

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X FEB 13 2023
☐ Agent
☐ Addressee

B. Received by (Printed Name): CT CORPORATION
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 ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

BAM MHC LLC/LUIS ROCA
Respondent(s)

Case No.: **5801**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on September 15, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2402 SUSAN LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: BAM MHC LLC/LUIS ROCA

FOLIO NO.: 5142 20 03 0020

1. The Special Magistrate entered a Final Order on September 15, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on September 15, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$13,900.00** (THIRTEEN THOUSAND AND NINE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

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

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, 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 Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: August 18, 2022.

Notary Public, State of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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.

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Cardona CA.

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, Petitioner,	)	Case No.: 5801
vs.	)	
ARELIS CASTILLO DE MARTINEZ / BAM MHC LLC 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: 2402 SUSAN LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC, 302 KNIGHTS RUN AVE #1108, TAMPA, FL 33602

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 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, Teressa 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.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 6766

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
$ 9.17.
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A

Postmark Here

AUG - 7 2022

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

7021 1970 0000 4565 6926

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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
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Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A

Postmark Here

AUG - 7 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
302 KNIGHTS RUN AVE #1108,
TAMPA, FL, 33602

7021 1970 0000 4565 6773

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
$ 9.17
Total Postage
$
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800

Postmark Here

AUG - 7 2022

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801 , #7336 , #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 6896

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage
$
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800

Postmark Here

AUG - 7 2022

BAM MHC LLC/LUIS ROCA
N.O.H #5801
2402 SUSAN LANE,
PEMBROKE PARK, FL, 33009

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BAM MHC LLC
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
2430 CHARLES ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9860 34

2. Article Number (Transfer from service label)

7021 1970 0000 4565 6773

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name): timothy
C. Date of Delivery: 8-8-22

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 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:

NRAI SERVICES, INC.
N.O.H #5557, #7004, #6995, #6998,
#5801, #7336, #7277
1200 S PINE ISLAND RD,
PLANTATION, FL, 33324

9590 9402 6921 1104 9860 41

2. Article Number (Transfer from service label)

7021 1970 0000 4565 6766

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
X AUG 04 2 ☐ Agent ☐ Addressee

B. Received by (Printed Name): CT CORPORATION
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

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

7021 0350 0001 0297 9215

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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 $

AUG 2021

Postmark Here

Postage
$

Total P
$

Sent To
Street
City, S

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9239

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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 $

AUG 2021

Postmark Here

Postage 7.33
$

Total
$

Sent
Street
City,

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
NOH # 5801

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:

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
FO # 5801

9590 9402 6610 1028 6959 65

2. Article Number (Transfer from service label)

7021 0350 0001 0297 7730

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C-19 | C. Date of Delivery 9-20-21

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

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7021 0350 0001 0297 7730

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OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
Total $

Postmark Here

Sent To
Street
City, St
BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
FO # 5801

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

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7021 0350 0001 0297 7723

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OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total $

Postmark Here

Sent To
Street
City, St
BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
FO # 5801

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

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7021 0350 0001 0297 7716

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OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total $

Postmark Here

Sent To
Street
City,
ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
FO # 5801

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

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7021 0350 0001 0297 9222

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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 $

AUG 2 2021

Postmark Here

Sent To
Street
City,
BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

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:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 70

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X José Martinez ☐ Agent ☐ Addressee

B. Received by (Printed Name) José Martinez
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

PS Form 3811, July 202

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:

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
FO # 5801

9590 9402 6610 1028 6959 89

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7716

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

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:

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

9590 9402 6610 1028 6999 87

2. Article Number (Transfer from service label)
021 0350 0001 0297 9222

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 9-2-21

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

NOV #5801

TOWN OF PEMBROKE PARK

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

Hasler
05/03/2021
US POSTAGE $

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Sent To:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

NOV #5801

TOWN OF PEMBROKE PARK

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

Hasler
05/03/2021
US POSTAGE $

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Bam MHC LLC
302 Knights Run Ave #1108
Tampa, FL 33602

7021 0350 0001 0297 9239

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

Postage 7.33
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Total
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Street
City,

AUG 3 1 2021

Postmark Here

BAM MHC LLC
302 KNIGHTS RUN AVE #1108
TAMPA, FL 33602
NOH # 5801

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

7021 0350 0001 0297 9215

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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 $

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City, S

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Postmark Here

ARELIS CASTILLO DE MARTINEZ
2402 SUSAN LANE
PEMBROKE PARK, FL 33009
NOH # 5801

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

7021 0350 0001 0297 9222

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

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AUG 3 1 2021

Postmark Here

BAM MHC LLC
2430 CHARLES RD
PEMBROKE PARK, FL 33009
NOH # 5801

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2430 CHARLES ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0020
Property Owner	BAM MHC LLC	Millage	0613
Mailing Address	302 KNIGHTS RUN AVE #1108 TAMPA FL 33602	Use	28
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,896,520		$1,896,520	$1,896,520	
2020	$1,896,520		$1,896,520	$1,896,520	$40,930.32
2019	$1,060,110		$1,060,110	$1,060,110	$23,146.44

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,896,520	$1,896,520	$1,896,520	$1,896,520
Portability	0	0	0	0
Assessed/SOH	$1,896,520	$1,896,520	$1,896,520	$1,896,520
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	$1,896,520	$1,896,520	$1,896,520	$1,896,520

Sales History

Date	Type	Price	Book/Page or CIN
6/7/2019	SWD-Q	$2,117,400	115886505
3/29/2001	WD*	$1,250,000	31454 / 173
8/2/2000	QC*	$38,500	30739 / 771
3/25/1991	QCD	$100	18278 / 742

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	209,102	SF
$0.10	146,000	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Foreign Limited Liability Company
BAM MHC LLC

Filing Information

Document Number	M19000004582
FEI/EIN Number	N/A
Date Filed	05/07/2019
State	DE
Status	ACTIVE

Principal Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Mailing Address

233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Changed: 05/17/2021

Registered Agent Name & Address

NRAI SERVICES, INC.
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Member

PFC Park Holdings, LLC
233 S. Wacker Drive
Suite 4700
Chicago, IL 60606

Title Senior Managing Director, VP

Agarwal, A. J.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BAM MHC LLC CASE NO. 5801
LUIS ROCA

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2402 SUSAN LANE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2402 SUSAN LANE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BAM MHC LLC/ LUIS ROCA AT 10:04 A.M. ON THE 5 DAY OF AUGUST 2022.

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

TYPE OF SERVICE

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

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

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

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

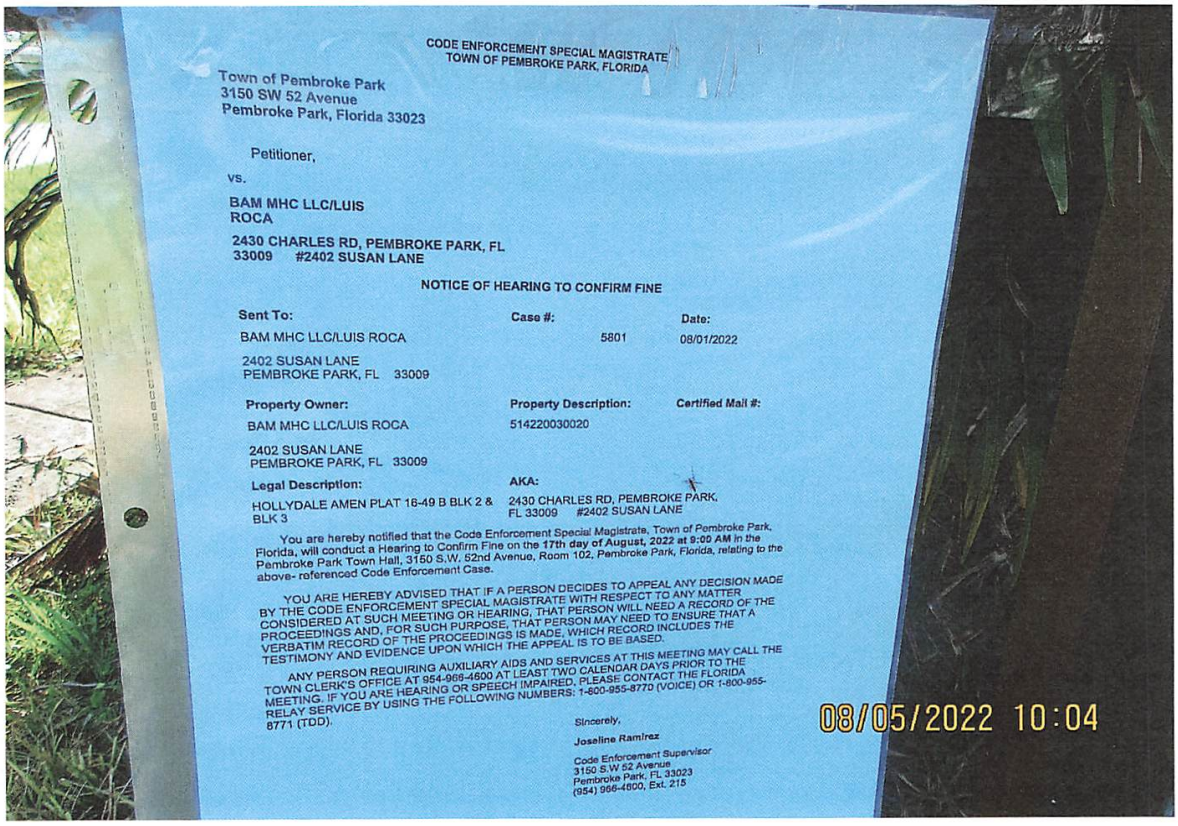
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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.

BAM MHC LLC/LUIS ROCA

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	08/01/2022

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/LUIS ROCA 2402 SUSAN LANE PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

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

08/05/2022 10:04

Town of Pembroke Park

INVOICE

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

Bill To:

BAM MHC LLC/LUIS ROCA
2430 CHARLES RD,
PEMBROKE PARK, FL, 33009

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # **5801**
BAM MHC LLC / LUIS ROCA
2402 SUSAN LANE,
PEMBROKE PARK, FL, 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 and 5-17		
	Final Order 09/15/2021		
276	Day(s) of Per Diem from (11/14/21-08/17/2022)	$ 50.00	$ 13,800.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 13,900.00

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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BAM MHC LLC/LUIS ROCA

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
BAM MHC LLC/LUIS ROCA	5801	08/01/2022
2402 SUSAN LANE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
BAM MHC LLC/LUIS ROCA	514220030020	
2402 SUSAN LANE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

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

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Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARELIS CASTILLO DE MARTINEZ / BAM MHC LLC Respondent(s)	)))))))	Case No.: 5801

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: 2402 SUSAN LANE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: BAM MHC LLC, 302 KNIGHTS RUN AVE #1108, TAMPA, FL 33602

FOLIO NO.: 5142 20 03 0020

LEGAL DESCRIPTION: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

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

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 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, Teressa 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.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Case #:

5801

Property Owner:

ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2402 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 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

STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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 15th day of September, 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

8/30/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
LUIS ROCA / ARELIS CASTILLO DE MARTINEZ	)	CASE NO. 5801
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS ROCA / ARELIS CASTILLO DE MARTINEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2402 SUSAN LANE, PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LUIS ROCA / ARELIS CASTILLO DE MARTINEZ AT **03:11** A.M./**P.M.** ON THE 7 DAY OF **SEPTEMEBER** 2021. TYPE OF SERVICE

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

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

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

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

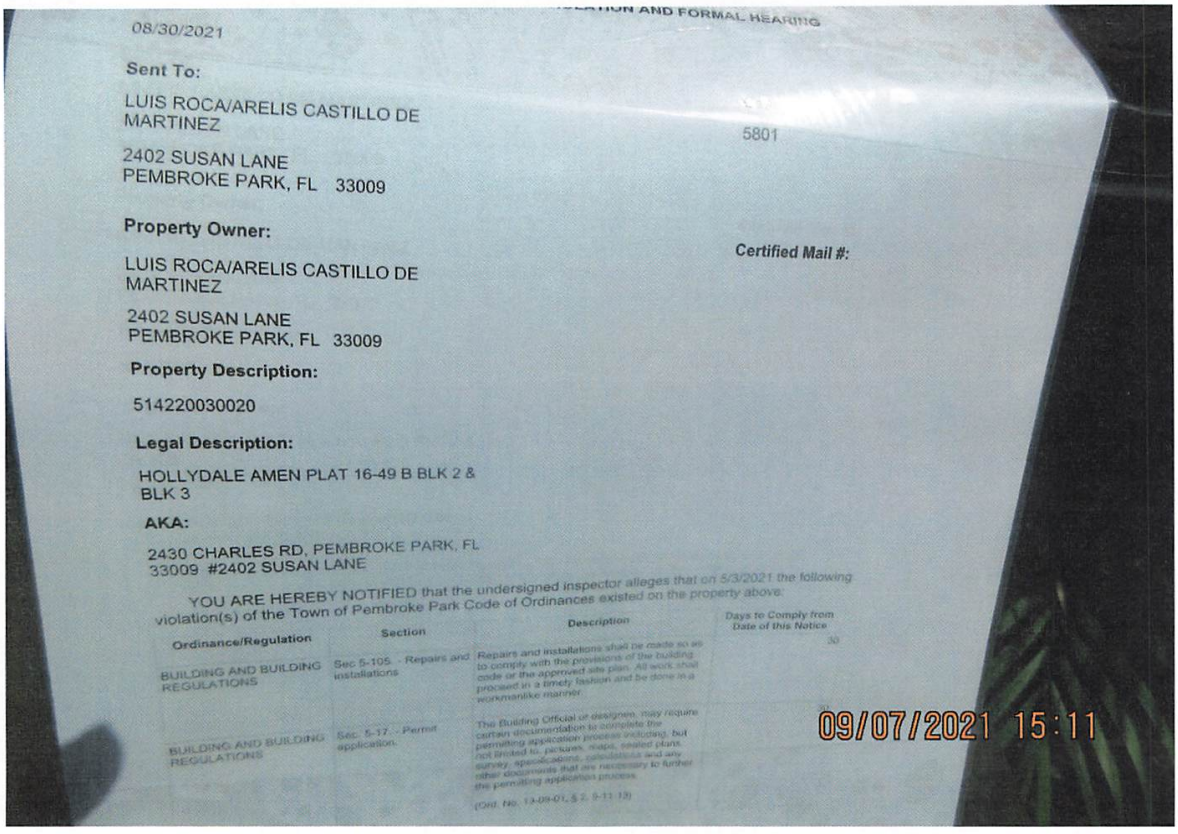
(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



...TION AND FORMAL HEARING

08/30/2021

Sent To:

LUIS ROCA/ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

5801

Property Owner:

LUIS ROCA/ARELIS CASTILLO DE MARTINEZ

2402 SUSAN LANE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2402 SUSAN LANE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 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)	

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09/07/2021 15:11

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09/07/2021 15:12

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09/07/2021 15:12

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09/07/2021 15:12

09/07/2021 15:13

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ARELIS CASTILLO DE MARTINEZ 2402 SUSAN LANE PEMBROKE PARK, FL 33009	5801	05/03/2021

Property Owner:	Property Description:	Certified Mail #:
ARELIS CASTILLO DE MARTINEZ 2402 SUSAN LANE PEMBROKE PARK, FL 33009	514220030020	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/3/2021 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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Notes/Means of Correction:

STOP ALL WORK:
1. Demo interior renovation done prior of obtaining a permit including the removal of the ceilings, walls, water heater, bathroom, etc. Obtain permits for
2. Possible addition was added to the original mobile home. Verify with the Building Department for permitting
3. A double permit fee has been assessed to the property.

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

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

Teressa Malcolm
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name ARELIS CASTILLO DE MARTINEZ

Date 4.22.2021

Site Address 2402 SUSAN LANE
PEMBROKE PARK FL 33009

Case # _____

Sub/Park _____

Permit # _____

☑ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☑ Violation of Town Ordinance # 5(105)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

STOP ALL WORK: DEMO INTERIOR RENOVATION. REMOVAL OF WALLS, TOILET, WATER HEATER. ADDITION ADDED 1CM/+1 POSSIBLE SCREEN ROOM CONVERSION - VERIFY W/ BUILDING DEPT.

Corrective Action(s)

OBTAIN PERMITS FOR DEMO AND REMOVAL OF WALLS, BATHROOM, WATER HEATER WITH ADDITION THAT WAS ADDED.

☑ 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

Arelis Castillo
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

04/22/2021 13:37

2402
04/22/2021 13:38

04/22/2021 13:37

04/22/2021 13:37

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BASURA Y ESCOMBRO
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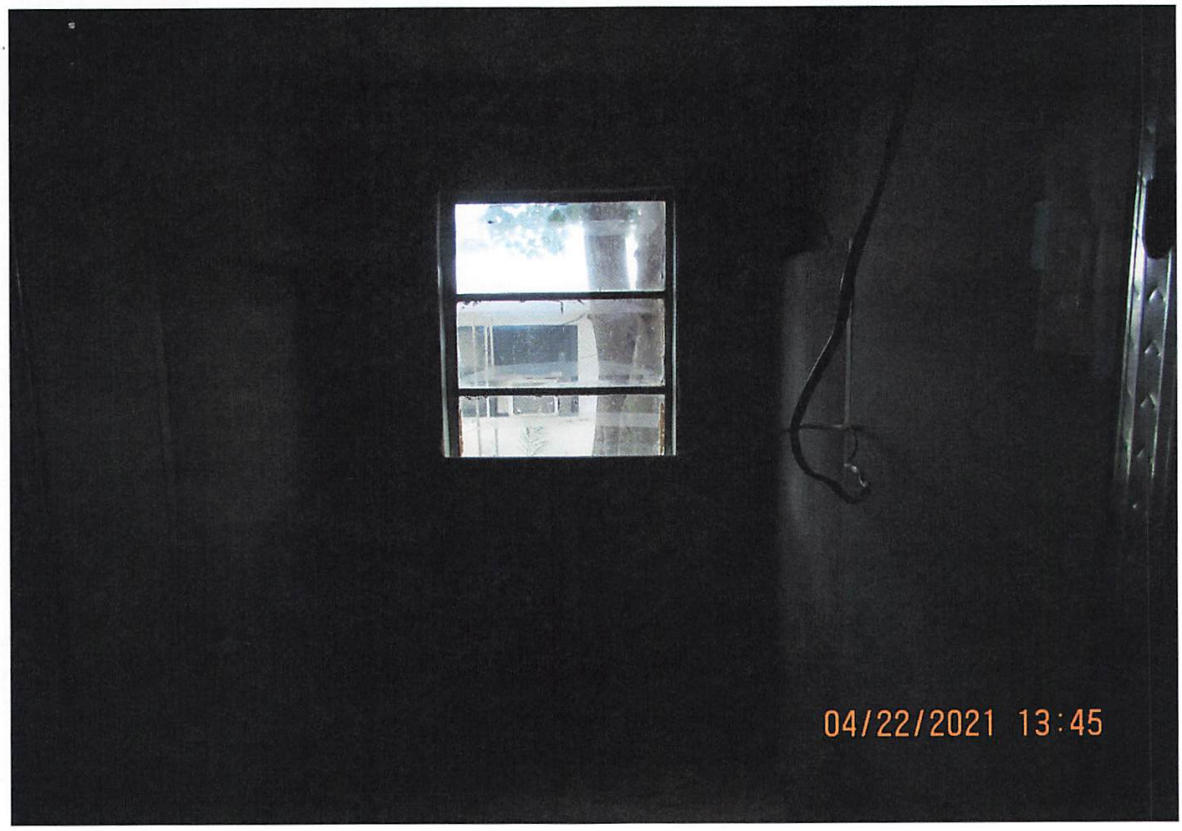
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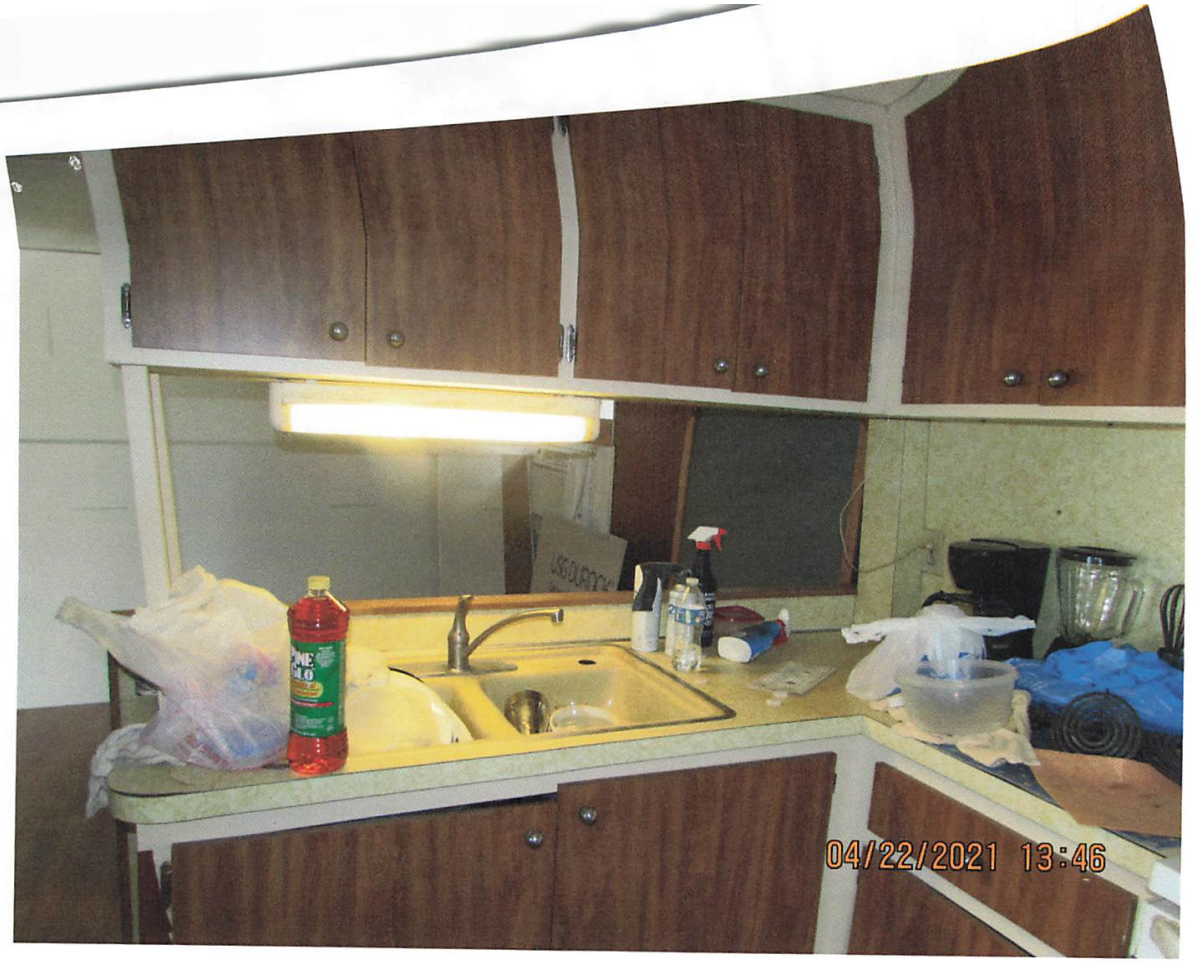
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USG DUROCK
Cement Board with EdgeG
04/22/2021 13:46

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILSON, MCNEIL WILSON, ANGELA	8409 LONG ACRE DR MIRAMAR, FL 33025	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Folio

514230120060

Legal Description

LEE-MILL SUB 50-25 B LOT 6 BLK 1

Case Status Closed **Case #** 6810

Notes

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/9/2022		Notice of Violation	Regular Mail
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
7/7/2022		Affidavit of Non-Compliance	
10/3/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/20/2022		Affidavit of Non-Compliance	Hand
10/20/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail
12/13/2022	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
12/13/2022		Affidavit of Compliance	Regular Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10/20/2022
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.	12/13/2022
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.	12/13/2022
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)	12/13/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/20/2022	$23,750.00
Individual Violation		Individual Violation	12/13/2022	$37,250.00
Individual Violation		Individual Violation	12/13/2022	$37,250.00
Individual Violation		Individual Violation	12/13/2022	$37,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$135,600.00**

Payments

Date	Payment Type Name	Amount
10/20/2022	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$135,497.00**

Town of Pembroke Park

INVOICE

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

DATE: February 20, 2024
INVOICE # 435
FOR:

Case # 6810
WILSON, MCNEIL
WILSON, ANGELA
5511 SW 32 CT,
PEMBROKE PARK, FL 33023

Bill To:

WILSON, MCNEIL
WILSON, ANGELA
5511 SW 32 CT
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c); 5-105 and 5-17.		
	Final Order 05/18/2022		
1	Admin Fee	$ 100.00	$ 100.00
1	Credit card payment	$ 100.00	$ 100.00
95	Sec 5-103 (a).Day(s) of Per Diem from (7/17/2022-10/20/2022)	$ 250.00	$ 23,750.00
149	Sec 5-103 (c).Day(s) of Per Diem from (7/17/2022-12/13/2022)	$ 250.00	$ 37,250.00
149	Sec 5-105. Day(s) of Per Diem from (7/17/2022-12/13/2022)	$ 250.00	$ 37,250.00
149	Sec 5-17.Day(s) of Per Diem from (7/17/2022-12/13/2022)	$ 250.00	$ 37,250.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 98.9%		$ 1,490.50
	$20,325.00 + $100.00 + $48.50 + $8.50		$ 1,647.50
		Balance	$ 135,500.00

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 1-30-24

Phone #: 954 292 3868

Case # 6810

E-mail: mcmitchwilson8409@gmail.com

Address of Violation: 5511 SW 32 Ct Pembroke Park FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, McNiel Wilson (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6810 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the March 20, 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on May 18 2022 imposing the fine of $ 250.00 for violation(s)of the Town's Code of Ordinances:

5-103(a)(c); 5-105 and 5-17

Brief summary for request: He never receive any of Vaildation

McNiel Wilson
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Mc Niel Mc Koy Sr and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 1/30/24.

Notary Public State of Florida: Nazly Dayana CA My Commission expires: Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILSON, MCNEIL WILSON, ANGELA CASE NO. 6810

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WILSON, MCNEIL WILSON, ANGELA

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 11:05 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

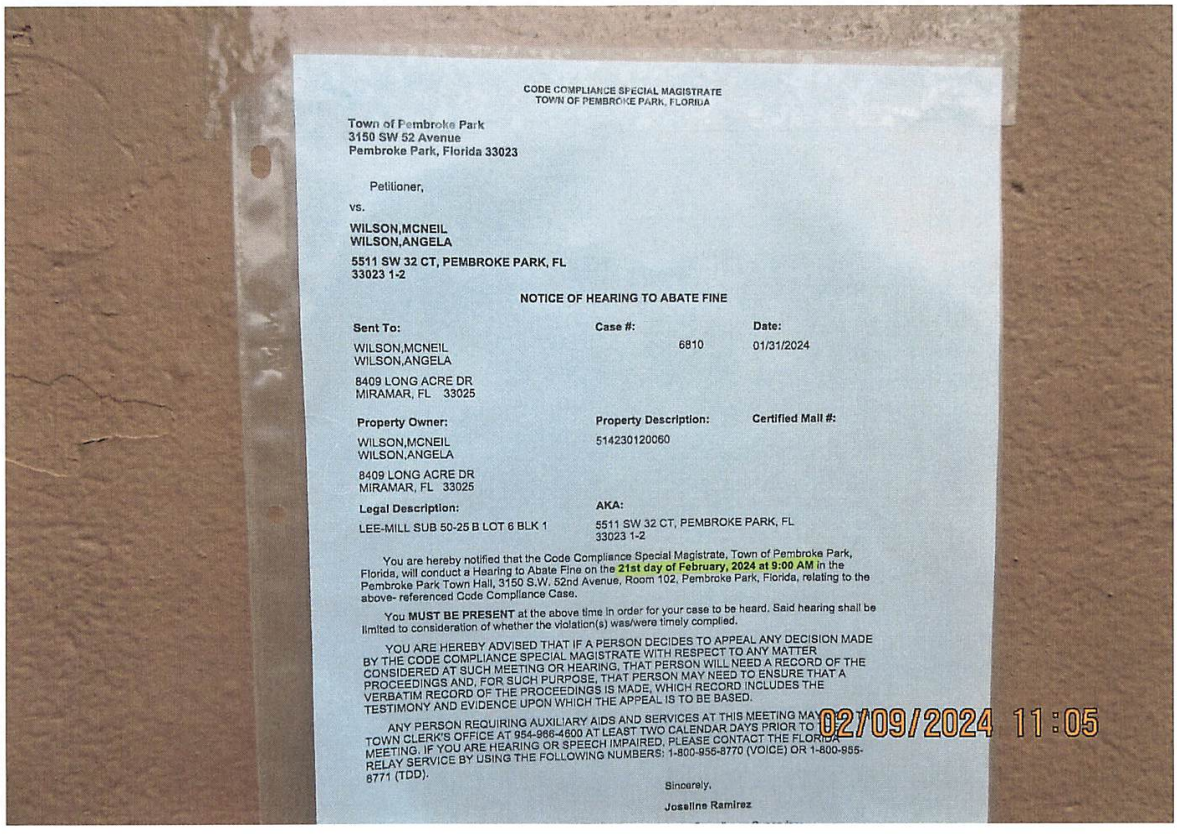
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	01/31/2024
Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	
Legal Description:	**AKA:**	
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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

Sincerely,

Joseline Ramirez

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

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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.

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

Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of March, 2023.

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: March 15, 2023. S.W.

Stephanie Woodbury
Notary Public, state of Florida

NOTARY PUBLIC STATE OF FLORIDA
STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

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

EXIBIT A

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	RECORDING DATE	COMPLIED YES / NO	HOMESTEAD EXCEPTION
1	4635	DEBORAH LISA VAUGHN	9/3/2019	135 STEVEN STREET, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
2	4770	ANA SANCHEZ	12/4/2019	103 DAVID DRIVE, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
3	4772	WANDA CRUZ	12/4/2019	105 DAVID DRIVE, PEMBROKE PARK, FL 33009	8/18/2022	NO AS 03/15/2023	NO
4	5070	ISRAEL FAMILY PARK ROAD 1 LLC	5/8/2020	2649 S PARK RD, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
5	5384	FEENEY, ROBERT & DEBORAH	10/13/2020	5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023	9/13/2022	NO AS 03/15/2023	NO
6	5479	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	12/11/2020	3707 SW 56 AVE, PEMBROKE PARK, FL 33023	9/13/2022	YES 9/6/2022	NO
7	5533	2400 SW 30 LLC	2/17/2021	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
8	5622	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
9	5637	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
10	5638	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
11	6126	LAKE FOREST BAPTIST CHURCH INC	8/4/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	NO AS 03/15/2023	NO
12	6310	LAKE FOREST BAPTIST CHURCH INC	9/22/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	YES 7/29/2022	NO
13	6771	1730 PR LLC	3/2/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	YES 5/6/2022	NO
14	6810	WILSON,MCNEIL WILSON,ANGELA	3/9/2022	5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023	10/26/2022	NO AS 03/15/2023	NO
15	6909	1730 PR LLC	4/6/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	NO AS 03/15/2023	NO

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 17 day of March, 2023.

Nazly Dayana CA

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

7022 2410 0002 7328 4808

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

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

OFFICIAL USE

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

Postmark Here

Postage
$ 7.85

Total Postage and F
$

Sent To WILSON, MCNEIL
WILSON, ANGELA

Street and Apt. No., NHAF #6810
8409 LONG ACRE DR

City, State, ZIP+4® MIRAMAR FL 33025

PS Form 3800, Ap

7022 2410 0002 7328 4792

U.S. Postal Service™
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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 $

Postmark Here

Postage
$ 7.85

Total Postage and Fe
$

Sent To WILSON, MCNEIL
WILSON, ANGELA

Street and Apt. No., NHAF #6810
5511 SW 32 CT #2,

City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, Apr

7022 2410 0002 7328 4785

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

Postmark Here

Postage
$ 7.85

Total Postage and
$

Sent To WILSON, MCNEIL
WILSON, ANGELA

Street and Apt. No. NHAF #6810
5511 SW 32 CT #1,

City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, A

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:

WILSON, MCNEIL
WILSON, ANGELA
NHAF #6810
8409 LONG ACRE DR
MIRAMAR FL 33025

9590 9402 7912 2234 7838 06

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 4808

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

Mail
Mail Restricted Delivery
0)

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

.40 0000 5918 8372

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

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OFFICIAL USE

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

Postage
$

Total Postage a

$

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 MAR 17 2023

WILSON, MCNEIL
WILSON, ANGELA
AFFL #6810
8409 LONG ACRE DR
MIRAMAR FL 33025

PS Form 3800, April 2015

7020 0640 0000 5918 8365

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
$

Total Postage and

$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 MAR 17 2023

WILSON, MCNEIL
WILSON, ANGELA
AFFL #6810
5511 SW 32 CT #2,
PEMBROKE PARK, FL 33023

PS Form 3800, Apr

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	02/14/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towrls request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

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

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. WILSON, MCNEIL WILSON, ANGELA Respondent(s)	Case No.: **6810**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: WILSON, MCNEIL WILSON, ANGELA

FOLIO NO.: 5142 30 12 0060

1. The Special Magistrate entered a Final Order on May 18, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(c); 5-105 and5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY DOLLARS 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. A separate fine of **$250.00** per day was assessed for each of the above listed violations.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$93,100.00** (NINETY-THREE THOUSAND ONE 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:

LEE-MILL SUB 50-25 B LOT 6 BLK 1

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 19th day of October, 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, 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 Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

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

October 19, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
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, Petitioner, vs. WILSON, MCNEIL WILSON, ANGELA Respondent(s)	))))))	Case No.: 6810

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: WILSON, MCNEIL WILSON, ANGELA

FOLIO NO.: 514230120060

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 6 BLK 1

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), 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c), 5-105 and 5-17 **WITHIN 60 DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. 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 separate fine of 250.00 per day shall be assessed for each of the above listed violations

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

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

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

Yes ____ No ✓

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5909 9814

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OCT 21 2022
HOLLYWOOD FL

WILSON, MCNEIL WILSON, ANGELA
(SOCL-6810)
5511 SW 32 CT #2
PEMBROKE PARK, FL 33023

Instructions

7020 0640 0000 5909 9807

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WILSON, MCNEIL WILSON, ANGELA
(SOCL-6810)
5511 SW 32 CT #1
PEMBROKE PARK, FL 33023

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OCT 21 2022
HOLLYWOOD FL

WILSON, MCNEIL WILSON, ANGELA
(SOCL-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

Instructions

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. WILSON, MCNEIL WILSON, ANGELA Respondent(s)	Case No.: **6810**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: WILSON, MCNEIL WILSON, ANGELA

FOLIO NO.: 5142 30 12 0060

1. The Special Magistrate entered a Final Order on May 18, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(c); 5-105 and5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY DOLLARS 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. A separate fine of **$250.00** per day was assessed for each of the above listed violations.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$93,100.00** (NINETY-THREE THOUSAND ONE 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:

   LEE-MILL SUB 50-25 B LOT 6 BLK 1

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 19th day of October, 2022.

TOWN OF PEMBROKE PARK

Andre Mckenney, 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 Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

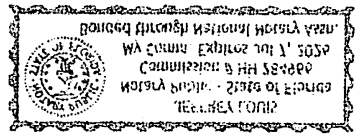
WITNESS my hand and official in the County and State aforesaid this date:

October 19, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

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.


Bonded through National Notary Assn.
WA Comm. Expires Jul 1, 2025
Commission # HH 588588
Notary Public - State of Florida
TERESA FORD

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.

Erik Richwagen

Erik Richwagen
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
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

wilson mcniel
8409 long acre dr
miramar, fl 33025

Date 10/20/2022 11:55:19 AM

Invoice # 26513

For Code Enforcement Case# 6810

Site Address:

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

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

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	7/17/2022		$250.00	95	$23,750.00
Individual Violation	7/17/2022		$250.00	95	$23,750.00
Individual Violation	7/17/2022	10/20/2022	$250.00	95	$23,750.00
Individual Violation	7/17/2022	10/20/2022	$250.00	95	$23,750.00
Admin Fixed	6/17/2022		$100.00	0	$100.00
Admin Fixed	10/20/2022		$100.00	0	$100.00
Total					$95,200.00

Payments

Date	Type	Amount
10/20/2022	Credit	$103.00
	Total	$103.00

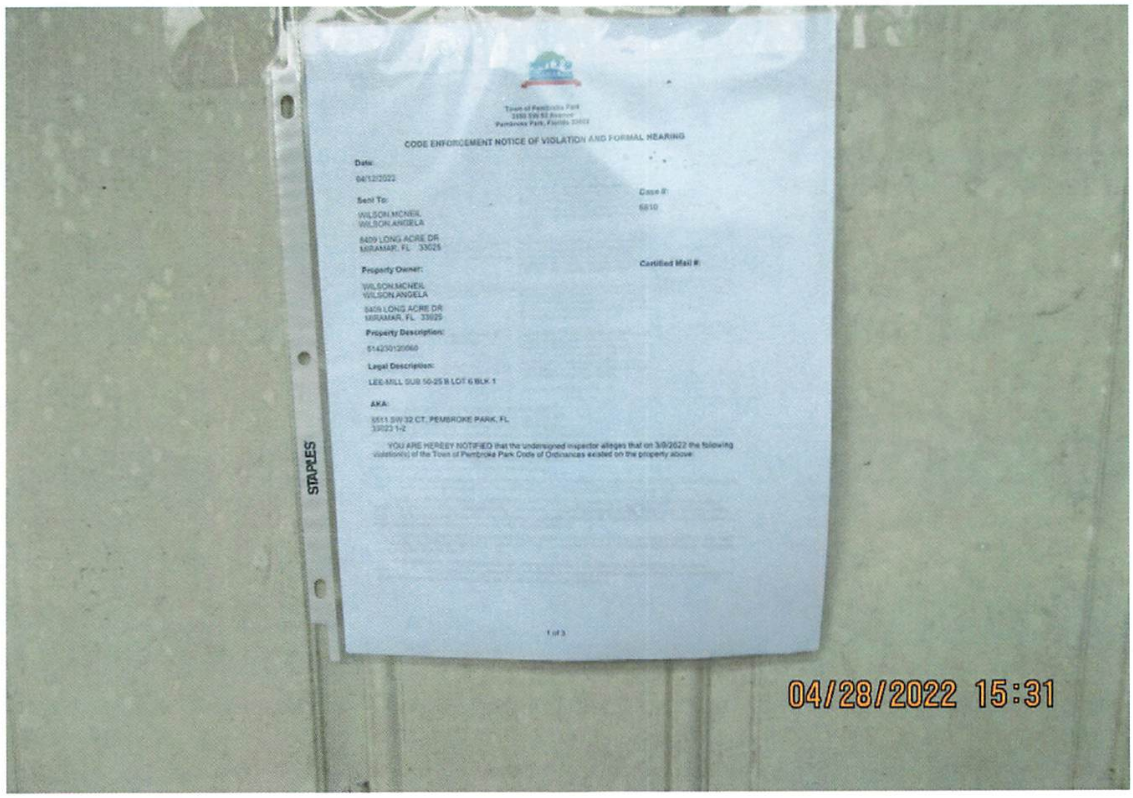
Balance **$0.00**

5511
04/28/2022 15:25

5511
04/28/2022 15:25

03/03/2022 08:55

03/03/2022 08:54



Town of Pembroke Park
1550 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/12/2022

Case #:
6810

Sent To:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Certified Mail #:

Property Owner:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Property Description:
514230120060

Legal Description:
LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:
6511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

STAPLES

04/28/2022 15:31

04/28/2022 15:31

N
04/28/2022 15:32

04/28/2022 15:19

03/03/2022 08:54

5511
03/03/2022 08:55

03/03/2022 08:55

03/03/2022 08:55

7020 0640 0000 5922 3219

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OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

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OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #1
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 3233

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OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #2
PEMBROKE PARK, FL 33023

7020 0640 0000 5918 8358

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$

Postmark Here

Sent To WILSON, MCNEIL
WILSON, ANGELA
Street and Apt. No. AFFL #6810
City, State, ZIP+4® 5511 SW 32 CT #1,
PEMBROKE PARK, FL 33023

PS Form 3800, A

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

9590 9402 6921 1104 9955 55

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 3219

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILSON, MCNEIL WILSON, ANGELA
F.O 6810
8409 LONG ACRE DR,
MIRAMAR FL 33025

9590 9402 6921 1104 8192 95

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8593

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WILSON, MCNEIL
F.O 6810
8409 LONG ACRE DRIVE,
MIRAMAR, FL 33025

9590 9402 6921 1104 8192 88

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8609

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

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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage and
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Street and Apt. No
City, State, ZIP+4®

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WILSON,MCNEIL
WILSON,ANGELA
HAF #6810
5511 SW 32 CT #1-2,
PEMBROKE PARK, FL 33023

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☐ Adult Signature Restricted Delivery $
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Street and Apt. No.
City, State, ZIP+4®

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WILSON,ANGELA
HAF #6810
8409 LONG ACRE DR
MIRAMAR FL 33025

PS Form 3800, A

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage
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Sent To WILSON, MCNEIL WILSON, ANGELA
F.O 6810
Street and Ap 8409 LONG ACRE DR,
City, State, Zi MIRAMAR FL 33025

PS Form 38 ns

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Total Postage a
$ 7.33

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USPS HILLCREST STA STORE MAY 2022

Sent To WILSON, MCNEIL
F.O 6810
Street and Apt. 8409 LONG ACRE DRIVE,
City, State, ZIP+ MIRAMAR, FL 33025

PS Form 3800

7021 1970 0000 4565 8616

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

Postage
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Total Postage a
$

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USPS HILLCREST STA STORE MAY 2022

Sent To WILSON, MCNEIL WILSON, ANGELA
F.O 6810
Street and Apt. 5511 SW 32 CT #1-2,
City, State, ZIP+ PEMBROKE PARK, FL 33023

PS Form 3800

7021 1970 0000 4565 7954

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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 Postag
$ 7.33

Postmark Here

Sent To
Street and A
City, State, Z

WILSON, MCNEIL/
WILSON, ANGELA
8409 LONG ACRE DR
MIRAMAR
FL 33025 (NOH-6810)

PS Form 38 ... ons

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:

WILSON, MCNEIL/
WILSON, ANGELA
8409 LONG ACRE DR
MIRAMAR
FL 33025 (NOH-6810)

9590 9402 6921 1104 8005 14

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 7954

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:

WILSON, MCNEIL WILSON, ANGELA
(SOCL-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

9590 9402 6921 1104 9960 88

2. Article Number *(Transfer from service label)*

7020 0640 0000 5909 9791

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

7020 0640 0000 5922 3219

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

OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

7020 0640 0000 5922 3226

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

OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #1
PEMBROKE PARK, FL 33023

7020 0640 0000 5922 3233

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

OCT - 4 2022

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
5511 SW 32 CT #2
PEMBROKE PARK, FL 33023

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

WILSON, MCNEIL WILSON, ANGELA
(HCF-6810)
8409 LONG ACRE DR
MIRAMAR FL 33025

9590 9402 6921 1104 9955 55

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 3219

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

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

1. Article Addressed to:

WILSON, MCNEIL WILSON, ANGELA
F.O 6810
8409 LONG ACRE DR,
MIRAMAR FL 33025

9590 9402 6921 1104 8192 95

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8593

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

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:

WILSON, MCNEIL
F.O 6810
8409 LONG ACRE DRIVE,
MIRAMAR, FL 33025

9590 9402 6921 1104 8192 88

2. Article Number *(Transfer from service label)*

7021 1970 0000 4565 8609

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

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

7021 1970 0000 4565 8593

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
$ 7.33

Postmark Here

Sent To WILSON, MCNEIL WILSON, ANGELA
Street and Ap F.O 6810
City, State, Zi 8409 LONG ACRE DR,
MIRAMAR FL 33025

PS Form 38 ns

7021 1970 0000 4565 8609

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 a
$ 7.33

Postmark Here

USPS HILLCREST STATION STORE MAY 2022 HOLLYWOOD FL 33021

Sent To WILSON, MCNEIL
Street and Apt. F.O 6810
City, State, ZIP+ 8409 LONG ACRE DRIVE,
MIRAMAR, FL 33025

PS Form 3800

7021 1970 0000 4565 8616

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 a
$

Postmark Here

USPS HILLCREST STATION STORE MAY 2022 HOLLYWOOD

Sent To WILSON, MCNEIL WILSON, ANGELA
Street and Apt. F.O 6810
City, State, ZIP+ 5511 SW 32 CT #1-2,
PEMBROKE PARK, FL 33023

PS Form 3800

7021 1970 0000 4565 7954

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 Postag
$ 7.33

Postmark Here

Sent To WILSON, MCNEIL/
WILSON, ANGELA

Street and Ap 8409 LONG ACRE DR

City, State, Z MIRAMAR
FL 33025 (NOH-6810)

PS Form 38 ... ons

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:

WILSON, MCNEIL/
WILSON, ANGELA
8409 LONG ACRE DR
MIRAMAR
FL 33025 (NOH-6810)

9590 9402 6921 1104 8005 14

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7954

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

Hasler FIRST-CLASS MAIL
03/10/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6810

5511 SW 32 CT
Pembroke Park
FL 33023 1-2

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

Hasler FIRST-CLASS MAIL
03/10/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-6810

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5511 SW 32 COURT #1-2, PEMBROKE PARK FL 33023-5303	ID #	5142 30 12 0060
Property Owner	WILSON, MCNEIL WILSON, ANGELA	Millage	0613
		Use	08-02
Mailing Address	8409 LONG ACRE DR MIRAMAR FL 33025		
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 6 BLK 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$12,000	$213,900	$225,900	$225,900	
2022	$12,000	$213,900	$225,900	$220,250	
2021	$12,000	$192,210	$204,210	$200,230	$4,331.61

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$225,900	$225,900	$225,900	$225,900
Portability	0	0	0	0
Assessed/SOH	$225,900	$225,900	$225,900	$225,900
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	$225,900	$225,900	$225,900	$225,900

Sales History

Date	Type	Price	Book/Page or CIN
4/2/2013	WD-Q	$135,000	111440688
2/15/2008	WD-Q	$150,000	45107 / 78
11/26/2003	WD	$126,100	36568 / 1870
7/9/1996	D	$86	25151 / 456
3/13/1996	WD	$50,000	24618 / 785

Land Calculations

Price	Factor	Type
$2.00	6,000	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1960		

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.	)	
	)	
WILSON, MCNEIL WILSON, ANGELA		CASE NO 6810
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 11:27, ON THE 5TH DAY OF OCTOBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen
AFFIANT

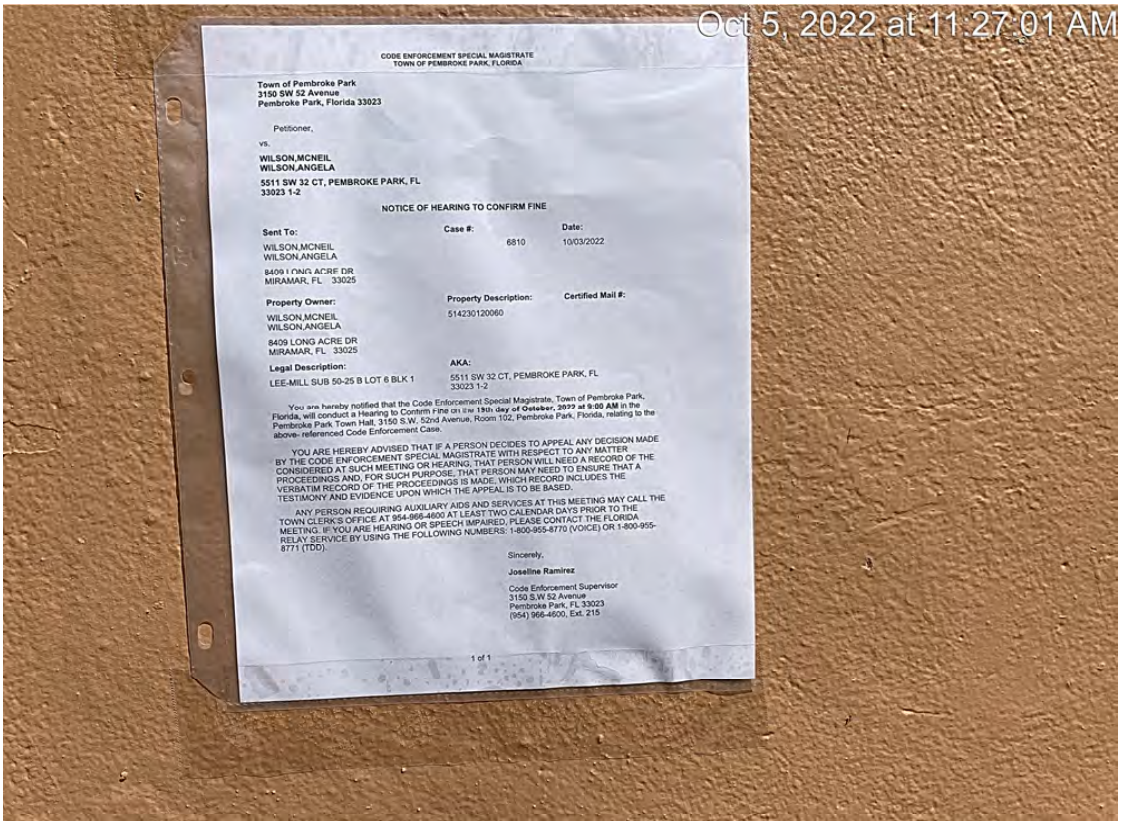
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #: 6810

Date: 10/03/2022

Property Owner:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Property Description:
514230120060

Certified Mail #:

Legal Description:
LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:
5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **13th day of October, 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

1 of 1

Oct 5, 2022 at 11:27:11 AM

Oct 5, 2022 at 11:27:26 AM

Oct 5, 2022 at 11:27:29 AM

Oct 5, 2022 at 11:27:37 AM
WM
WASTE MANAGEMENT

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

WILSON,MCNEIL
WILSON,ANGELA

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	10/03/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 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, FLORIDA, Petitioner, vs. WILSON, MCNEIL WILSON, ANGELA Respondent(s)	))))))	Case No.: 6810

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

PROPERTY OWNER: WILSON, MCNEIL WILSON, ANGELA

FOLIO NO.: 514230120060

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 6 BLK 1

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), 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c), 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE NOTICE OF VIOLATION** issued on May 18, 2022. 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 separate fine of 250.00 per day shall be assessed for each of the above listed violations

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

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

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

Yes ____ No ✓

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
WILSON,MCNEIL WILSON,ANGELA	8409 LONG ACRE DR MIRAMAR, FL 33025	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 6810 **Date Next Inspection** 5/18/2022

Notes

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/9/2022		Notice of Violation	Regular Mail 3/10/22
4/12/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 4/14/22 Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/18/2022
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: 5/18/2022
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: 5/18/2022
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: 5/18/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

WILSON, MCNEIL WILSON, ANGELA CASE NO. 6810.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: WILSON, MCNEIL WILSON, ANGELA AT 3:38 P.M. ON THE 28 DAY OF APRIL 2022.

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

TYPE OF SERVICE

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

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

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

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

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 17 day of May, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

MARACAY AVE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 330083
MY COMM. EXPIRES FEB 17, 2016
BONDED THROUGH NATIONAL NOTARY ASSN.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/12/2022

Sent To:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Case #:

6810

Property Owner:

WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Certified Mail #:

Property Description:

514230120060

Legal Description:

LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:

5511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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 5-105. - 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

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

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 18th day of May, 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

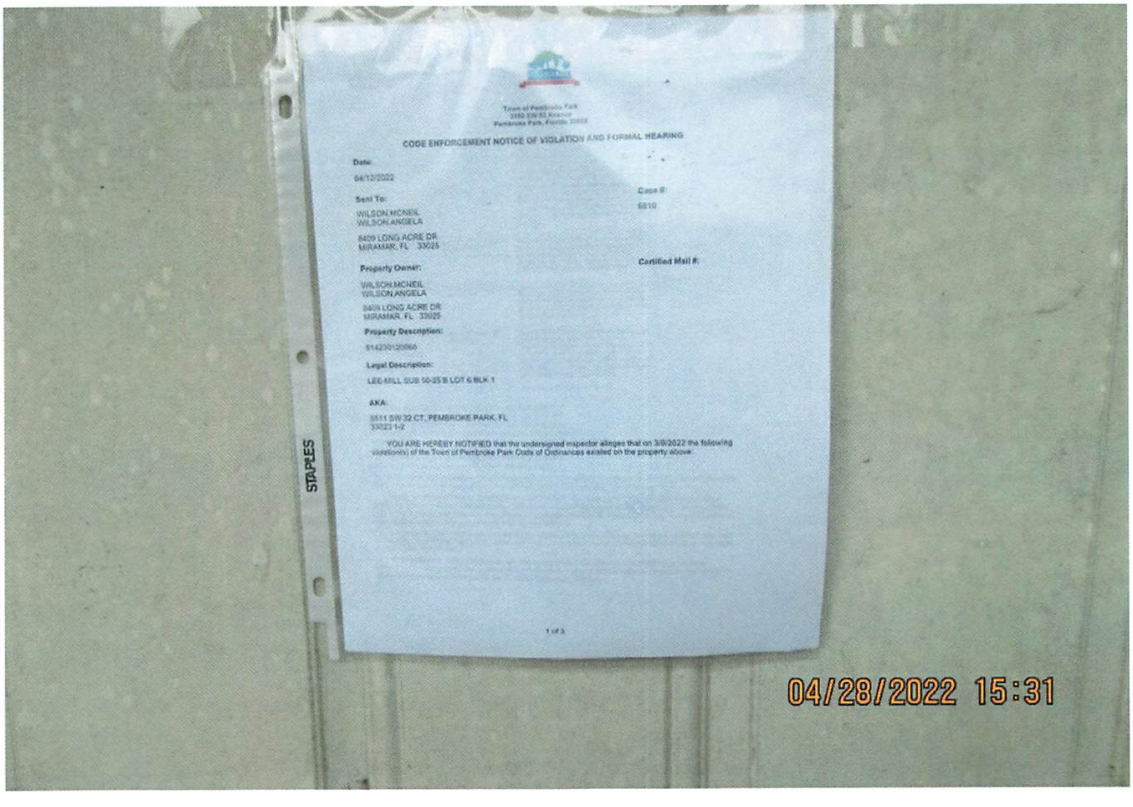
Code Enforcement Officer

Erik Richwagen

4/12/2022

5511
04/28/2022 15:25

5511
04/28/2022 15:25



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
04/12/2022

Case #:
6810

Sent To:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Certified Mail #:

Property Owner:
WILSON,MCNEIL
WILSON,ANGELA

8409 LONG ACRE DR
MIRAMAR, FL 33025

Property Description:
514230120060

Legal Description:
LEE-MILL SUB 50-25 B LOT 6 BLK 1

AKA:
3511 SW 32 CT, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/8/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

STAPLES

04/28/2022 15:31

04/28/2022 15:31

N
04/28/2022 15:32

04/28/2022 15:19

03/03/2022 08:54

5511
03/03/2022 08:55

03/03/2022 08:55

03/03/2022 08:55

03/03/2022 08:55

03/03/2022 08:54

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	6810	03/09/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
WILSON,MCNEIL WILSON,ANGELA 8409 LONG ACRE DR MIRAMAR, FL 33025	514230120060	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 6 BLK 1	5511 SW 32 CT, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

The entire parking lot is in disrepair and requires repair
There is discoloration on the exterior walls of this property
The fence in the backyard is in disrepair and requires repair
To comply with these violations please take the following actions:
1)Acquire plans and inspections for a permit for the Repairs to the parking lot. Contact the building department (954 966-4600 EXT#182)
2)Remove all exterior wall discoloration from this property
3)Repair/Replace the damaged fence in the backyard

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.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHRISTIAN CHEVALIER	142 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

Folio

514229000223

Legal Description

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

Case Status Closed **Case #** 6522

Notes

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/16/2021		Notice of Violation	Regular Mail
7/20/2023		Affidavit of Non-Compliance	Regular Mail
7/20/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail
1/22/2024		Affidavit of Compliance	Hand
1/31/2024	2/21/2024	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.	1/22/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/22/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/22/2024	$9,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$9,900.00**

Town of Pembroke Park

INVOICE

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

DATE: February 20, 2024
INVOICE # 435
FOR:

Case # 6522
CHRISTIAN CHEVALIER
142 W LAKE DRIVE,
PEMBROKE PARK FL 33009

Bill To:

CHRISTIAN CHEVALIER
142 W LAKE DRIVE,
PEMBROKE PARK FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17		
	Final Order 08/16/2023		
1	Admin Fee	$ 100.00	$ 100.00
98	Day(s) of Per Diem from (10/16/2023-01/22/2024)	$ 100.00	$ 9,800.00
	Recommend to Abate Per Diem Fine by 90%		$ 980.00
	$980.00 + $100.00		$ 1,080.00
		Balance	$ 9,900.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHRISTIAN CHEVALIER CASE NO. 6522

Respondent

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

TO BE SERVED: CHRISTIAN CHEVALIER

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 142 W LAKE DRIVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHRISTIAN CHEVALIER AT 11:29 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

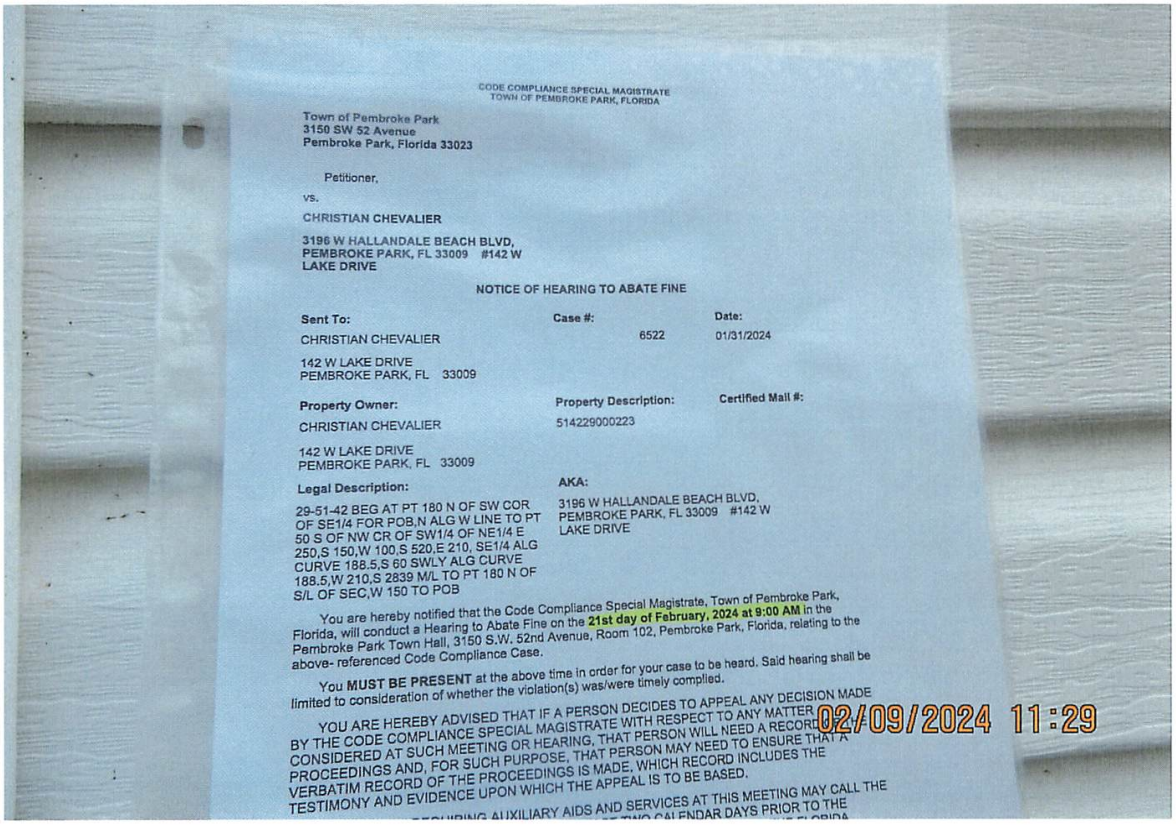
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana Cardona
Signature

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

NOTARY PUBLIC STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHRISTIAN CHEVALIER

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	6522	01/31/2024

Property Owner:	Property Description:	Certified Mail #:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE
TWO CALENDAR DAYS PRIOR TO THE

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHRISTIAN CHEVALIER

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	6522	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: JAN 31, 2024 Phone #: 514-820-8374

Case # 6522 E-mail: CCHRISTIANCHEVALIER@GMAIL.COM

Address of Violation: 142 W LAKE DRIVE

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, CHRISTIAN CHEVALIER (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6522 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Feb. 21st 2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on AUG 16th 2023 imposing the fine of $ 100.- for violation(s) of the Town's Code of Ordinances: AS DETAILED IN CASE 6522, All ISSUES HAS BEEN RESOLVED AND/OR CORRECTED. THERE ARE NO LONGER OUTSTANDING ISSUES.

Brief summary for request: (1) WE NEVER RECEIVED THE LETTER ON 2021 (SEE PROOF #1) (2) ARRIVE IN THE COUNTRY ON NOV 1ST 2023 (SEE PROOF #2 FOR DETAILS) (3) WE ASK TO FORGET THE PENALTY FOR All THE WAITING WE HAD TO DO, OUT OF OUR CONTROL.

CHRISTIAN CHEVALIER
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Christian Chevalier and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 01/31/24.

Notary Public State of Florida: Nazly Dayana CA My Commission expires: Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

PROOF (1)

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

MIAMI FL 330
17 NOV 2021PM 1 L

Hasler
11/16/2021
US POSTAGE $000.53º
FIRST-CLASS IMAG
ZIP 33023
011D10656696

RECEIVED DEC 10 2021

Sent To:
CHRISTIAN CHEVALIER
142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:
6522

Property Owner

33009-600942

NIXIE 331 DE 1 0012/03/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2006-01558-17-42

NOV #6522

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

Hasler

PROOF 2

Date	description
nov 1, 23	arrive in florida and found the letter (july 20th, 23)on the ground in water
nov 2, 23	went to the city and meet with Jean Gustin and he told uas to see Jeffrey Louis
nov 3, 23	went to the city meet Jeffrey , gave us papers to fill for permit
nov 6, 23	went to the city to bring all the papers and he told us it would take a day or two to have an answer
nov, 7,23	no news
nov 8,23	send an email to have some news
nov 9, 23	went to the city and Jeffey say they will let us know went he has news
nov 13, 23	went to the city and still no news
nov 17, 23	send email, to Jean et Jeffrey to have some news
nov 20, 23	saw Jean and Jeffrey and still no news
nov, 27, 23	went to the city and both they told as everything is refused and need to fill new papers and needed a contracter
nov 28, 23	spoke with contracter to help us with all the paper (Donald Simard)
dec 4, 23	contracter went to the city to debate some windows
dec 7, 23	went to the city and brought all the papers filled by contracter
dec 11, 23	send email for some news
dec 19, 23	send email for some news
dec 26, 23	send email for some news
jan 4, 24	contracter call to say they refused, but contracter say to wait a week
jan 22, 24	receved approbation for everything
jan 23, 24	inspector came but hade to come back
jan 24, 24	inpector came for final inspection, and send email to Jean to finalize case 6522
jan 25, 24	jean send email, that we are missing some approbation for shutter ???? witch I reply that Jeffrey told us everyting was ok ????
jan 26, 24	went to the city to finalised ans Jean tell us that we need to fill papers for Petition for mitigation of code compliance fines

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6522
vs.	)	
CHRISTIAN CHEVALIER Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 142 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: CHRISTIAN CHEVALIER

FOLIO NO.: 5142 29 00 0223

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

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of August 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

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

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

EESON, LEIGH
NOH #6522
11201 SW 55TH STREET, BOX 1
MIRAMAR, FL 33025

9590 9402 7581 2098 7739 48

2. Article Number (Transfer from service label)
7022 2410 0001 1497 1492

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

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

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $

Postmark Here
WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

Sent To PEMBROKE PARK LAKES INC
FO #6522
Street and Apt. No., PO BOX 260490
City, State, ZIP+4® PEMBROKE PINES FL 33026

PS Form 3800, Ap

7022 2410 0001 1497 1867

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $

Postmark Here
WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

Sent To CHRISTIAN CHEVALIER
FO #6522
Street and Apt. No 142 W LAKE DRIVE
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0001 1497 1898

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $

Postmark Here
WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

Sent To EESON, LEIGH
FO #6522
Street and Apt. No 11201 SW 55TH STREET, BOX 1
City, State, ZIP+4 MIRAMAR, FL 33025

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

7022 2410 0001 1497 1850

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

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

OFFICIAL USE

Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 8.53
Total Postage and Fees $

Postmark Here
WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

Sent To PEMBROKE PARK LAKES INC
FO #6522
Street and Apt. No., 3196 W HALLANDALE BEACH BOULEVARD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, Ap

7022 2410 0001 1497 1874

7022 2410 0002 7328 3733

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 $

Postmark Here

Postage
$ 8.69
Total Postage and
$

Sent To CHRISTIAN CHEVALIER
Street and Apt. No HAF #6522
City, State, ZIP+4® 142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

7022 2410 0002 7328 3726

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 $

Postmark Here

Postage
$ 8.69
Total Postage and
$

Sent To PEMBROKE PARK LAKES INC
Street and Apt. No., HAF #6522
City, State, ZIP+4® PO BOX 260490
PEMBROKE PINES FL 33026

PS Form 3800, Apr

7022 2410 0002 7328 3719

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 $

Postmark Here

Postage
$ 8.69
Total Postage and
$

Sent To PEMBROKE PARK LAKES INC
Street and Apt. No HAF #6522
City, State, ZIP+4® 3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

PS Form 3800, A

HILLCREST POSTAL STORE
JAN 31 2024
HOLLYWOOD FL 33021

9589 0710 5270 0673 4060 69

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 $

Postmark Here

Postage
$ 8.69
Total Postage and
$

Sent To EESON, LEIGH
Street and Apt. No. HAF #6522
City, State, ZIP+4® 11201 SW 55TH STREET, BOX 1
MIRAMAR, FL 33025

PS Form 3800, Ja

HILLCREST POSTAL STORE
JAN 31 2024
HOLLYWOOD FL 33021

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHRISTIAN CHEVALIER CASE NO. 6522

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHRISTIAN CHEVALIER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 142 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: CHRISTIAN CHEVALIER AT 12:37 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

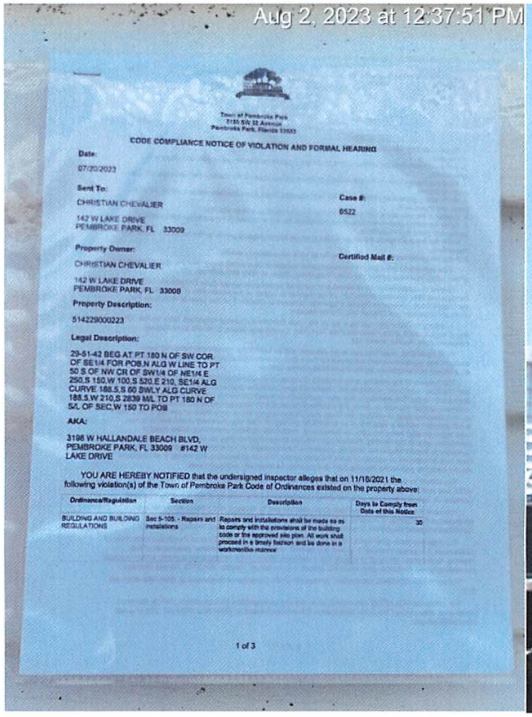
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Town of Pembroke Park
3150 SW 22 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/20/2023

Case #:
8522

Sent To:
CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Legal Description:

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

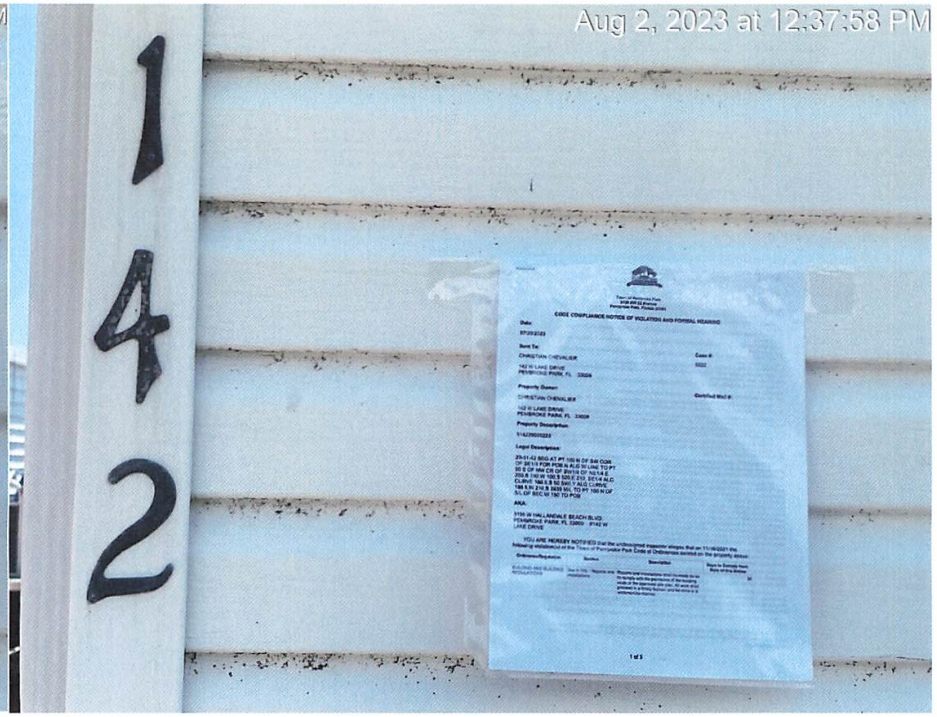
AKA:

3198 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

6522

Property Owner:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 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. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/20/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CHRISTIAN CHEVALIER

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

Respondent(s)

Case #:

6522

On 7/20/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	CHRISTIAN CHEVALIER
Address:	142 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2023

Notes/Means of Correction:

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections. Not Corrected.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections. Not Corrected.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections. Not Corrected.
4. The sliding glass door at the side of the m/h with rails was done without a permit. Obtain a permit with plans for permits and inspections. Not Corrected.
5. Shutter at the side of the m/h, remove shutter (blocking a door opening). The mobile home is vacant and shutters are up for safety. Corrected.
6. The sliding glass at the side of the m/h where the a/c is located was done without a permit. Obtain a permit with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/20/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jul 18, 2023 at 11:23:36 AM
142

Jul 18, 2023 at 11:23:50 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	6522	11/16/2021

Property Owner:	Property Description:	Certified Mail #:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 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/Means of Correction:

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

Hasler
11/16/2021
US POSTAGE $

Sent To:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

6522

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

* 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	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
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	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

Changed: 08/05/2021

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 08/05/2021

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK

1701 W HILLSBORO BLVD,
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD.
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	02/11/2021
2021	08/05/2021

Document Images

08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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

Sent To:	**Case #:**	**Date:**
CHRISTIAN CHEVALIER	6522	11/16/2021 12:00:00 AM
142 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**
CHRISTIAN CHEVALIER	514229000223
142 W LAKE DRIVE PEMBROKE PARK, FL 33009	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

Mailing Purposes Only

11/12/2021 00:20

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11/12/2021 00:20

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

MIAMI FL 330
17 NOV 2021PM 1 L

Hasler
11/16/2021
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

RECEIVED DEC 10 2021

Sent To:
CHRISTIAN CHEVALIER
142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:
6522

Property Owner:

NSN
33009-600942
33023>5413

NIXIE 331 DE 1 0012/08/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2006-01558-17-42

NOV #6522

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

Hasler FIRST CLASS MAIL
11/16/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pembroke Park lakes Inc
P.O. Box
260490
Pembroke Pines
FL
33026

NOV #6522

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

Hasler FIRST CLASS MAIL
11/16/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pembroke Park lakes Inc
1279 W Palmetto Park RD
3385
Boca Raton
FL
33427

7022 2410 0001 1497 1515

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 $ 7.85

Total Postage and Fe $

Sent To: PEMBROKE PARK LAKES INC
NOH #6522

Street and Apt. No.: 3196 W HALLANDALE BEACH BOULEVARD,

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL

Postmark Here

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

7022 2410 0001 1497 1492

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee $

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

Postage $ 7.85

Total Postage and $

Sent To: EESON, LEIGH
NOH #6522

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

City, State, ZIP+4®: MIRAMAR, FL 33025

WEST HOLLYWOOD HILLS JUL 21 2022 WOOD FL 3302

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 1508

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 $ 7.85

Total Postage and $

Sent To: PEMBROKE PARK LAKES INC
NOH #6522

Street and Apt. No.: PO BOX 260490

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 3302

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 1485

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 $ 7.85

Total Postage ar $

Sent To: CHRISTIAN CHEVALIER
NOH #6522

Street and Apt. N: 142 W LAKE DRIVE

City, State, ZIP+: PEMBROKE PARK, FL 33009

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
NOH #6522
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 7581 2098 7739 55

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Rosa Del Riego
C. Date of Delivery: 07/31/23

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK 31ST CORP	1812 SW 31 AVE HALLANDALE BEACH FL 33009 PEMBROKE PARK, FL 33009	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1985 S PARK ROAD #1, PEMBROKE PARK FL 33009

Folio

514220030042

Legal Description

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

Case Status Closed **Case #** 7152

Notes Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/27/2022		Notice of Violation	Regular Mail
7/19/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
12/18/2023		Affidavit of Compliance	Regular Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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...	12/18/2023

Fines

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARK 31ST CORP CASE NO. 7152

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK 31ST CORP

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 1975 S PARK RD, Unit #1, PEMBROKE PARK, FL 33009 .

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK 31ST CORP 12:03 P.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK 31ST CORP

1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	7152	01/31/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	514220030042	

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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

02/09/2024 12:03

Sincerely,

Joseline Ramirez

Code Compliance Supervisor

Town of Pembroke Park

INVOICE

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

DATE: February 20, 2024
INVOICE # 435
FOR:

Case # 7152
PARK 31ST CORP
1985 S PARK ROAD #1,
PEMBROKE PARK FL 33009

Bill To:

PARK 31ST CORP
1985 S PARK ROAD #1,
PEMBROKE PARK FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-22		
	Final Order 08/17/2022		
1	Admin Fee	$ 100.00	$ 100.00
428	Day(s) of Per Diem from (10/16/2022-12/18/2023)	$ 100.00	$ 42,800.00
	Recommend to Abate Per Diem Fine by 85%		$ 6,420.00
	$6,420.00 + $100.00		$ 6,520.00
		Balance	$ 42,900.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARK 31ST CORP

1975 S PARK RD, PEMBROKE PARK, FL
33009 #1

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARK 31ST CORP	7152	01/31/2024
1985 S PARK RD #1 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARK 31ST CORP	514220030042	
1985 S PARK RD #1 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

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Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 01.10.2024 Phone #: 203-917-9665

Case # 7152 E-mail: AdelmodeJesus@Alloywheel.com

Address of Violation: 1985 S Park Rd Unit # 1

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Adelmo de Jesus (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7152 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 02.21.2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 10/16/2022 imposing the fine of $ 50.00 DAILY for violation(s)of the Town's Code of Ordinances: Sec 15-22

Brief summary for request: The process too longer the expected to be completed, we would like to review the total final amount and see the possible to lower down the cost to finish the case.

Adelmo V. de Jesus
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Adelmo de Jesus and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 01/10/2024.

Notary Public State of Florida: Nazly Cardona My Commission expires: Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

7020 0640 0000 5918 5043

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total P
$

Sent To
Street
City, St

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022 Postmark Here
BOYNTON BEACH FL
33437-USPS

KELSEY, ANGELA M
(FO-7152,7153)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

PS Form ... ructions

7020 0640 0000 5918 5050

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

Postage
$

Total P
$

Sent To
Street
City, St

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
AUG 18 2022 Postmark Here
BOYNTON BEACH FL
33437-USPS

PARK 31ST CORP
(FO-7152,7153)
1812 SW 31 AVE
HALLANDALE BEACH FL 33009-2024

PS Form ... ructions

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:

PARK 31ST CORP
(FO-7152,7153)
1812 SW 31 AVE
HALLANDALE BEACH FL 33009-2024

9590 9402 6921 1104 8190 80

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5050

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* DRINUS CHATRAVICIUS
C. Date of Delivery 8/22/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

STAFFORD, DONNA
(FO-7154)
3740 SW 47 AVE
WEST PARK, FL 33023

9590 9402 6921 1104 8189 53

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5180

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 8/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

9589 0710 5270 0673 4059 01

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

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

Postage
$ 8.69

Total Postage and Fees
$

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

Postmark Here

HILLCREST POSTAL STORE
JAN 31 2024
HOLLYWOOD FL

Kelsey Angela M

PARK 31ST CORP
HAF #7152
1812 SW 31 AVE
HALLANDALE BEACH FL 33009

PS Form 3800, January 2023

9589 0710 5270 0673 4059 18

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

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

Postage
$ 8.69

Total Postage and Fees
$

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

Postmark Here

CREST POSTAL STORE
JAN 31 2024
HOLLYWOOD FL 33

PARK 31ST CORP
HAF #7152
1985 S PARK RD #1,
PEMBROKE PARK, FL 33009

PS Form 3800, Ja

7021 0350 0000 2802 3948

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
$

JUL 21 2022 Postmark Here

Sent To PARK 31ST CORP
(NOH-7152)
Street and Apt. 1975-1985 S PARK RD #1
City, State, ZIP PEMBROKE PARK FL 33009

PS Form 380

7021 0350 0000 2802 3955

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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
$

JUL 21 2022 Postmark Here

Sent To KELSEY, ANGELA M
(NOH-7152)
Street and Apt. 1812 SW 31ST AVENUE
City, State, ZIP PEMBROKE PARK, FL 33009

PS Form 380

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:

KELSEY, ANGELA M
(NOH-7152)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8178 95

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3955

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

KELSEY, ANGELA M
(FO-7152,7153)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8190 97

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 5043

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
ODIOUS CHATKANIOS 8/22/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PARK 31ST CORP Respondent(s)	)))))))	Case No.: 7152

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #1

PROPERTY OWNER: PARK 31ST CORP

FOLIO NO.: 514220030042

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

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) 15-22. 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) 15-22. **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

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

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

Yes ✓ No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 3948

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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
$

JUL 21 2022

Postmark Here

Sent To PARK 31ST CORP
(NOH-7152)
Street and Apt. 1975-1985 S PARK RD #1
City, State, ZIP PEMBROKE PARK FL 33009

PS Form 380

7021 0350 0000 2802 3955

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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
$

JUL 21 2022

Postmark Here

Sent To KELSEY, ANGELA M
(NOH-7152)
Street and Apt. 1812 SW 31ST AVENUE
City, State, ZIP PEMBROKE PARK, FL 33009

PS Form 380

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.
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1. Article Addressed to:

KELSEY, ANGELA M
(NOH-7152)
1812 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8178 95

2. Article Number *(Transfer from service label)*

7021 0350 0000 2802 3955

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PARK 31ST CORP		CASE NO. 7152
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #1

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1975-1985 S PARK RD, PEMBROKE PARK, FL 33009 #1

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PARK 31ST CORP AT 10:15 A.M. ON THE 22 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

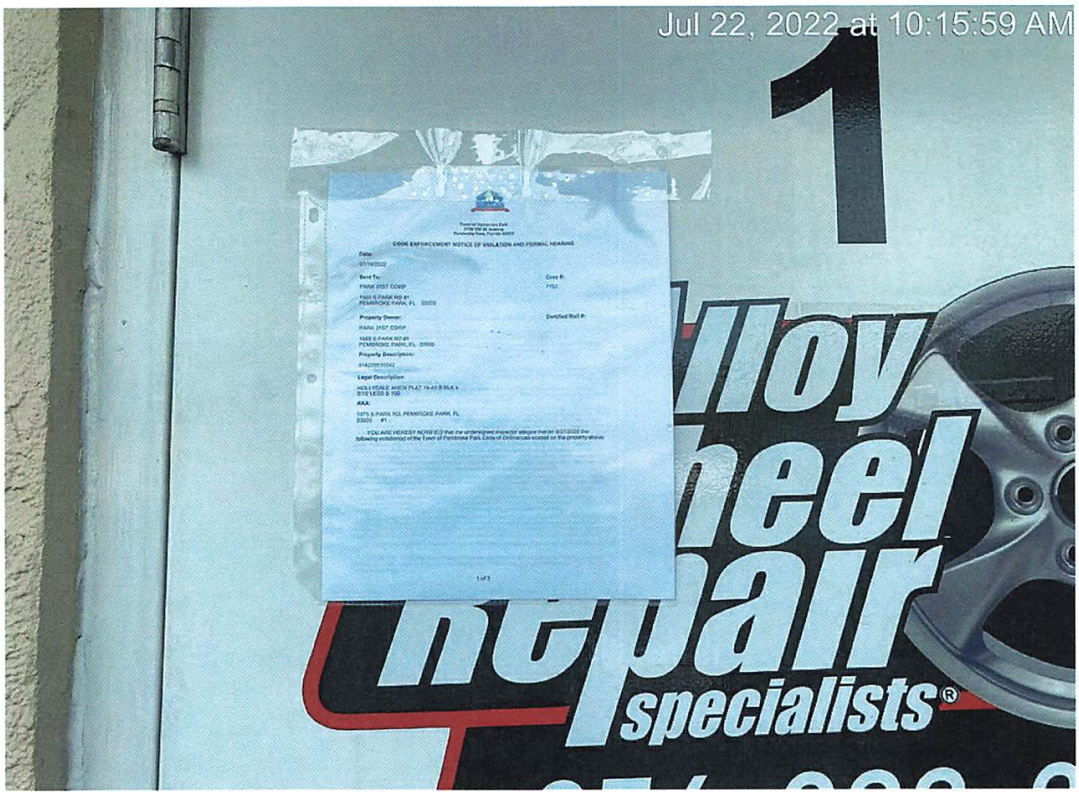
Erik Richwagen
AFFIANT

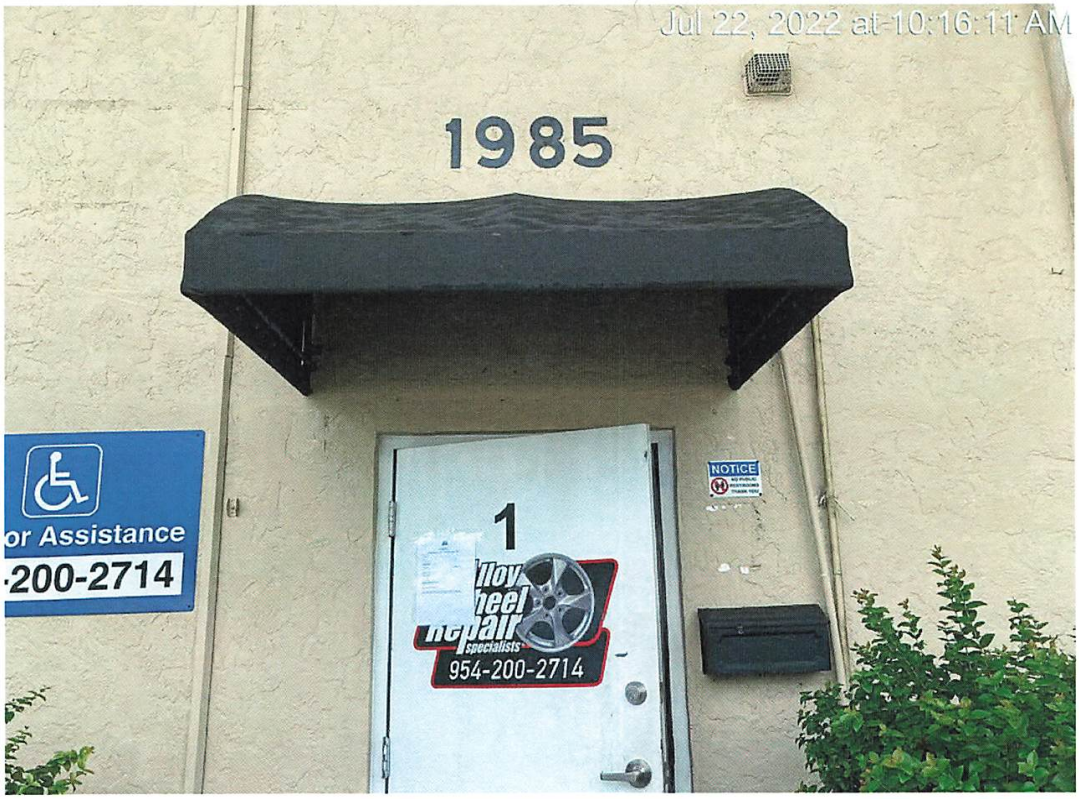
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 16 day of August 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Jul 22, 2022 at 10:15:59 AM
1
specialists®


Jul 22, 2022 at 10:16:11 AM
1985
or Assistance
-200-2714
1
954-200-2714
NOTICE

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2022

Sent To:

PARK 31ST CORP

1985 S PARK RD #1
PEMBROKE PARK, FL 33009

Case #:

7152

Property Owner:

PARK 31ST CORP

1985 S PARK RD #1
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 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
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...	31

Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 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

Erik Richwagen

7/19/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	7152	05/27/2022

Property Owner:	Property Description:	Certified Mail #:
PARK 31ST CORP 1985 S PARK RD #1 PEMBROKE PARK, FL 33009	514220030042	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S1/2 LESS S 100	1975 S PARK RD, PEMBROKE PARK, FL 33009 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/27/2022 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
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...	31

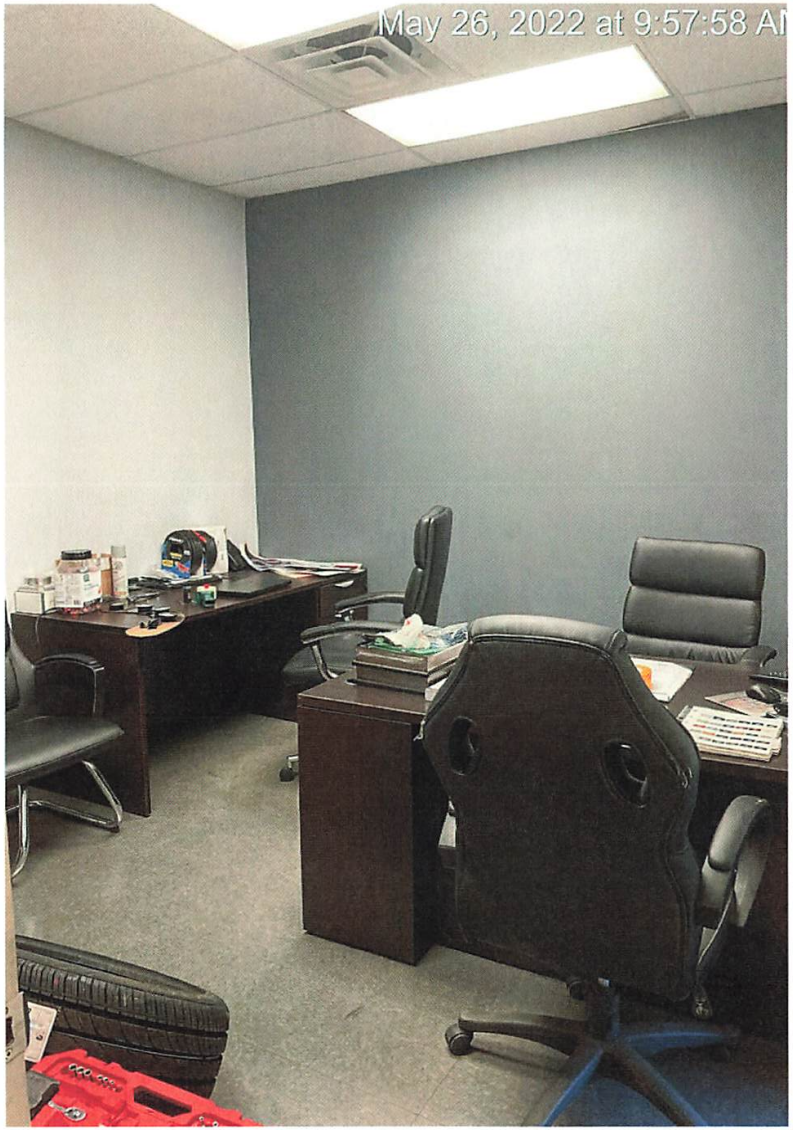
Notes/Means of Correction:

Building 1985 bay 1 is operating without a business tax receipt. Obtain a business tax receipt in order to operate

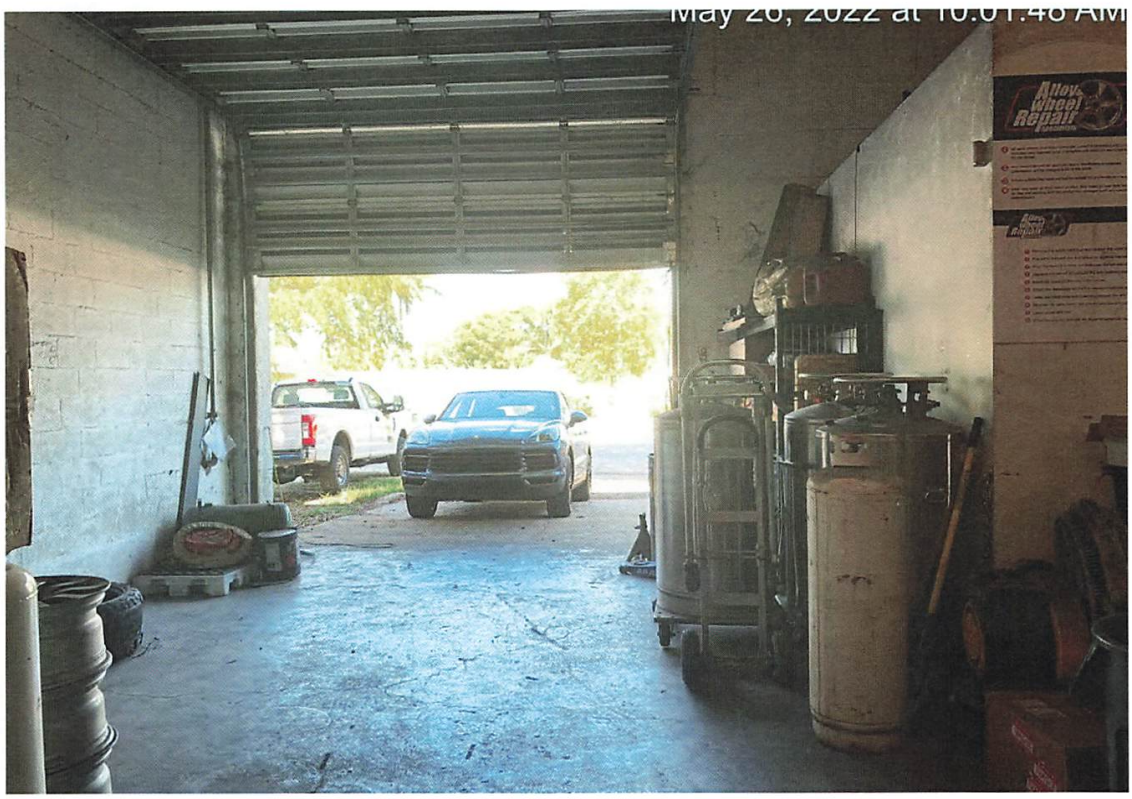
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.

Erik Richwagen
Code Enforcement Officer


May 26, 2022 at 9:57:58 AM

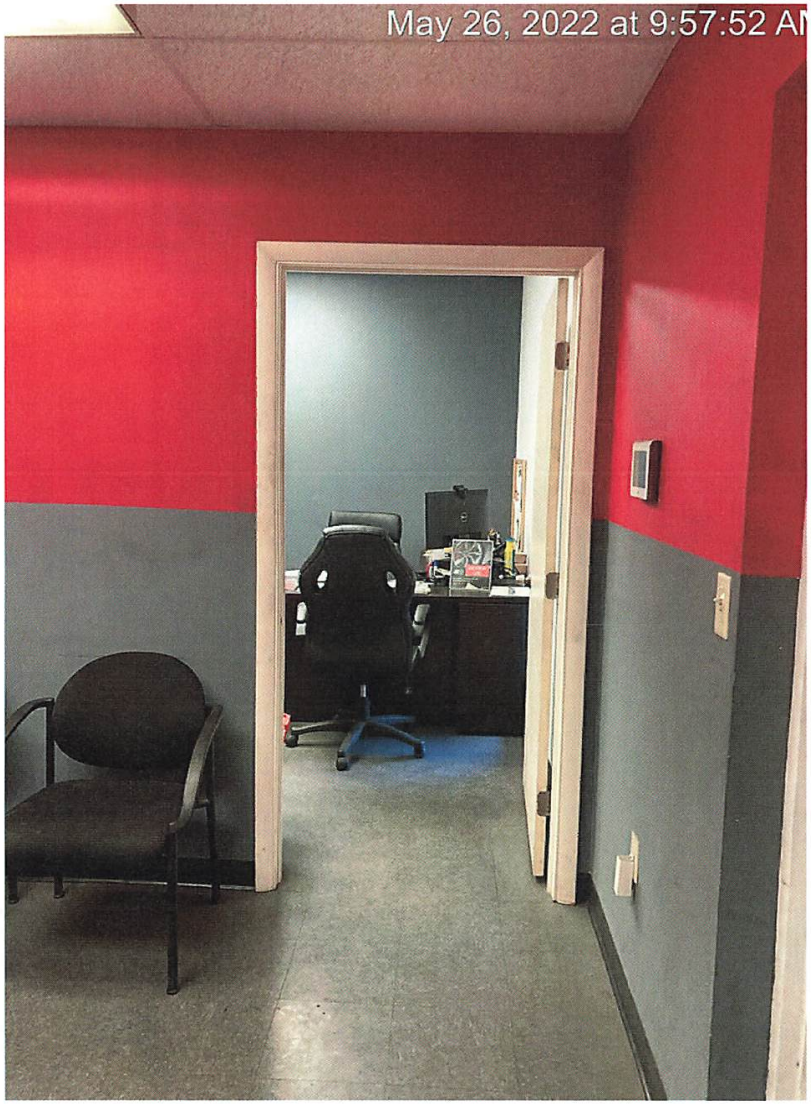
May 26, 2022 at 9:58:03 AM


May 26, 2022 at 10:01:48 AM
Alloy Wheel Repair

May 26, 2022 at 10:01:52 AM
Alloy Wheel Repair
Check-in Process
Check-out Process
Dismounting & Labeling
Mount & Balance

May 26, 2022 at 10:02:10 AM
Polishing

May 26, 2022 at 9:56:42 AM
Alloy Wheel Repair Specialists
954.200.2714
1985
1
Alloy Wheel Repair Specialists
954-200-2714
Assistance
00-2714


May 26, 2022 at 9:57:52 AM

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	48-01

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

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

* 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	$4,143,770	$4,565,460	$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	$4,565,460	$4,565,460	$4,565,460	$4,565,460
Portability	0	0	0	0
Assessed/SOH	$3,768,490	$4,565,460	$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	$4,565,460	$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	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	60,241	SF
Adj. Bldg. S.F. (Card, Sketch)		37960
Eff./Act. Year Built: 1975/1974		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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
2020	03/31/2020
2021	02/05/2021
2022	03/22/2022

Document Images

03/22/2022 -- ANNUAL REPORT	View image in PDF format
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

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

NoV-7152

Kelsey, Angela M
1812 SW 31ST Avenue
Pembroke Park, FL 33009

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

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

NoV-7152

Hasler FIRST CLASS MAIL
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
PARK 31ST CORP
1985 S PARK RD #1
PEMBROKE PARK, FL 33009

Case #
7152

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

NOV-7152

Park 31ST Corp
1975 S Park Road
Pembroke Park, FL 33009

Hasler
06/01/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Folio

514230180270

Legal Description

TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

Case Status Closed **Case #** 7745

Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/24/2022		Notice of Violation	Certified Mail
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail Hand
4/10/2023		Affidavit of Non-Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2023	6/21/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
9/6/2023		Affidavit of Non-Compliance	Hand
10/19/2023		Affidavit of Compliance	Regular Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/10/2023
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.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10/19/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10/19/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	10/19/2023	$69,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$69,350.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$69,350.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7745

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:22 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

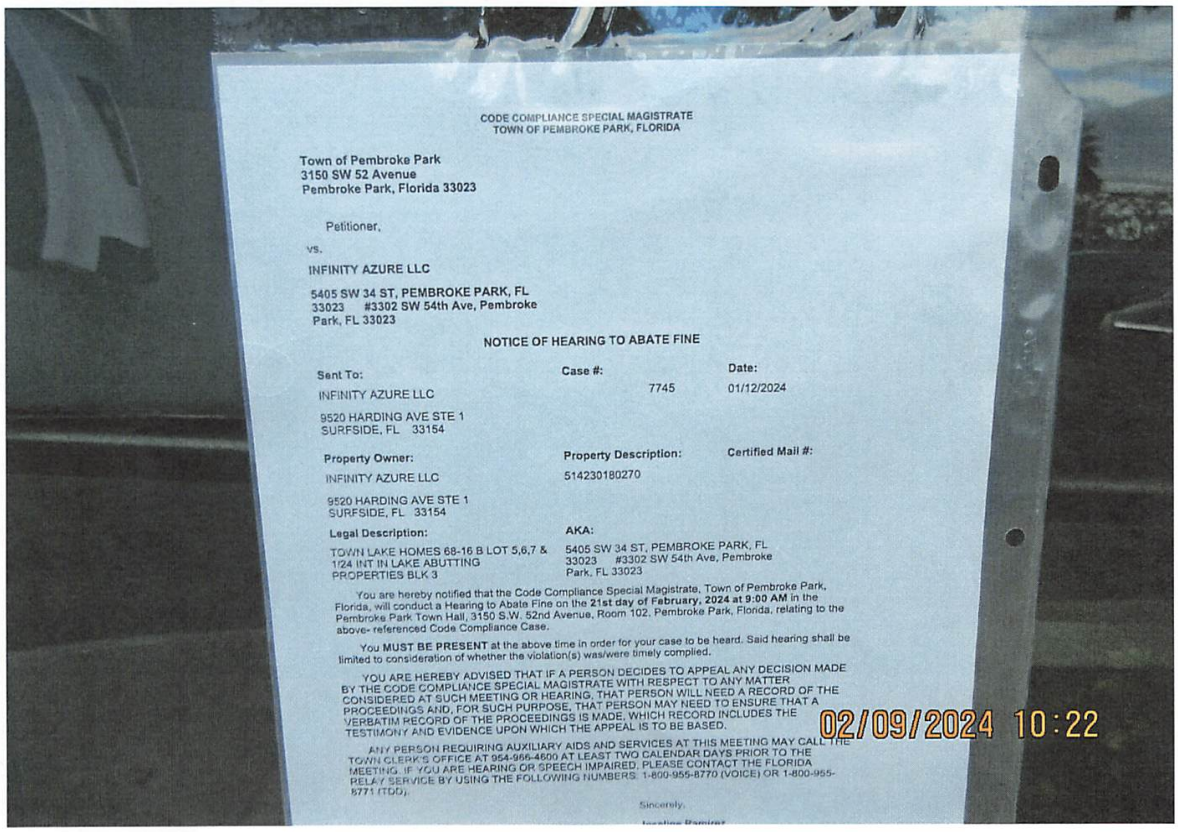
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7745	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180270	

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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

Sincerely,

Jocelyne Ramirez

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

INVOICE

DATE: February 20, 2024
INVOICE # 435
FOR:

Case # 7745
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

Bill To:

INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(d)(g); 5-105 and 5-17		
	Final Order 11/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
277	Day(s) of Per Diem from (1/15/2023-10/19/2023)	$ 250.00	$ 69,250.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 10,387.50
	$10,387.50 + $100.00 + $48.50 + $8.50		$ 10,544.50
		Balance	$ 69,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7745	01/12/2024
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230180270	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

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Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: ~~12/04/23~~ 01/10/24

Phone #: 954-983-7050

Case # 7745

E-mail: azuremanager@infinitybh.com

Address of Violation: 3302 SW 54th Ave Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Mariah Cruz (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7745 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 02/21/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 11/16/22 imposing the fine of $69,350.00 for violation(s)of the Town's Code of Ordinances: 5-103 (a) (b) (d) (g) ; 5-105 ; 5-17

Brief summary for request: Time in between inspections, Changes in management

Mariah Cruz
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Mariah Cruz and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 01/10/24.

Notary Public State of Florida: Nazly Dayana CA My Commission expires: Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

INFINITY AZURE LLC
Respondent(s)

The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

Case No.: 7745

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of June 23.

Dated at Pembroke Park, Broward County, Florida, on this 21 day of September 2023

By:

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on November 16th, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

1. The Special Magistrate entered a Final Order on November 16th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 16th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on November 16th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$39,350.00** (THIRTY NINE THOUSAND THREE HUNDRED AND FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

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

TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

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 Andre McKenney, 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: June 21, 2023.

Nazly Dayana Cardona
Notary Public, state of Florida

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7745
vs.	)	
INFINITY AZURE LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

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)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK

Harry Hiplet, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 5599

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 $

Postmark Here

Postage
$ 9.23.

Total Postage and F
$

Sent To INFINITY AZURE LLC /GOLDFARB, IGHAL

Street and Apt. No., HCF #7745, #7750, #8079, #7958, #8076 NOH #8438

City, State, ZIP+4® 9520 HARDING AVE STE 1 SURFSIDE, FL 33154

PS Form 3800, April 2016

7022 2410 0001 1497 5674

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

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$ 7.85

Total Postage and
$

Sent To INFINITY AZURE LLC

Street and Apt. No., HCF #7745

City, State, ZIP+4® 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

PS Form 3800, Ap

7022 2410 0001 1497 5667

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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 $

Postmark Here

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Total Postage an
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Sent To INFINITY AZURE LLC

Street and Apt. N HCF #7745

City, State, ZIP+4 5405 SW 34 ST, PEMBROKE PARK, FL 33023

PS Form 3800, A

7020 0640 0000 5918 6804

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

Postmark Here
JOG ROAD STATION
BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

INFINITY AZURE LLC, GOLDFARB, IGHAL
F.O. #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

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

7020 0640 0000 5918 6811

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CERTIFIED MAIL® RECEIPT
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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Street and Apt. N
City, State, ZIP+

Postmark Here
JOG ROAD
BOYNTON BEACH FL
NOV 18 2022
33437-USPS

INFINITY AZURE LLC
F.O. #7745
3302 SW 54TH AVE
PEMBROKE PARK FL 33023

PS Form 3800,

7020 0640 0000 5918 6835

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

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OFFICIAL USE

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

Postage
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Total Postage ar
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Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
JOG ROAD STATION
BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

INFINITY AZURE LLC
F.O.#7745
5405 SW 34 STREET,
PEMBROKE PARK FL 33023

PS Form 3800, See Reverse for Instructions

7022 2410 0001 1497 6251

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

Postmark Here
USPS HILLCREST POSTAL STORE
JUN 23 2023
HOLLYWOOD FL 33021

INFINITY AZURE LLC
GOLDFARB, IGHAL
FO #3938 SOCL #8079, #8076, #7958, #7750, #7745
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800, Ap

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.

INFINITY AZURE LLC/ GOLDFARB, IGHAL
F.O. #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 4729 8344 1614 29

7020 0640 0000 5918 6804

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
☐ Registered Mail Restricted Delivery (over $500)
☐ Priority Ma
☐ Registered
☐ Registered Delivery
☐ Return Rec Merchandis
☐ Signature C
☐ Signature C Restricted D

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

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.

INFINITY AZURE LLC
F.O. #7745
3302 [illegible]TH AVE
PEMBROKE PARK FL 33023

9590 9402 4729 8344 1614 12

7020 0640 0000 5918 6811

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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:

INFINITY AZURE LLC /GOLDFARB, IGHAL
HCF #7745, #7750, #8079, #7958,
#8076 NOH #8438
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 7581 2098 7751 33

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 5599

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC		CASE NO. 7745
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:50 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

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

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

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

6/13/23

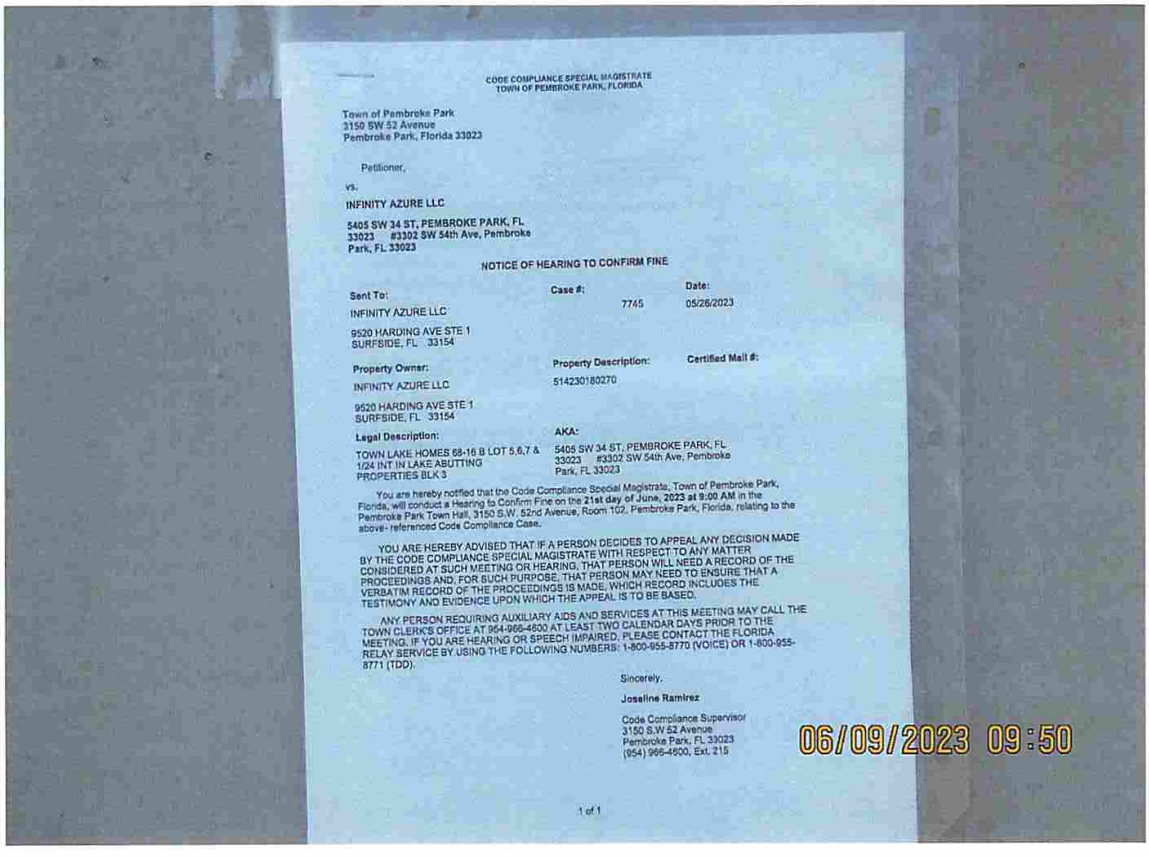
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of June, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7745	05/26/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180270	
Legal Description:	**AKA:**	
TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

Town of Pembroke Park

INVOICE

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

DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 7745
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

Bill To:

INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(d)(g); 5-105 and 5-17		
	Final Order 11/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
157	Day(s) of Per Diem from (1/15/2023-06/21/2023)	$ 250.00	$ 39,250.00
		Balance	$ 39,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7745	05/26/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180270	

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Respondent(s)

Case #:

7745

On 4/10/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230180270
Site Address:	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023
Legal Description:	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/10/2023
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.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/10/2023

Notes/Means of Correction:

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections. Permit #23351095-0 as of 1/11/2023; Permit #23351553-0 as of 03/22/23.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections. No permit found in system. In-complete.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave. Completed as 04/27/2023
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Ceiling leak repaired as of 03/08/2023.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

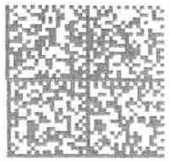
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/10/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



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FIRST-CLASS MAIL
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04/10/2023 ZIP 33023
043M30245597
US POSTAGE

AONC

Sent To:

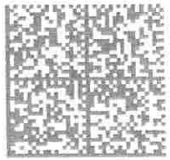
INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

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



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FIRST-CLASS MAIL
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04/10/2023 ZIP 33023
043M30245597
US POSTAGE

GOLDFARB, IGHAL
AONC#7745
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

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

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FIRST-CLASS MAIL
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04/10/2023 ZIP 33023
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US POSTAGE

INFINITY AZURE LLC
AONC #7745
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

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

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FIRST-CLASS MAIL
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04/10/2023 ZIP 33023
043M30245597
US POSTAGE

INFINITY AZURE LLC
AONC #7745
5405 SW 34 ST,
PEMBROKE PARK, FL 33023

7022 2410 0001 1497 5599

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.23.

Total Postage and F
$

Sent To INFINITY AZURE LLC /GOLDFARB, IGHAL

Street and Apt. No., HCF #7745, #7750, #8079, #7958, #8076 NOH #8438

City, State, ZIP+4® 9520 HARDING AVE STE 1 SURFSIDE, FL 33154

Postmark Here

PS Form 3800, April 2015

7022 2410 0001 1497 5674

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To INFINITY AZURE LLC

Street and Apt. No., HCF #7745

City, State, ZIP+4® 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 5667

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
$ 7.85

Total Postage an
$

Sent To INFINITY AZURE LLC

Street and Apt. N HCF #7745

City, State, ZIP+4 5405 SW 34 ST, PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, A

7020 0640 0000 5918 6804

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

JOG ROAD STATION BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

INFINITY AZURE LLC/GOLDFARB, IGHAL
F.O. #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

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

7020 0640 0000 5918 6811

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
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Total Postage ar
$ 7.82
Sent To
Street and Apt. N
City, State, ZIP+

JOG ROAD STATION BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

INFINITY AZURE LLC
F.O. #7745
3302 SW 54TH AVE
PEMBROKE PARK FL 33023

PS Form 3800,

7020 0640 0000 5918 6835

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 ar
$ 7.82
Sent To
Street and Apt. N
City, State, ZIP+

JOG ROAD STATION BOYNTON BEACH BLVD
NOV 18 2022
Postmark Here
BOYNTON BEACH FL
33437-USPS

INFINITY AZURE LLC
F.O.#7745
5405 SW 34 STREET,
PEMBROKE PARK FL 33023

PS Form 3800, 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.

INFINITY AZURE LLC/ GOLDFARB, IGHAL
F.O. #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 4729 8344 1614 29

7020 0640 0000 5918 6804

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
☐ Registered Mail Restricted Delivery (over $500)
☐ Registered
☐ Registered Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted D

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

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.

INFINITY AZURE LLC
F.O. #7745
3302 54TH AVE
PEMBROKE PARK FL 33023

9590 9402 4729 8344 1614 12

7020 0640 0000 5918 6811

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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:

INFINITY AZURE LLC /GOLDFARB, IGHAL
HCF #7745, #7750, #8079, #7958,
#8076 NOH #8438
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 7581 2098 7751 33

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 5599

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7745
vs.	)	
INFINITY AZURE LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

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)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Legal Description

Case Status Open **Case #** 7745 **Date Next Inspection** 11/16/2022

Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/24/2022		Notice of Violation	Certified Mail 10/27/22
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 11/16/2022
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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
INFINITY AZURE LLC	CASE NO. 7745
Respondent	

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

TO BE SERVED: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:21 A.M. ON THE 7 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

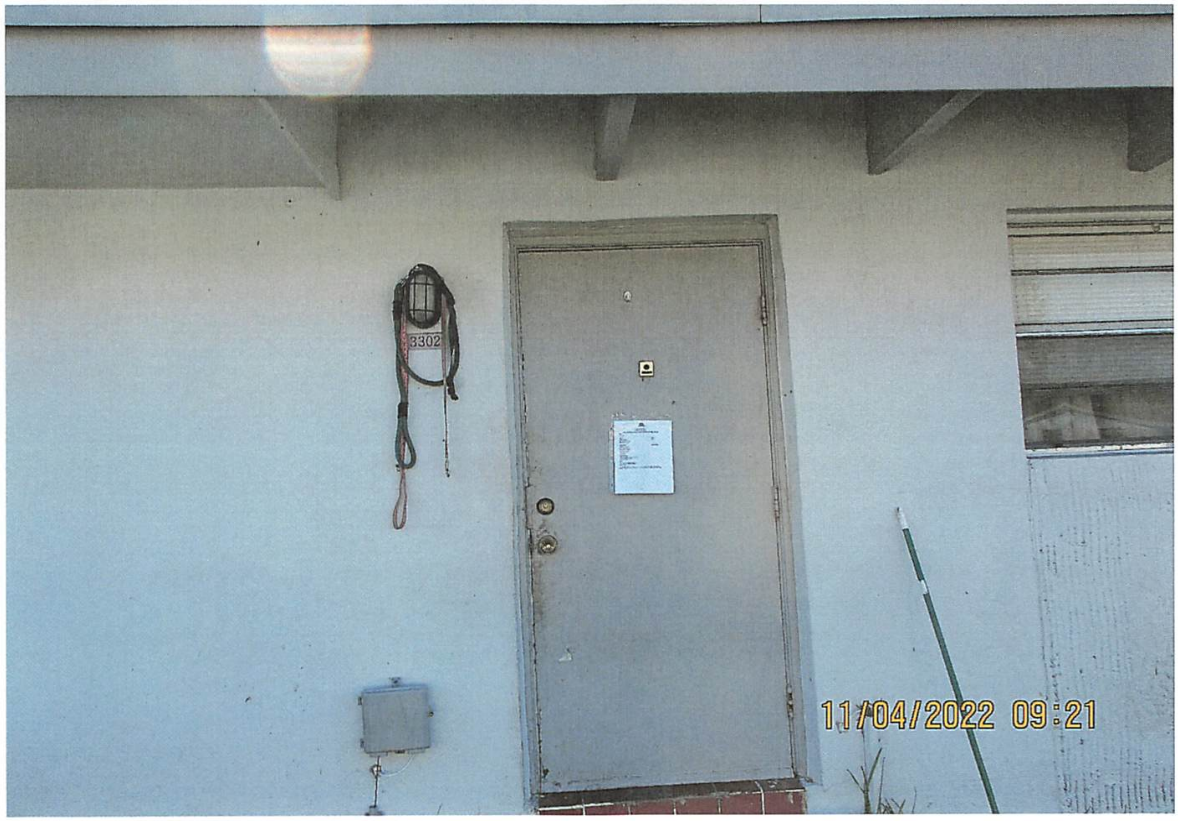
AFFIANT

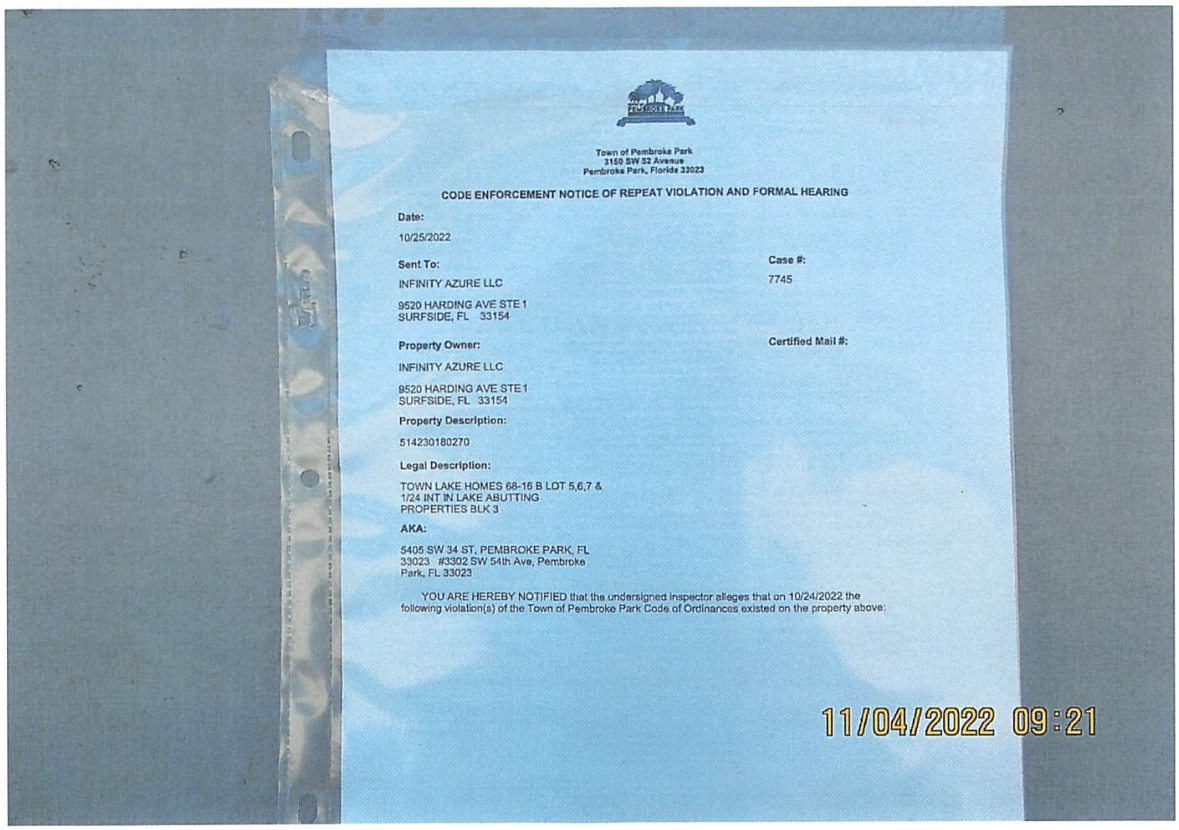
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Personally Known 0 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:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

11/04/2022 09:21

7020 0090 0001 3495 9713

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
$ 7.82
Total Postage and F
$

Postmark Here

OCT 27 2022

Sent To INFINITY AZURE LLC/ GOLDFARB, IGHAL
Street and Apt. No., NOH #7745, #7750
City, State, ZIP+4® 9520 HARDING AVE STE 1 SURFSIDE FL 33154

PS Form 3800, Ap

7020 0090 0001 3495 9737

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
$ 7.82
Total Postage and Fe
$

Postmark Here

OCT 27 2022

Sent To INFINITY AZURE LLC NOH#7745
Street and Apt. No., 5405 SW 34 STREET,
City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, Apr

7020 0090 0001 3495 9720

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
$ 7.82
Total Postage and Fe
$

Postmark Here

OCT 27 2022

Sent To INFINITY AZURE LLC NOH #7745
Street and Apt. No., o 3302 SW 54TH AVE
City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, Apr

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:

INFINITY AZURE LLC/ GOLDFARB, IGHAL
NOH #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 6921 1104 9668 21

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9713

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent
☑ Agent
☐ Addressee

B. Received by (Printed Name)
Agent

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

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:

INFINITY AZURE LLC
NOH #7745
3302 SW 54TH AVE
PEMBROKE PARK FL 33023

9590 9402 6921 1104 9668 14

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9720

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
10-29

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7393
vs.	)	
INFINITY AZURE LLC Respondent(s)	)	

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

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

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona

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

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	23
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.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	23
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.	23

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)	23

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

10/25/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5405 SW 34 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0270
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01

Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	$139,110	$4,176,950	$4,316,060	$4,316,060	
2022	$139,110	$4,176,950	$4,316,060	$4,316,060	
2021	$139,110	$1,956,600	$2,095,710	$2,095,710	$45,067.39

2023 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,316,060	$4,316,060	$4,316,060	$4,316,060
Portability	0	0	0	0
Assessed/SOH	$4,316,060	$4,316,060	$4,316,060	$4,316,060
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	$4,316,060	$4,316,060	$4,316,060	$4,316,060

Sales History

Date	Type	Price	Book/Page or CIN
5/24/2021	SW*-D	$31,750,000	117307491
1/30/2018	QC*-T	$100	114868624
2/1/1974	WD*	$3,350,000	5625 / 754

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	69,553	SF
Adj. Bldg. S.F. (Card, Sketch)		28105
Units		36
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

03/17/2022 -- ANNUAL REPORT	View image in PDF format
03/19/2021 -- 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
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

BAM MHC LLC/MEHMET CAVKAS

2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
BAM MHC LLC/MEHMET CAVKAS 2306 Charles Rd Pembroke Park, FL 33009	6998	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
BAM MHC LLC/MEHMET CAVKAS 2306 Charles Rd Pembroke Park, FL 33009	514220030020	

Legal Description:	**AKA:**
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

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 November, 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).

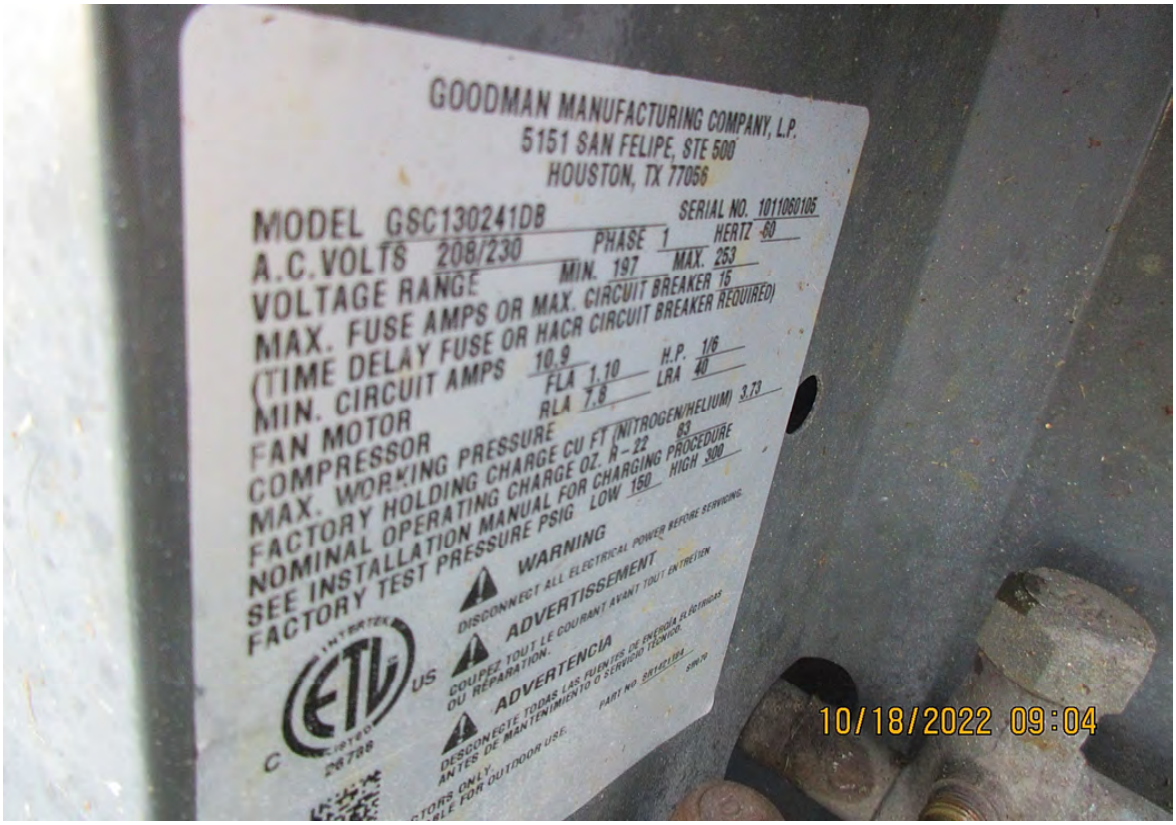
Sincerely,

Joseline Ramirez

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

3302
10/18/2022 09:04

ENERGYGUIDE
10/18/2022 09:04


GOODMAN MANUFACTURING COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TX 77056
MODEL GSC130241DB
SERIAL NO. 1011060105
A.C.VOLTS 208/230
PHASE 1
HERTZ 60
VOLTAGE RANGE
MIN. 197
MAX. 253
MAX. FUSE AMPS OR MAX. CIRCUIT BREAKER 15
(TIME DELAY FUSE OR HACR CIRCUIT BREAKER REQUIRED)
MIN. CIRCUIT AMPS 10.9
FAN MOTOR
FLA 1.10
H.P. 1/6
LRA 40
COMPRESSOR
RLA 7.8
3.73
MAX. WORKING PRESSURE
FACTORY HOLDING CHARGE CU FT (NITROGEN/HELIUM)
NOMINAL OPERATING CHARGE OZ. R – 22 83
SEE INSTALLATION MANUAL FOR CHARGING PROCEDURE
FACTORY TEST PRESSURE PSIG LOW 150 HIGH 300
WARNING
DISCONNECT ALL ELECTRICAL POWER BEFORE SERVICING.
ADVERTISSEMENT
COUPEZ TOUT LE COURANT AVANT TOUT ENTRETIEN OU RÉPARATION.
ADVERTENCIA
DESCONECTE TODAS LAS FUENTES DE ENERGÍA ELÉCTRICAS ANTES DE MANTENIMIENTO O SERVICIO TÉCNICO.
PART NO.
SERIAL
ETL
US
C
26798
10/18/2022 09:04

ENERGYGUIDE
10/18/2022 09:04

BRADFORD WHITE
10/18/2022 09:07

AUTOMATIC STORAGE WATER
BRADFORD WHITE CORPORATION
200 LAFAYETTE ST. MIDDLEVILLE MI 49333 USA
Model No:M120L6DS-1NCMM
Serial No: MA35605619 D/N:-403
Cap. 19(gal.)/ 71.9(Liters)
Voltage: 240 / 208 1-Phase AC
Upper Element: 2000 / 1500 Watts
Lower Element: 2000 / 1500 Watts
Maximum : 2000 / 1500 Watts
Press: Test 300(psi), Working 150(psi)
Wattage rating based on 60 HZ
ETL LISTED
CONFORMS TO
UL STD 174
25°F
10/18/2022 09:08

10/18/2022 09:08

10/18/2022 09:08

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL ROMERO	131 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open **Case #** 6622 **Date Next Inspection** 1/12/2024

Notes

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/12/2022		Notice of Violation	Regular Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/12/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/12/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,400.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MIGUEL ROMERO CASE NO. 6622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 131 JANIS BLVD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:50 A.M. ON THE 09 DAY OF FEBRUARY 2024.

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

TYPE OF SERVICE

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

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

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

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

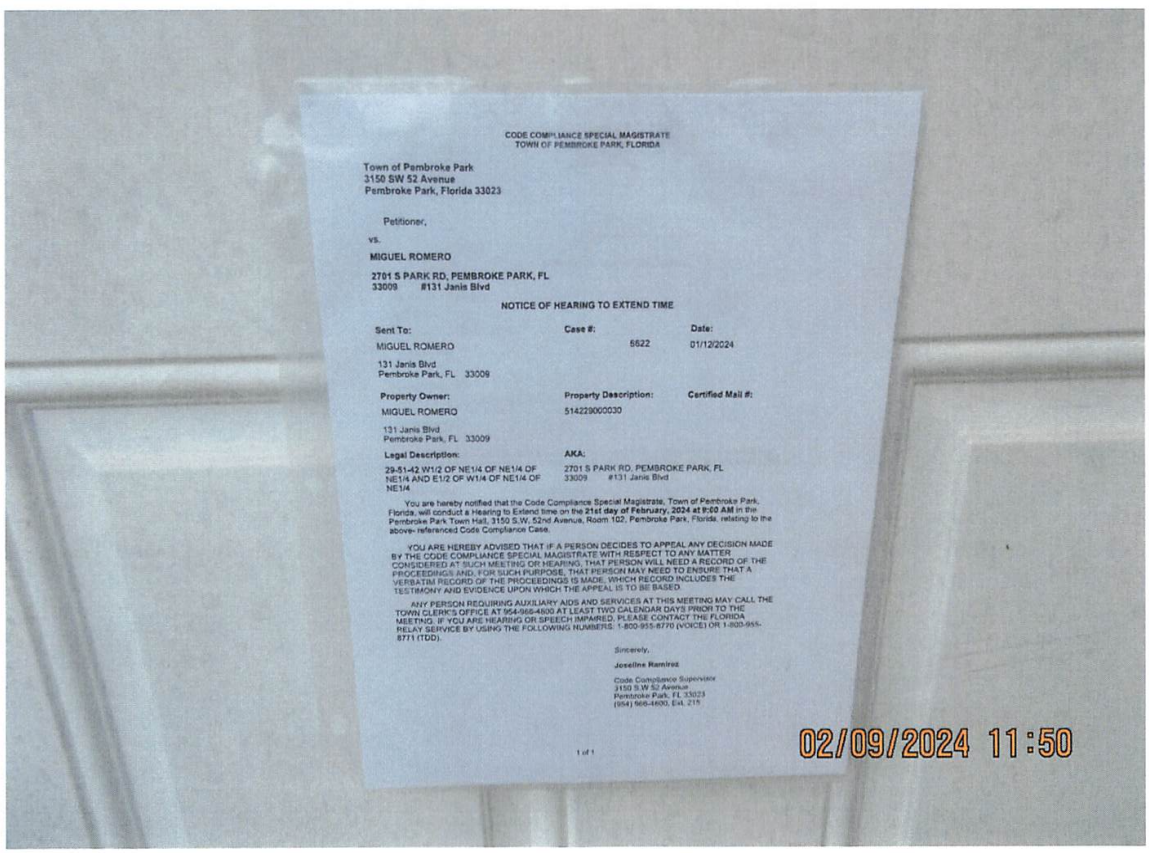
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MIGUEL ROMERO 131 Janis Blvd Pembroke Park, FL 33009	5622	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
MIGUEL ROMERO 131 Janis Blvd Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joselina Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MIGUEL ROMERO 131 Janis Blvd Pembroke Park, FL 33009	6622	01/12/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
MIGUEL ROMERO 131 Janis Blvd Pembroke Park, FL 33009	514229000030	

Legal Description:	**AKA:**
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

Respondent(s)

Case #:

6622

On 1/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MIGUEL ROMERO
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/12/2024

Notes/Means of Correction:

1. Renovated addition without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Removed, corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/12/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Miguel Romero

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

Respondent(s)

Case #:

6622

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Miguel Romero
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Means of Correction:

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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

60 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12-11-2023 Phone: 561-294-8624

Email: miguelperezcasanova2015@gmail.com

Property Address: 131 Janis Blvd Pembroke Park FL. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Pérez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6622 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Feb 21-2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 09-2023 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-103 (a), 5-103 (K), 5-105 and 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Miguel Pérez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Miguel Perez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of Dec., 20____.

Nady Dayana M.
Notary
My Commission expires March 15, 2027.

DATE: 03-31-2022

CHARLES WEIDNER
212 W. LAKE DR.
HALLANDALE, FLORIDA 33009
(954) 274-3810 CELL.
(954) 929-8988 FAX.

ENGINEER OF RECORD :
CHARLES O. BUCKALEW
BUCKALEW CONSULTING ENGINEERING SERV., INC.
FL. REG. NO. 24842

CODE VIOLATION IMPROVEMENT PLANS::
MIGUEL A. PEREZ-ROMERO RESIDENCE
131 JANIS BLVD., #50
HALLANDALE, FLORIDA 33009

INVOICE NO.= MA-2265-A1A

ATTN.:: MIGUEL A. PEREZ-ROMERO
OWNER OF RESIDENCE

REF.: PROPOSAL FOR PERMIT PLAN PACKAGE PREPARATION TO INCLUDE : (CODE VIOLATION - PPARK.) RESIDENCE IMPROVEMENTS WITH ADDITION FULL DWGS. - FOR NEW CITY PERMIT WITH OVERALL IMPROVEMENTS REQUIRE FROM CITY.., WITH ENG'S. PERMIT PACKAGE PLAN REVIEW & SIGN/SEAL

PROJECT :	DESCRIPTION :	TOTAL :
131 JANIS BLVD. HALLANDALE, FLORIDA	FIELD SITE VISIT - COORD. W/ OWNER FIELD MEASUREMENTS AT RESIDENCE (COORDINATE W./OWNER FOR SITE VISITS) ONE STORY RESIDENCE CODE VIOLATION PLANS RESIDENCE FLOOR PLAN- EXIST. WITH IMPROVEMENTS EXTERIOR ELEVATIONS, AS APPLICABLE SITE DEMO. FLOOR PLAN - EXIST. WITH IMPROVEMENTS STRUCTURAL IMPROVEMENTS PLAN WINDOW/DOOR CHANGE-OUT PLAN- WINDLOADS STRUCTURAL DTLS. AND SECTIONS *WINDLOADS (DOOR/WINDOW/ROOF)* N.O.A. PRODUCT APPROVALS - WINDLOAD CALC. PLUMBING PLAN :: AS APPLICABLE ELECTRIC / LIGHTING PLAN ELEC. RISER DIAG. AND C.B. PANEL LOAD CALC'S. HVAC. PLAN & DTLS. :: INSTALLATION DETAILS ENG'S. SIGN/SEAL & REVIEW (1) SET FOR PERMIT (1) SET FOR OWNER	1600.00
	TOTAL FOR PLANS :	1600.00

Paid Cash $800.00

PAYMENT SCHEDULE:	
DEPOSIT, TO START PLANS	800.00
UPON PLAN COMPLETION	800.00
TOTAL DUE:	1,600.00

NOTE:: PLANS SHALL BE PREPARED FOR PERMIT SUBMITTAL W/IN 3 WEEKS AFTER THE DEPOSIT CHECK IS PAID..

CHECK/PAYMENT,, PAYABLE TO : CHARLES WEIDNER

PLAN PREPARATION & PRICE QUOTE INCLUDES, FULL PACKAGE PERMIT PLANS, ALL ABOVE LISTED ITEMS & ALL CITY/REVIEWING AGENCIES COMMENTS AND/OR CORRECTIONS.

THE FOLLOWING ITEMS ARE NOT INCLUDED AND ARE THE THE RESPONSIBILITY OF OWNER OR CONTRACTOR. :

REVIEWING AGENCY / MUNICIPAL PERMITTING - COUNTY & CITY
PERMIT PROCESSING AND/OR PERMIT FEES - IMPACT FEES
RESIDENCE SURVEY / ELEVATION CERTIFICATE, AS APPLCABLE
FIELD INSPECTIONS/REPORTS (BILLED SEPARATELY,, AS NEEDED)
ASBESTOS REPORT and ABATEMENT REPORTS - SOILS SAMPLES

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6622
vs.	)	
MIGUEL ROMERO Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

FOLIO NO.: 5142 29 00 0030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 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) 5-103(a)(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(k); 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 7067

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53
Total Postage and
$
Sent To VCORP SERVICES, LLC
FO #6622
Street and Apt. No. 1200 S PINE ISLAND ROAD
City, State, ZIP+4® PLANTATION, FL 33324

Postmark Here
USPS HILLCREST POSTAL STORE SEP 21 2023 HOLLYWOOD FL 33021

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Postage
$ 8.53
Total Postage an
$
Sent To MIGUEL ROMERO
FO #6622
Street and Apt. N 131 JANIS BLVD
City, State, ZIP+ PEMBROKE PARK, FL 33009

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53
Total Postage and
$
Sent To LAKESHORE MOBILE HOME PARK LLC
FO #6622
Street and Apt. No 6400 TELEGRAPH RD #2000
City, State, ZIP+4® BLOOMFIELD TOWNSHIP MI 48301

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53
Total Postage and F
$
Sent To LAKESHORE MOBILE HOME PARK LLC
FO #6622
Street and Apt. No., 2701 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE SEP 21 2023 HOLLYWOOD FL 33021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 4158

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HET #6622
Street and Apt. N 6400 TELEGRAPH RD #2000
City, State, ZIP+ BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
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Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53
Total Postage and
$
Sent To LAKESHORE MOBILE HOME PARK LLC
HET #6622
Street and Apt. No. 2701 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

Postmark Here
USPS HILLCREST POSTAL STORE JAN 13 2024 HOLLYWOOD FL 33021

PS Form 3800, A

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:

VCORP SERVICES, LLC
FO #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7912 2234 7842 30

2. Article Number (Transfer from service label)

7022 2410 0001 1497 7067

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
RECEIVED
☐ Agent
☐ Addressee

B. Received by (Printed Name)
SEP 25 2023

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

CT CORPORATION

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

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:

LAKESHORE MOBILE HOME PARK LLC
FO #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7842 78

2. Article Number (Transfer from service label)

7022 2410 0001 1497 7081

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)
Carlos Alvarez

C. Date of Delivery
9/25/23

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage
$ 8.53

Total Postage and F
$

Sent To
VCORP SERVICES, LLC
HET #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

PS Form 3800, Apr

7022 2410 0001 1497 7067

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Miguel Romero

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

Respondent(s)

Case #:

6622

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Miguel Romero
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Means of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
MIGUEL ROMERO		CASE NO. 6622
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:23 A.M. ON THE 09 DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

9/13/23

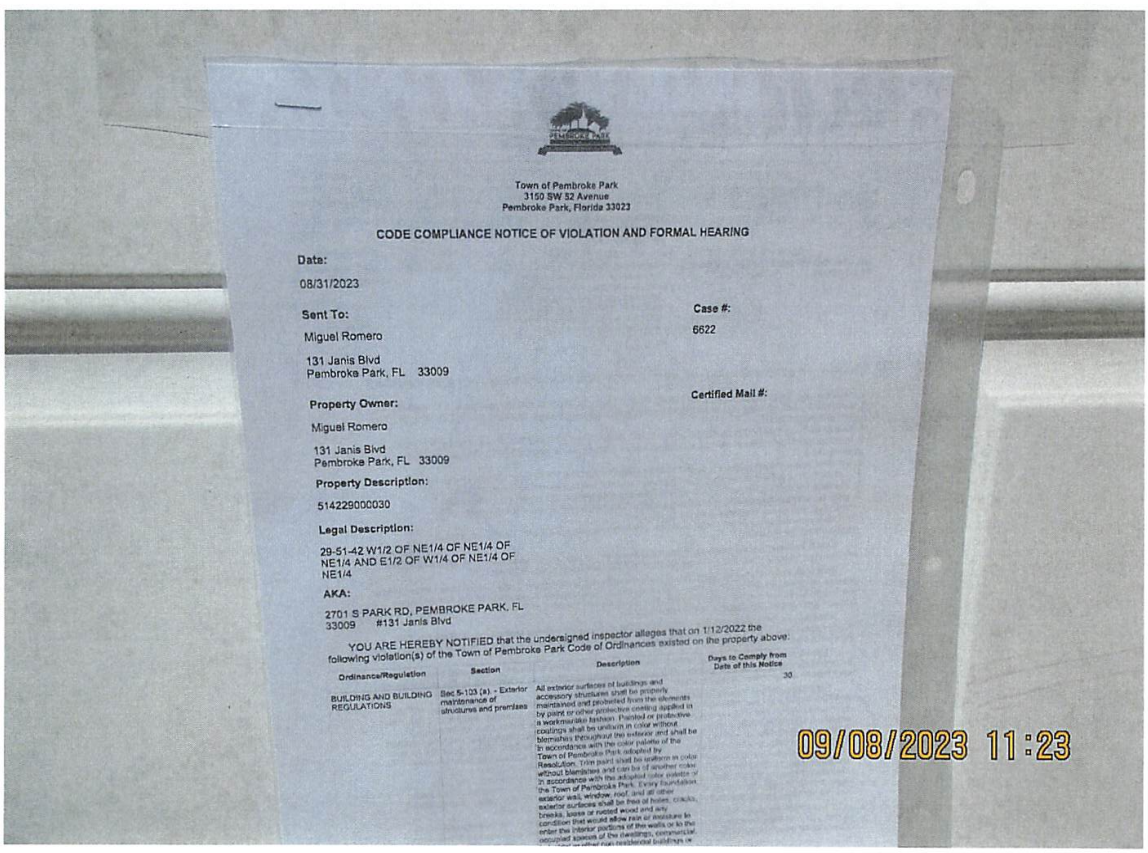
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of Sep, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Certified Mail #:

Property Owner:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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 rotted 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 [illegible] residential buildings or	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Property Owner:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.

2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, 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 Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

8/31/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero 131 Janis Blvd Pembroke Park, FL 33009	6622	01/12/2022

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero 131 Janis Blvd Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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

Notes/Means of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, 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 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #6622

Hasler
01/12/2022
FIRST-CLASS MAIL
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home Park LLC
6400 Telegraph Rd #2000
Bloomfield Township, MI 48301

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 6622

Hasler
01/12/2022
FIRST-CLASS MAIL
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home Park
2701 S Park Rd
Pembroke Park, FL 33009

7022 2410 0001 1497 6688

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and Fees $

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and Apt. No., NOH #6622
City, State, ZIP+4® 2701 S PARK ROAD, PEMBROKE PARK FL 33009

Postmark Here
SEP - 1 2023
HILLCREST POSTAL STORE HOLLYWOOD FL

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 6671

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and Fees $

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and Apt. No., NOH #6622
City, State, ZIP+4® 6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
SEP - 1 2023

PS Form 3800, See Reverse for Instructions

7022 2410 0001 1497 6664

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and Fees $

Sent To VCORP SERVICES, LLC
Street and Apt. No., NOH #6622
City, State, ZIP+4® 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
SEP - 1 2023
HILLCREST POSTAL STORE HOLLYWOOD FL

PS Form 3800, See Reverse for Instructions

7022 2410 0001 1497 6657

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.77

Total Postage and Fees $

Sent To MIGUEL ROMERO
Street and Apt. No., NOH #6622
City, State, ZIP+4® 131 JANIS BLVD
PEMBROKE PARK, FL 33009

Postmark Here
SEP - 1 2023
HILLCREST POSTAL STORE HOLLYWOOD FL 3302

PS Form 3800, 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:

LAKESHORE MOBILE HOME PARK LLC
NOH #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7748 22

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6688

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) Craig Adams
C. Date of Delivery 9/5/23

D. Is delivery address different from item 1? ☑ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

NOV #6622

Hasler FIRST-CLASS MAIL
01/12/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home Park, LLC
VCORP Services, LLC
5011 South State Road 7, STE. 106
Davie, FL 33314

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/12/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

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:

VCORP SERVICES, LLC
NOH #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7581 2098 7748 15

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 6664

COMPLETE THIS SECTION ON DELIVERY

A. Signature

RECEIVED

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

SEP 06 2023

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

CT CORPORATION

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 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:

LAKESHORE MOBILE HOME PARK LLC
NOH #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 7581 2098 7747 92

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 6671

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 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*	$2,499,060	$217,900	$2,716,960	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,716,960	$2,628,390	$2,628,390
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	$2,628,390	$2,716,960	$2,628,390	$2,628,390

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	33474 / 1458
9/10/2001	CE*	$1,100,000	32122 / 1108
8/20/1997	WD*	$3,262,200	26945 / 137
2/22/1989	CP*	$100	16299 / 977

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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: **187480-0**

Job Address: **131 JANIS**

Job Name: PATOW, KATIA

Permit Status: Permit Complete

Permit Issued Date:3/1/2018 8:08:31 AM

Submitted Into Plan Review Date:12/14/2017 9:52:37 AM

Application Date: 12/12/2017 2:38:54 PM

Difference Between Application to PlanReview: 2 Day(s)

Difference Between PlanReview to Permit Issued: 77 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	2/21/2018 3:19:05 PM
STRUCTURAL	Denied	1/17/2018 8:38:25 AM
ZONING	Approved	1/17/2018 9:47:42 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

BUILDING PERMIT APPLICATION

Inkforce 84092

187480
PERMIT NO.

B-84092
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL				
JOB NAME: PATOW, KATIA				
JOB ADDRESS: 131 JANIS				
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC				
OWNER ADDRESS: 6400 TELEGRAPH RD #2000				
CITY: BLOOMFIELD TOWNSHIP				
PHONE: 9999999999	FAX:	EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:				
FEE SIMPLE TITLE HOLDER'S ADDRESS:				
CONTRACTING FIRM: CONSTRUCTION ON DEMAND				
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7				
CITY STATE ZIP: TAMARAC FL 33470				
PHONE: 9545128849	**FAX: 9547244171**	**EMAIL: americanroofingsolutionsllc@gmail.c**		
CERT. COMPENTENCY: CRC1328315/CCC1327341		**STATE REGISTRATION: N/A**		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 2000	SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: ROOF OVER NEW ADDITION				
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 954-966-5340 Fax

BUILDING PERMIT APPLICATION

Inkforce 84091

187480
PERMIT NO.

E-84091
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: American Digital Design Inc					
MAIL ADDRESS: 2951 NW 68 St					
CITY STATE ZIP: Ft Lauderdale FL 33309					
PHONE: 9542263676	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: ER13014809		**STATE REGISTRATION: 12 CME 18188X**			
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: INSTALL (2) SWITCHES AND (4) OUTLES IN ADDITION					
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 954-966-5340 FAX

Inkforce 84090

BUILDING PERMIT APPLICATION

187480
PERMIT NO.

ZON-84090
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: CONSTRUCTION ON DEMAND					
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7					
CITY STATE ZIP: TAMARAC FL 33470					
PHONE: 9545128849	**FAX: 9547244171**	**EMAIL: americanroofingsolutionsllc@gmail.c**			
CERT. COMPENTENCY: CRC1328315/CCC1327341		**STATE REGISTRATION: N/A**			
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPAIR ADDITION					
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 (187480-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
64507	Drywall Screw Wall / Ceiling	4/13/2018	Pass
64593	Final Building Inspection	4/13/2018	Fail Without Penalty
	Add screws to door frame at 8" o.co along frame and provide perimeter sealant around door frame Correct seal floor in bedroom area to prevent insect intrusion		
64604	Final Building Inspection	4/18/2018	Pass
	Final Building Inspection Approved 4-18-18 .		
64508	Foundation Footings Forms/ Reinf/ Compaction	4/13/2018	Pass
61501	Framing - Floor Wood/Lt Gauge Steel	3/5/2018	Pass Partial
	Like kind mobile home repairs per FAC rules in progress approved		
64509	Framing - Floor Wood/Lt Gauge Steel	4/13/2018	Pass
64512	Insulation Wall Thermal / Sound	4/13/2018	Pass
64513	Sign Footings	4/13/2018	Pass
	Not used		
64510	Window Buck Attachment	4/13/2018	Pass
64511	Window Installation	4/13/2018	Pass
Electrical Inspection			
62795	Electric Service	3/19/2018	Canceled Inspection
	NSF CHECK		
62983	Electric Service	3/26/2018	Pass

61502	Electrical Rough	3/5/2018	Pass
	rough ok		
62796	Final Electrical	3/19/2018	Canceled Inspection
	NSF CHECK		
62984	Final Electrical	3/26/2018	Pass

Zoning Inspection

64330	Final Zoning	4/6/2018	Pass
61469	Location Verification	3/2/2018	Pass

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilites	View image in PDF format

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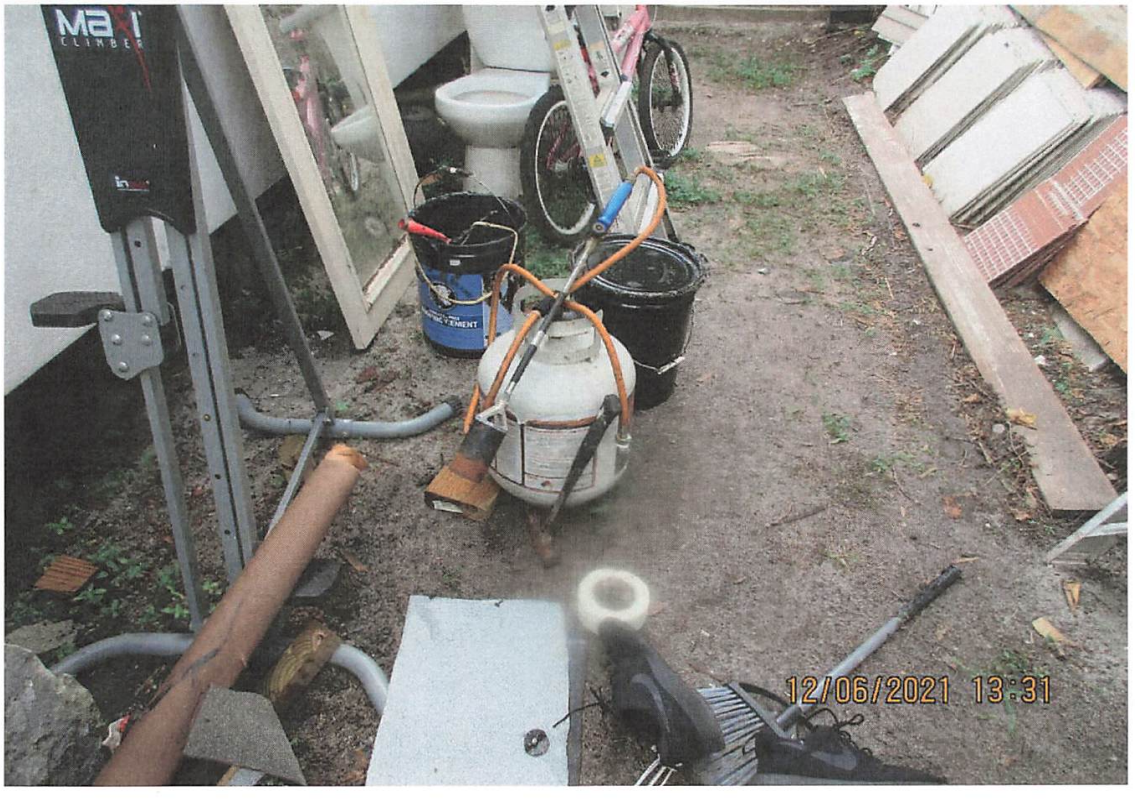
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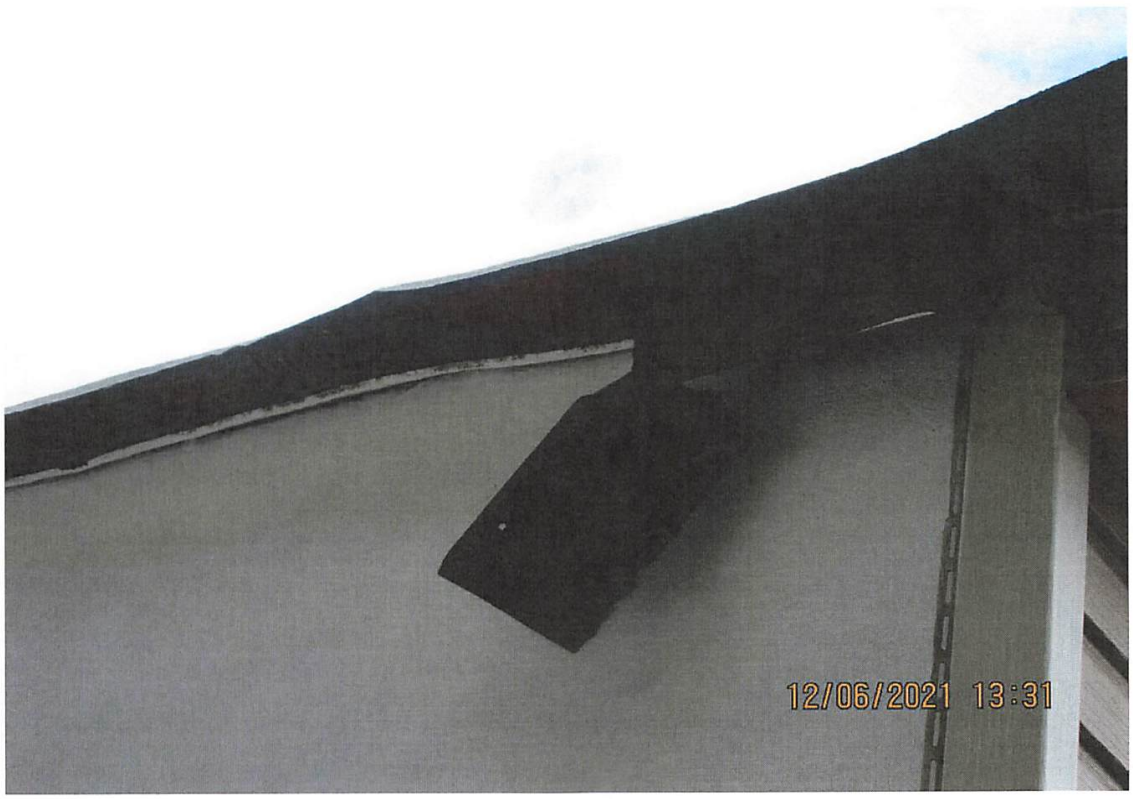
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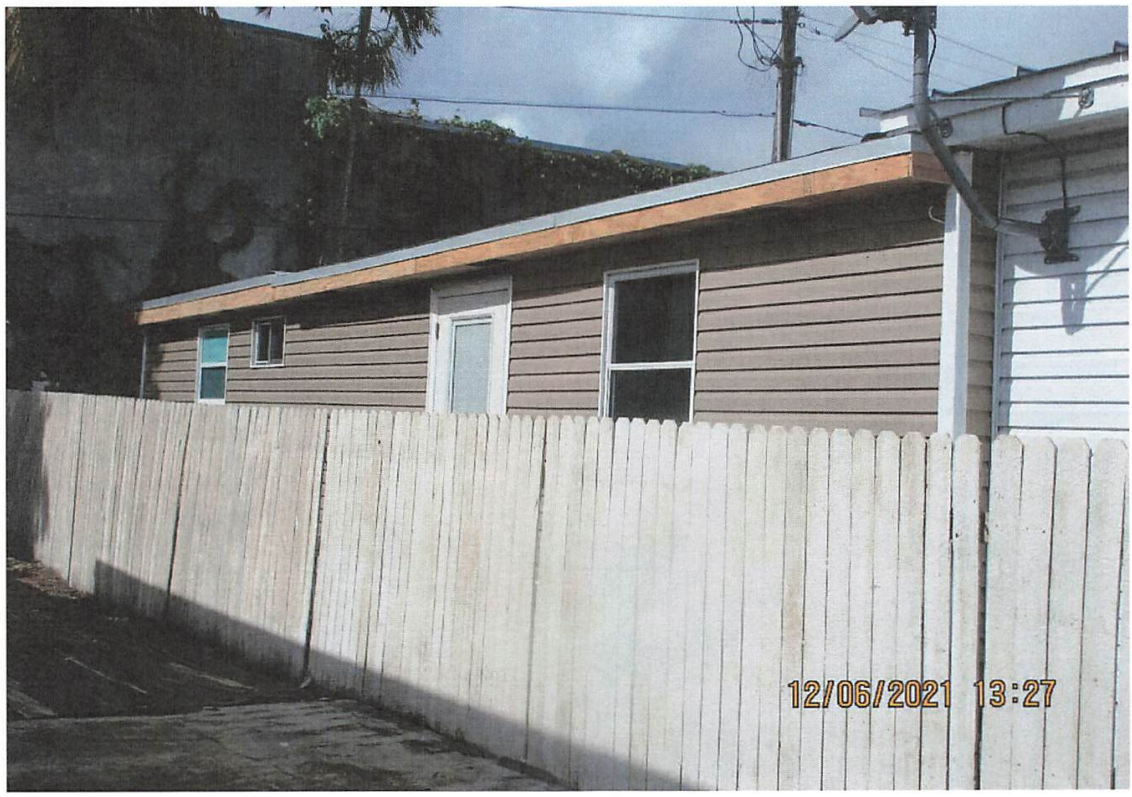
12/06/2021 13:32


12/06/2021 13:27

12/06/2021 13:28

12/06/2021 13:28

Case Overview

Property/Incident Information

Owner	Address	Site Address
JONATHAN ROGER SILVERIO	3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status Open **Case #** 6655 **Date Next Inspection** 2/21/2024

Notes

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
7. Prune and trim trees away from mobile home roof.

Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/27/2022		Notice of Violation	Regular Mail
11/1/2023		Affidavit of Non-Compliance	Certified Mail
11/1/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/15/2023	11/15/2023	Final Order	Certified Mail Hand
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
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: 2/21/2024
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: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 2/21/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 2/21/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 2/21/2024
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: 2/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$3,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,800.00**

Payments

Case Overview

Date	Payment Type Name	Amount
11/28/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$3,700.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JONATHAN ROGER SILVERIO CASE NO. 6655

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JONATHAN ROGER SILVERIO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, Unit #909, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED JONATHAN ROGER SILVERIO AT 11:40 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

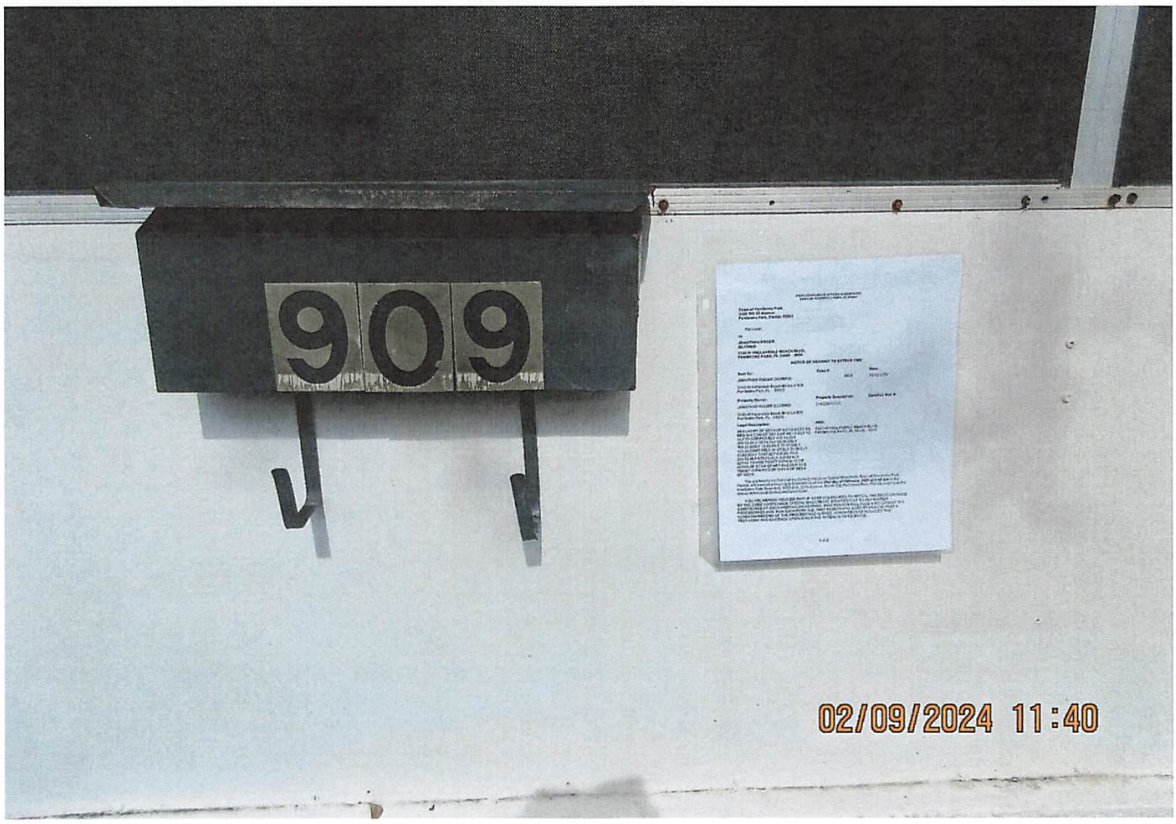
_____ Date: 02/09/2024
AFFIANT

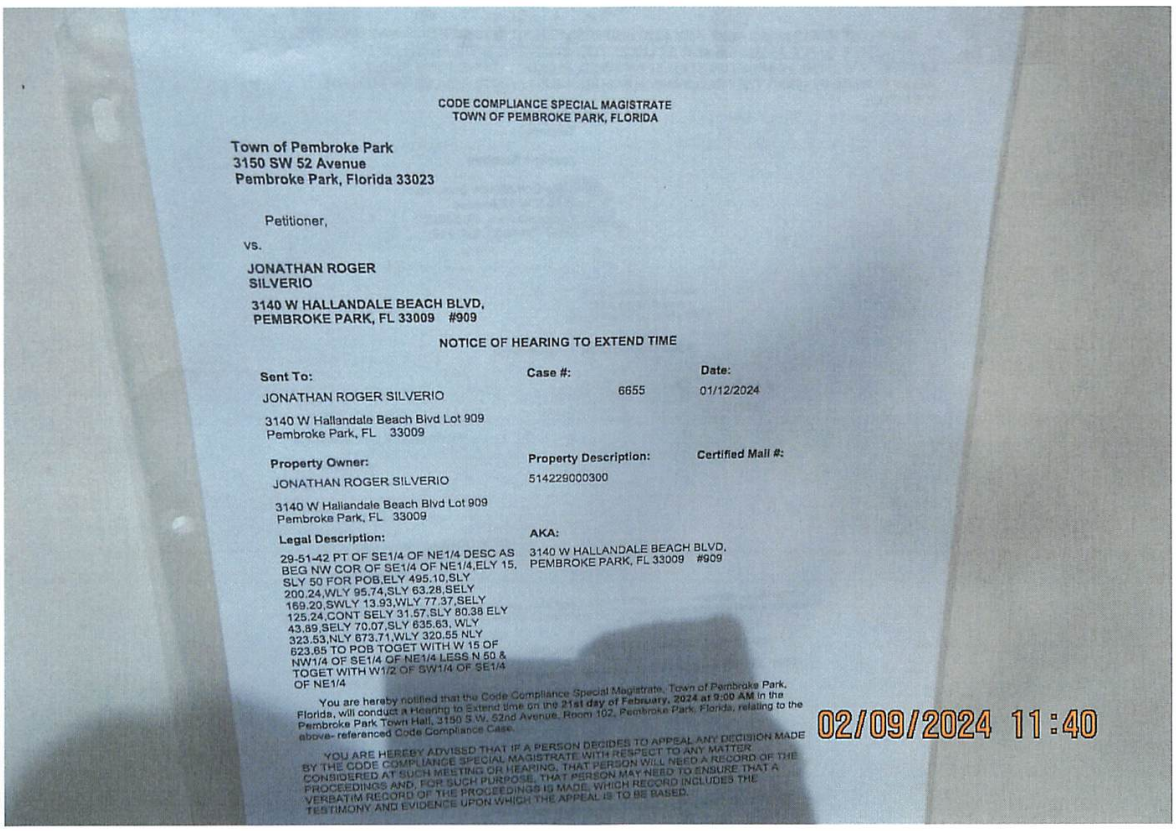
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana C
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JONATHAN ROGER SILVERIO

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909

NOTICE OF HEARING TO EXTEND TIME

Sent To:
JONATHAN ROGER SILVERIO

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Case #: 6655

Date: 01/12/2024

Property Owner:
JONATHAN ROGER SILVERIO

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Property Description:
514229000300

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 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 #909

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

02/09/2024 11:40

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JONATHAN ROGER SILVERIO

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JONATHAN ROGER SILVERIO	6655	01/12/2024
3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
JONATHAN ROGER SILVERIO	514229000300	
3140 W Hallandale Beach Blvd Lot 909 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 #909

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC/Jonathan Roger
Silverio

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #909

Respondent(s)

Case #:

6655

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HOLIDAY HALLANDALE MHC LLC/Jonathan Roger Silverio
Address:	3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 11/1/2023
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: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/1/2023
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: 11/1/2023

Notes/Means of Correction:

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized. Call for re-inspection.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections. Not corrected.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections. Not corrected.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials. Call for re-inspection.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections. Not corrected.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections. Shed was existing and there is no evidential support of any modification.
7. Prune and trim trees away from mobile home roof. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

JWG
Transmittal Number: 28371088

CSC

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023

Date:	01/23/2024
Party Served:	Jonathan Roger Silverio
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. Jonathan Roger Silverio
Case/Reference No:	6655

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7716 61

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0930

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HET #6669, #6655, #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7716 54

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0947

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

Caroline Soriano 7/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/08/2024 Phone: _____

Email: Ropen@finesoincas.com

Property Address: 909 9 street Hollandale, Fl 33008

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Pelayo R Silverio (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6655 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 2/21/24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 11/15/23 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-103(i)(j); 5-105; 5-17; 12-48; 12-61; 12-76(6); 27-33

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Pelayo R Silverio
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Silverio Pelayo, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 8 day of January, 2024.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

YAN YANG
5921 SW 46 TER
MIAMI, FL 33155

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #909

Date	11/28/2023 2:31:50 PM
Invoice #	26828
For	Code Enforcement Case# 6655

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	1/14/2024		$100.00	0	$0.00
Admin Fixed	11/15/2023		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
11/28/2023	Credit	$100.00
	Total	$100.00

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6655
vs.	)	
JONATHAN ROGER SILVERIO Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #909, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JONATHAN ROGER SILVERIO

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) 5-103(i)(j); 5-105; 5-17; 12-48; 12-61; 12-76(b) and 27-33. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(i)(j); 5-105; 5-17; 12-48; 12-61; 12-76(b) and 27-33 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of November 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of November 2023.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2023.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 0947

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 $

Postmark Here

Postage
$ 8.77

Total Postage an
$

Sent To CORPORATION SERVICE COMPANY
HET #6669, #6655, #7005

Street and Apt. N 1201 HAYS STREET

City, State, ZIP+4 TALLAHASSEE, FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 0930

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 $

Postmark Here

JAN 16 2024

Postage
$ 8.77

Total Postage ar
$

Sent To HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005

Street and Apt. N 3140 W HALLANDALE BEACH BLVD

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 See Reverse for Instructions

7022 2410 0002 7328 3078

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 $

Postmark Here

Postage
$ 6.77

Total Postage an
$

Sent To HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005

Street and Apt. N 8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4 SKOKIE IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 0916

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 $ JAN 16 2024
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Postage
$ 8.53

Total Postage and
$

Sent To JONATHAN ROGER SILVERIO
HET #6655

Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #909,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

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
NOV #6655
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7727 05

2. Article Number (Transfer from service label)
7022 2410 0001 1497 2642

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ 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 items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOV #6655
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7581 2098 7735 73

2. Article Number (Transfer from service label)
7022 2410 0001 1497 2628

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11623

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 items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #6655
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7734 67

2. Article Number (Transfer from service label)
7022 2410 0001 1497 3656

COMPLETE THIS SECTION ON DELIVERY

A. Signature Danielle Nelloms
X Danielle Nelloms
☐ 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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0001 1497 2628

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and F $

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No., NOV #6655

City, State, ZIP+4® 8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, Ap

Postmark Here

WEST HOLLYWOOD HILLS NOV - 1 2023 HOLLYWOOD FL 33023

7022 2410 0001 1497 2611

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.77

Total Postage and F $

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No., NOV #6655
3140 W HALLANDALE BEACH BLVD,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here

WEST HOLLYWOOD HILLS NOV - 1 2023 HOLLYWOOD FL 33023

7022 2410 0001 1497 2642

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage a $

Sent To CORPORATION SERVICE COMPANY

Street and Apt. N NOV #6655

City, State, ZIP+ 1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800,

Postmark Here

WEST HOLLYWOOD HILLS NOV - 1 2023 HOLLYWOOD FL 33023

7022 2410 0001 1497 2635

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.77

Total Postage and $

Sent To JONATHAN ROGER SILVERIO

Street and Apt. No. NOV #6655
3140 W HALLANDALE BEACH BLVD #909,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

Postmark Here

WEST HOLLYWOOD HILLS NOV - 1 2023 HOLLYWOOD FL 33023

7022 2410 0001 1497 3663

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and $

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No., FO #6655

City, State, ZIP+4® 8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, Apr

Postmark Here

HILLCREST POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

7022 2410 0001 1497 3687

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and Fee $

Sent To JONATHAN ROGER SILVERIO

Street and Apt. No., or FO #6655

City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD #909,
PEMBROKE PARK, FL 33009

PS Form 3800, April

Postmark Here

HILLCREST POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6655

FIRST CLASS MAIL

Hasler

01/28/2022

US POSTAGE $000.53⁰

ZIP 33023

011D10656696

Case #:

6655

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JONATHAN ROGER SILVERIO CASE NO. 6655

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JONATHAN ROGER SILVERIO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JONATHAN ROGER SILVERIO AT 12:52 P.M. ON THE 03 DAY OF NOVEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

11/8/23

AFFIANT

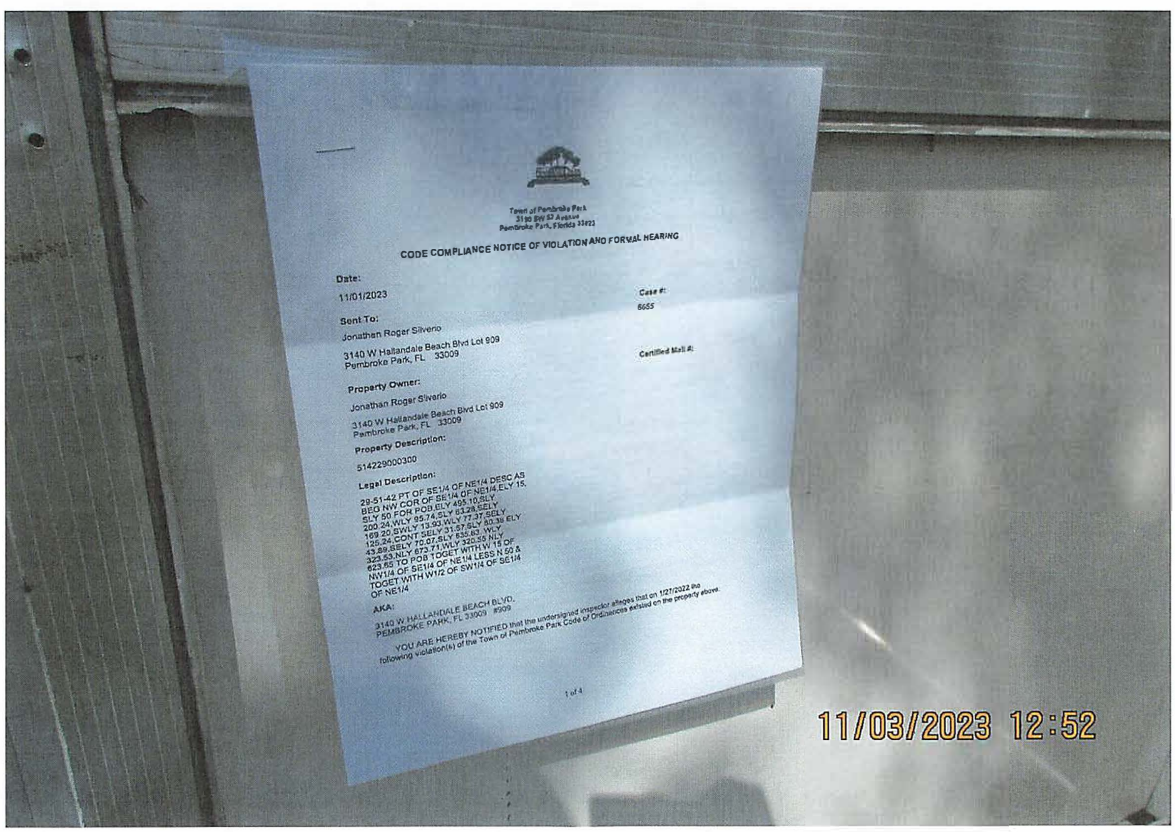
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of NOV, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

MARYCARI PAZ
Notary Public State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

909
909
11/03/2023 12:53


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
11/01/2023
Case #:
5655
Sent To:
Jonathan Roger Silverio
3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Jonathan Roger Silverio
3140 W Hallandale Beach Blvd Lot 909
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 513.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.87,SLY 50.33 ELY
43.88,SELY 672.71,WLY 320.59,NLY
323.53,NLY 632.43,WLY
623.55 TO POB TOGET WITH W 19 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 #909
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances exisiss on the property above.
1 of 4
11/03/2023 12:52

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/01/2023

Sent To:

Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Case #:

6655

Property Owner:

Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
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 #909

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(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
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30

HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
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)	30

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
7. Prune and trim trees away from mobile home roof.

Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

11/1/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC/Jonathan Roger
Silverio

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #909

Respondent(s)

Case #:

6655

On 11/1/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HOLIDAY HALLANDALE MHC LLC/Jonathan Roger Silverio
Address:	3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #909
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 11/1/2023
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: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/1/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 11/1/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/1/2023
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: 11/1/2023

Notes/Means of Correction:

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized. Call for re-inspection.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections. Not corrected.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections. Not corrected.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials. Call for re-inspection.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections. Not corrected.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections. Shed was existing and there is no evidential support of any modification.
7. Prune and trim trees away from mobile home roof. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/1/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/Jonathan Roger Silverio 3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009	6655	01/27/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/Jonathan Roger Silverio 3140 W Hallandale Beach Blvd Lot 909 Pembroke Park, FL 33009	514229000300	

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 #909

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(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
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Means of Correction:

1. Nuisances - Accumulation of items inside screen room. Reduce amount of items and keep area clean and organized.
2. Installed door (within screen room) without a Building Permit. Obtain plans for an after the fact permit and inspections.
3. Installed door and wooden steps on the right side of mobile home without Building permit. Obtain plans for an after the fact permit and inspections.
4. Prohibited outdoor storage. Remove all miscellaneous items and construction materials.
5. Installed a/c mini split without a building permit. Obtain an a/c contractor for after the fact permit and inspections.
6. Installed shed with carport without a building permit. Obtain plans for an after the fact permit and inspections.
7. Prune and trim trees away from mobile home roof.
Double permit fee assessed for all unpermitted work
Contact the Building Dept. for permit questions at 954-966-4600, ext 182.

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$5,446,320	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$5,446,320	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

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

7022 2410 0001 1497 2628

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53

Total Postage and F
$

Sent To HOLIDAY HALLANDALE MHC LLC
NOV #6655

Street and Apt. No., 8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4® SKOKIE IL 60077

PS Form 3800, Ap

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

Postmark Here

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.77

Total Postage and F
$

Sent To HOLIDAY HALLANDALE MHC LLC
NOV #6655

Street and Apt. No., 3140 W HALLANDALE BEACH BLVD,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, Ap

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

Postmark Here

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53

Total Postage ar
$

Sent To CORPORATION SERVICE COMPANY
NOV #6655

Street and Apt. N 1201 HAYS STREET

City, State, ZIP+ TALLAHASSEE, FL 32301

PS Form 3800,

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

Postmark Here

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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
$ 8.77

Total Postage and
$

Sent To JONATHAN ROGER SILVERIO
NOV #6655

Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #909,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

WEST HOLLYWOOD HILLS
NOV - 1 2023
HOLLYWOOD FL 33023

Postmark Here

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6655

FIRST CLASS MAIL

Hasler
01/28/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Case #:

6655

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Jonathan Roger Silverio

3140 W Hallandale Beach Blvd Lot 909
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

Hasler
01/28/2022
US POSTAGE $001.
ZIP 3
011D10

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

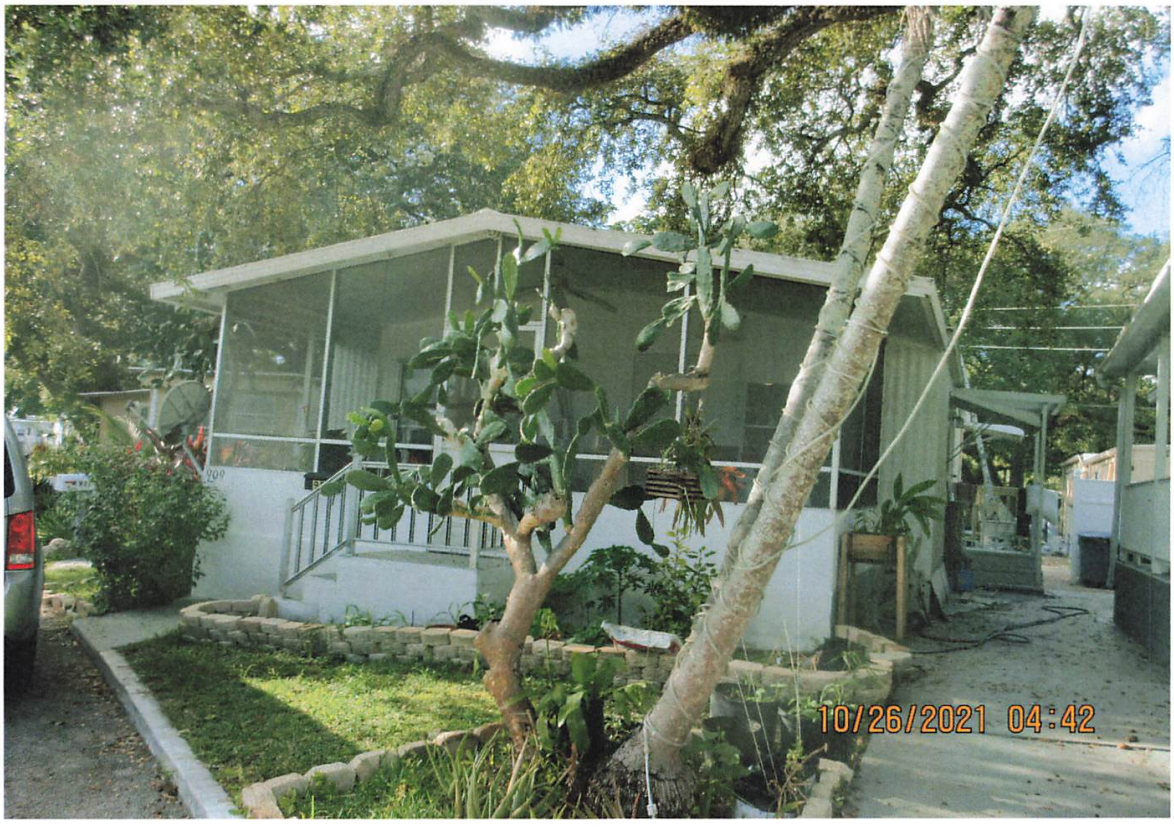
Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

Hasler
01/28/2022
US POSTAGE $001.1
ZIP 3302
011D10656

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077


10/26/2021 04:42

909
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10/26/2021 04:42

909
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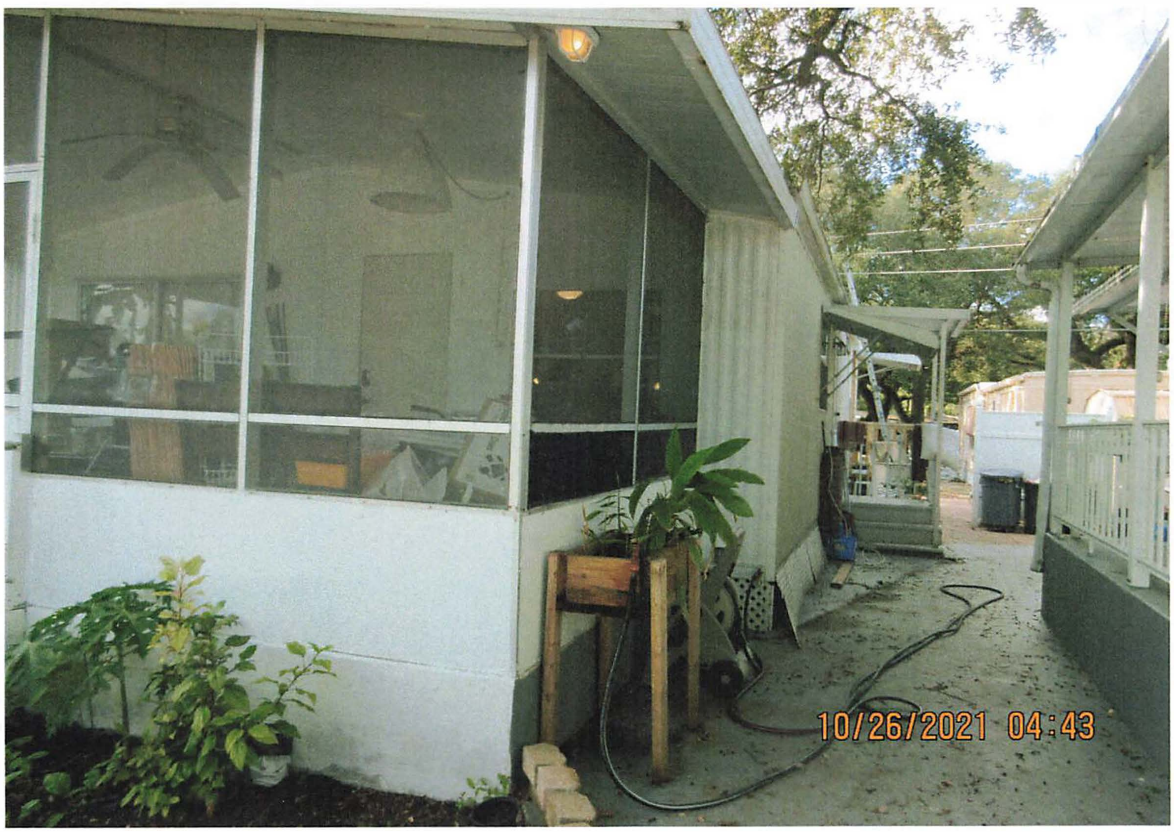
10/26/2021 04:43


10/26/2021 04:43

10/26/2021 04:43

10/26/2021 04:43

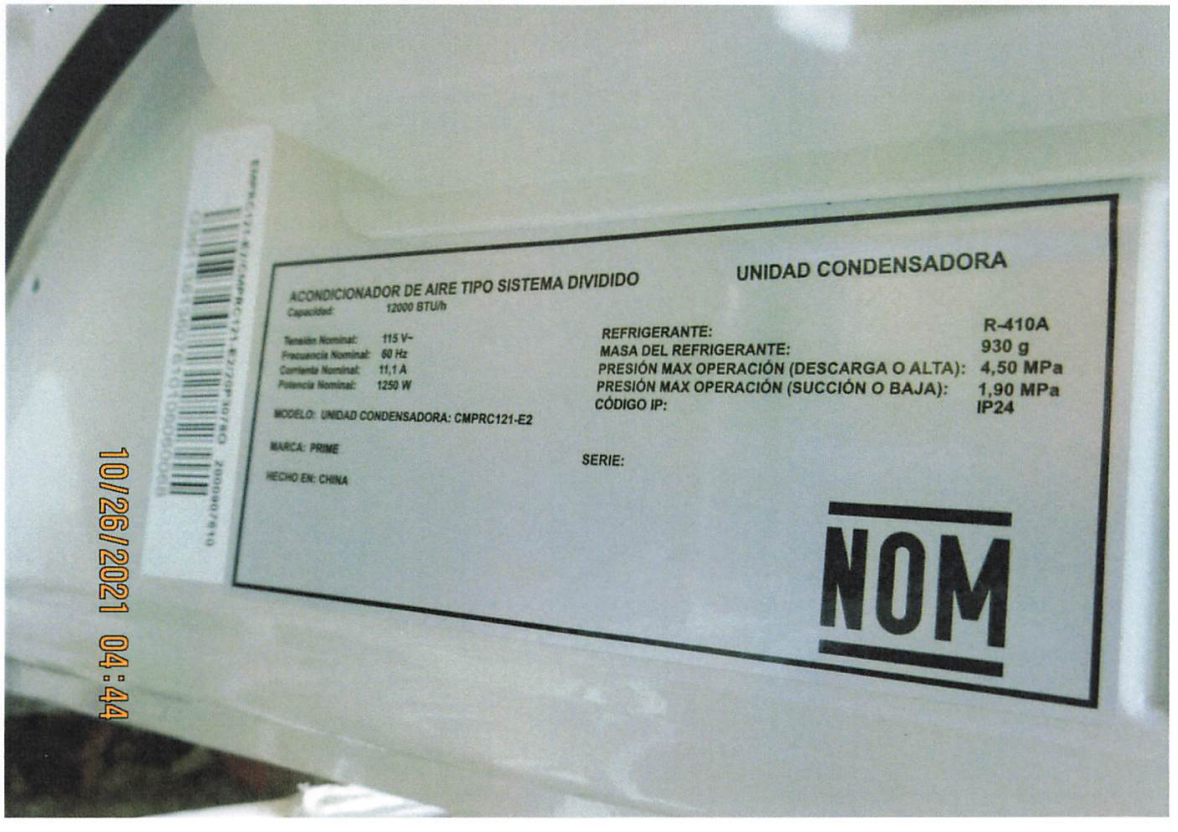
10/26/2021 04:43

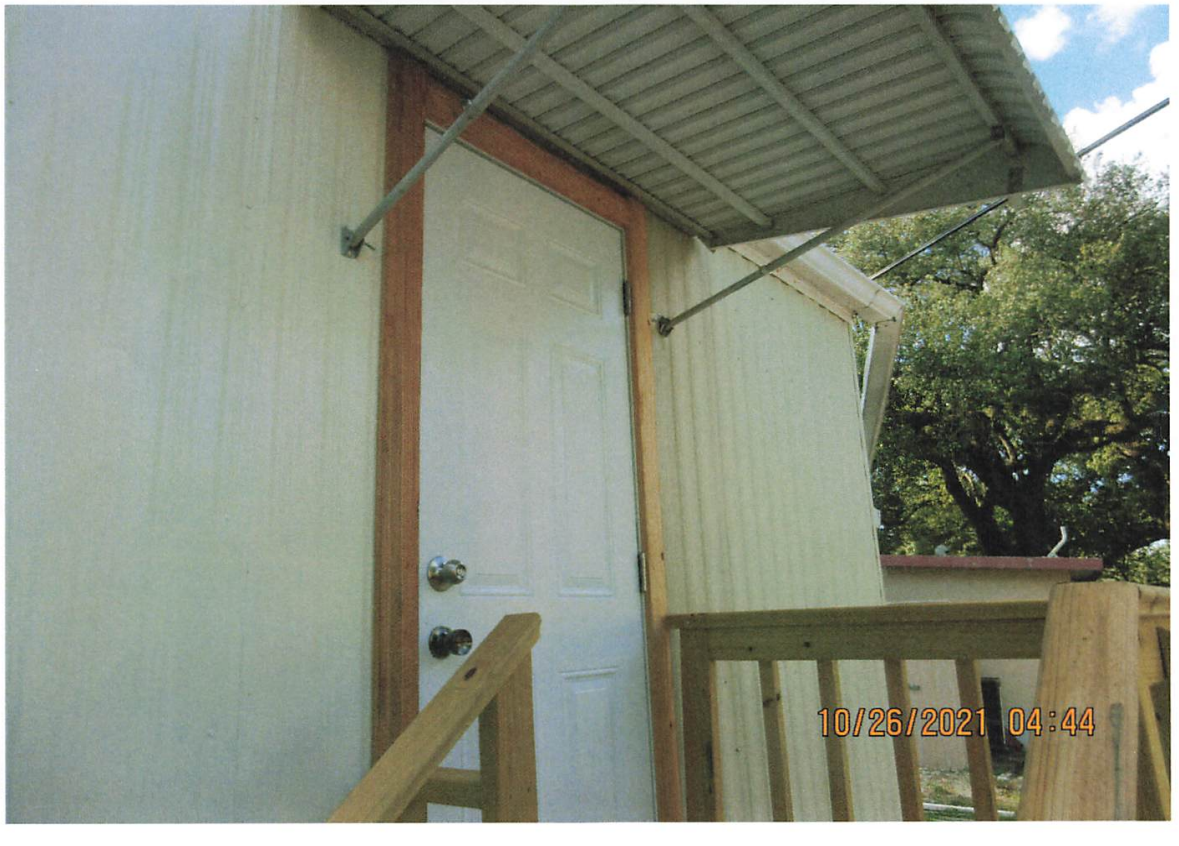
10/26/2021 04:43

Door, Steps

10/26/2021 04:43

A/C Mini
split
10/26/2021 04:43

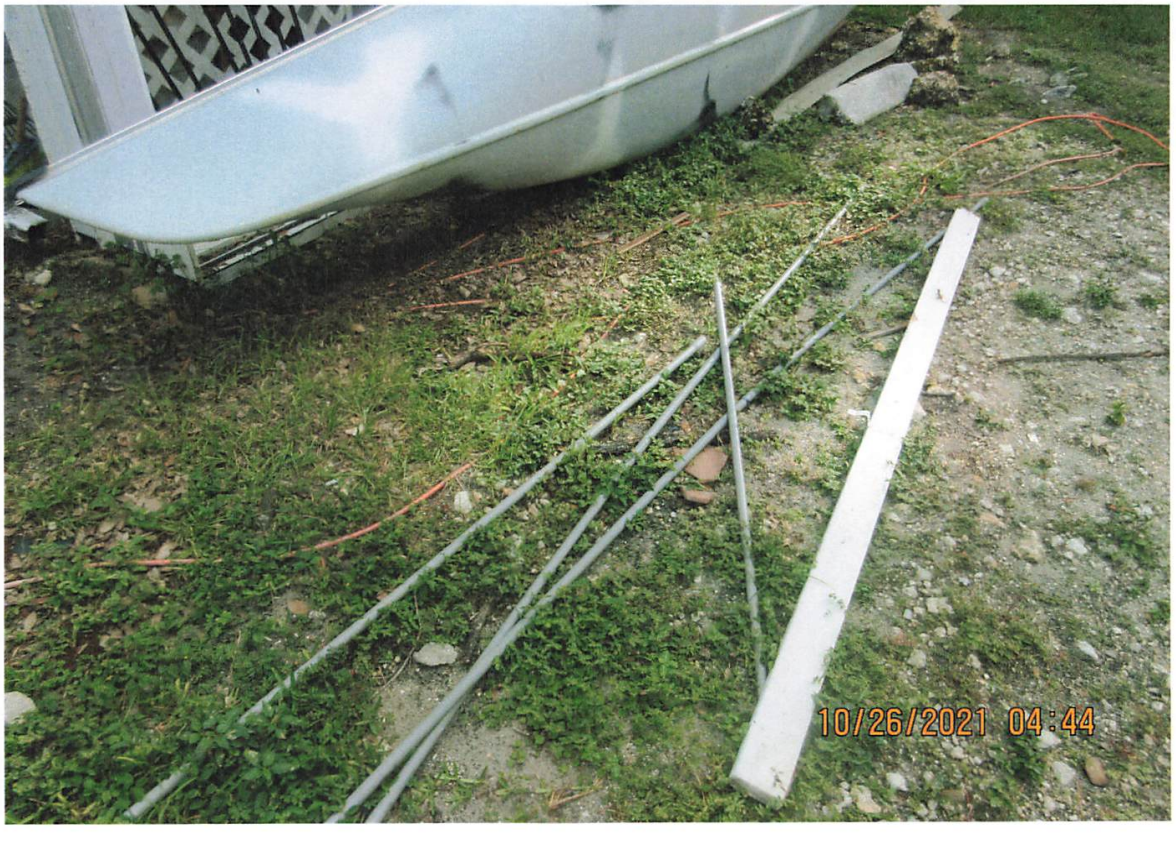

ACONDICIONADOR DE AIRE TIPO SISTEMA DIVIDIDO
UNIDAD CONDENSADORA
Capacidad: 12000 BTU/h
Tensión Nominal: 115 V~
Frecuencia Nominal: 60 Hz
Corriente Nominal: 11,1 A
Potencia Nominal: 1250 W
REFRIGERANTE: R-410A
MASA DEL REFRIGERANTE: 930 g
PRESIÓN MAX OPERACIÓN (DESCARGA O ALTA): 4,50 MPa
PRESIÓN MAX OPERACIÓN (SUCCIÓN O BAJA): 1,90 MPa
CÓDIGO IP: IP24
MODELO: UNIDAD CONDENSADORA: CMPRC121-E2
MARCA: PRIME
HECHO EN: CHINA
SERIE:
NOM
10/26/2021 04:44


10/26/2021 04:44

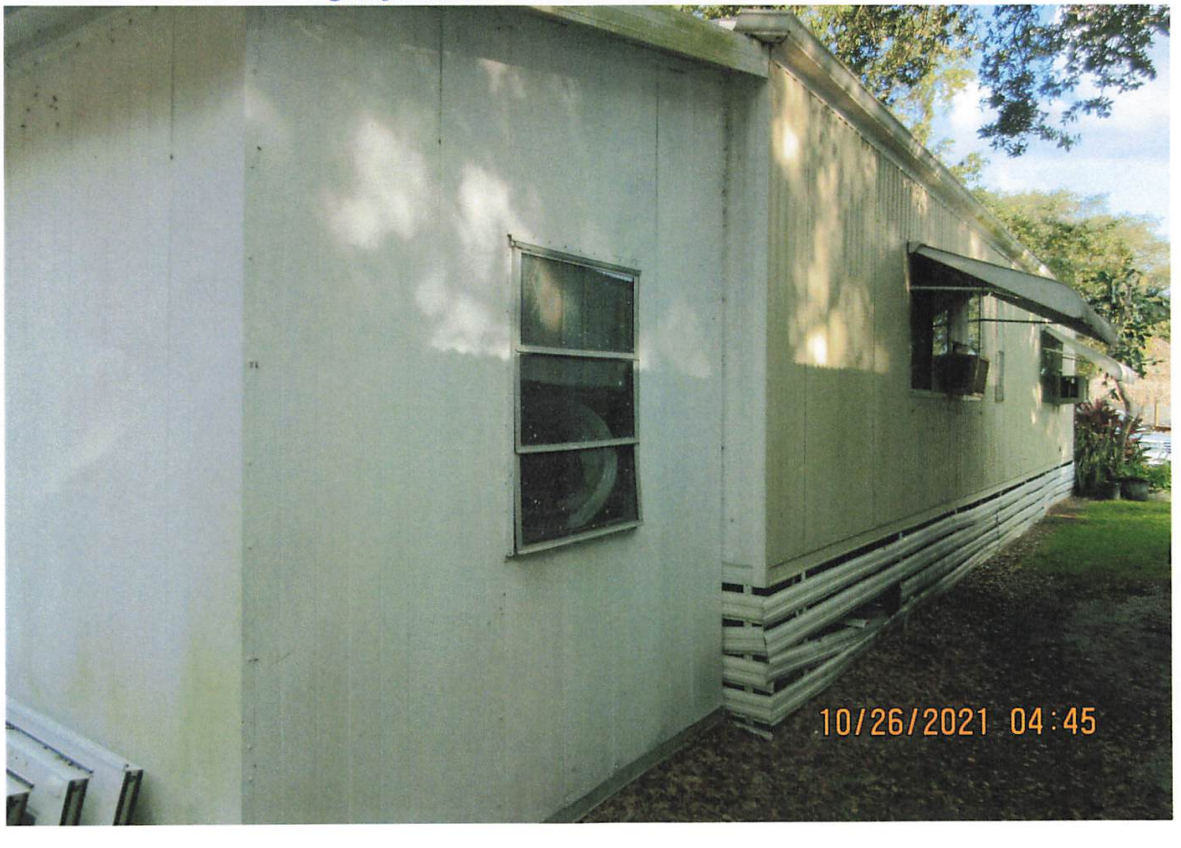
10/26/2021 04:44

10/26/2021 04:44

Prohibited Outdoor ~~Stora~~ Storage



Installation of Shed



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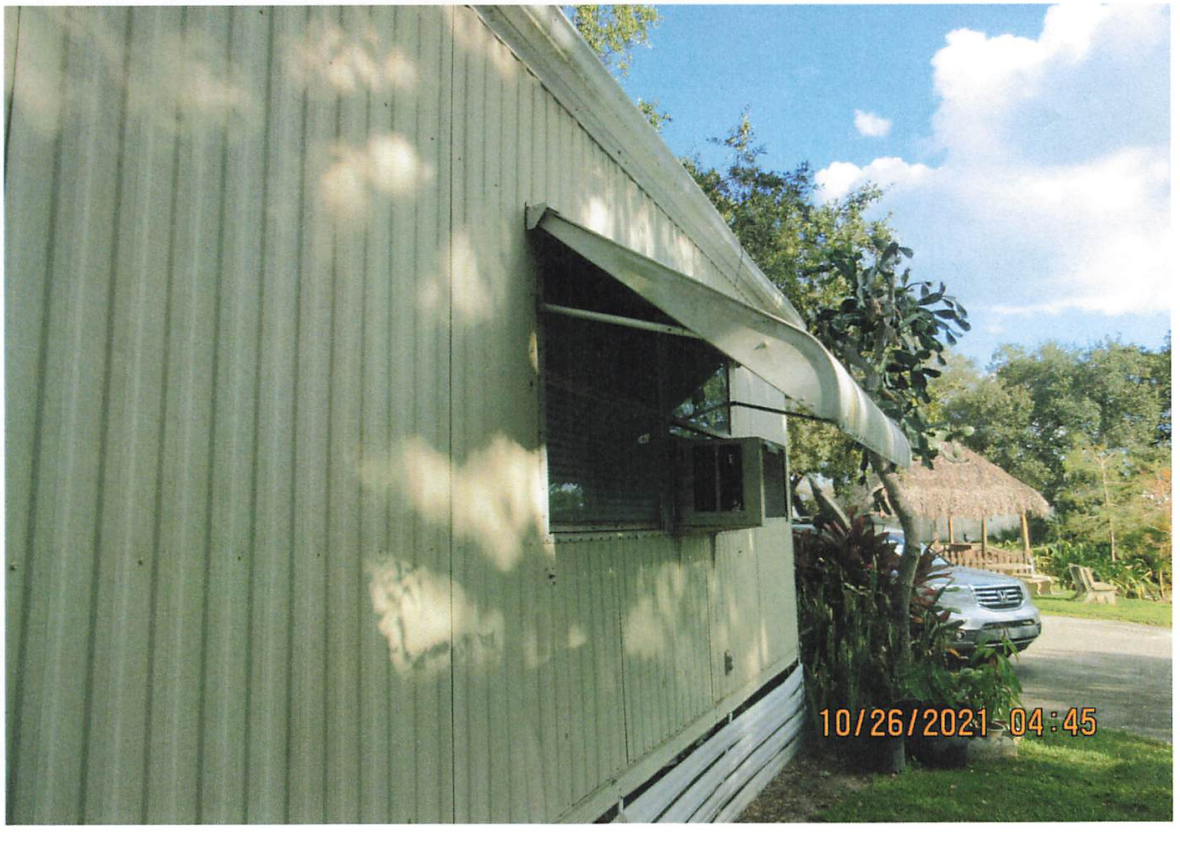

10/26/2021 04:45

Case Overview

Property/Incident Information

Owner	Address	Site Address
Nerida Flores	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status Open **Case #** 6669 **Date Next Inspection** 2/21/2024

Notes

1. Exterior maintenance required. Pressure wash common areas.
2. Add grass/sod on bare spots.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
8. Prune and trim trees away from mobile roof for safety purposes.
9. Exterior maintenance of roof required. Wash or treatment.

Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/28/2022		Notice of Violation	Regular Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
9/8/2023		Affidavit of Non-Compliance	
9/20/2023		Affidavit of Non-Compliance	Hand
9/20/2023	9/20/2023	Final Order	Certified Mail Hand
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	9/20/2023
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.	9/20/2023
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.	9/20/2023
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.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,400.00**

Payments

Case Overview

Date	Payment Type Name	Amount
9/29/2023	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$6,300.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NERIDA FLORES CASE NO. 6669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, Unit #232, PEMBROKE PARK, FL 33009 .

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:35 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

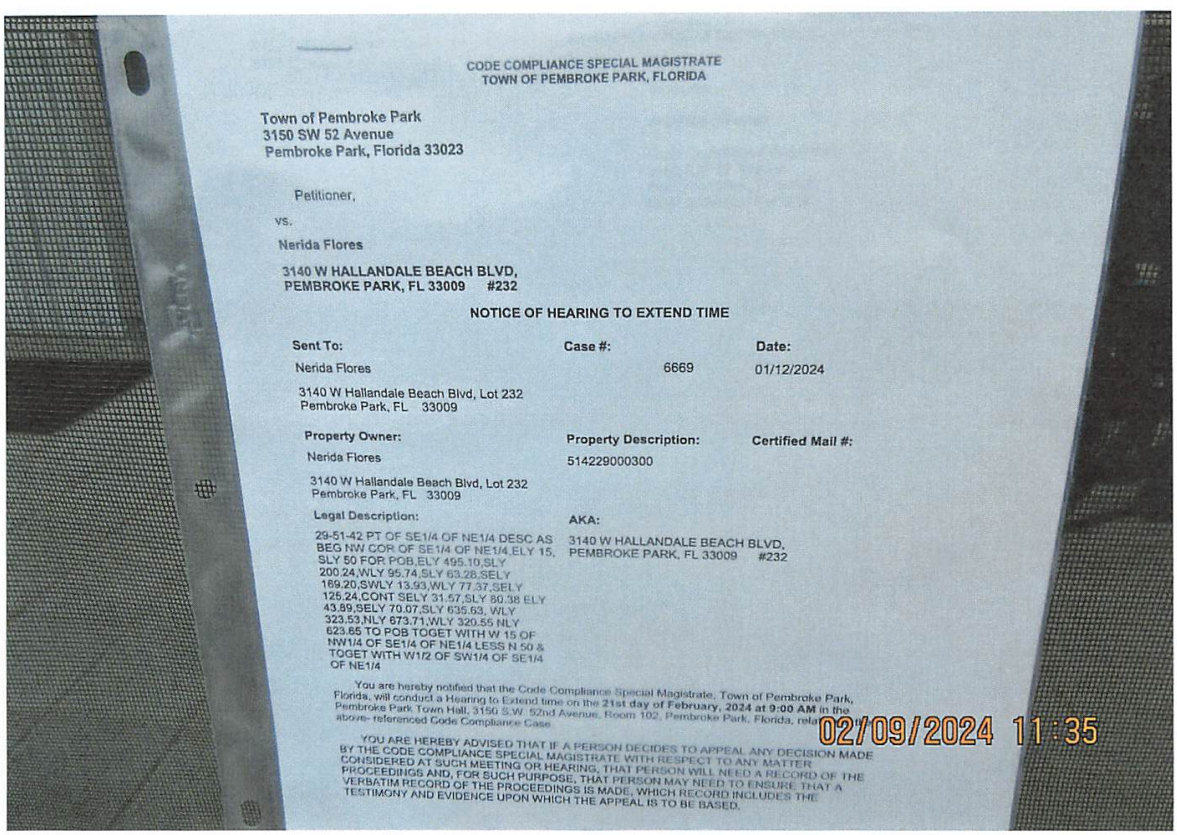
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb , 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	6669	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	514229000300	

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 635.53, 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 #232

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relat above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

02/09/2024 11:35

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Nerida Flores	6669	01/12/2024
3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Nerida Flores	514229000300	
3140 W Hallandale Beach Blvd, Lot 232 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 #232

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Respondent(s)

Case #:

6669

On 9/20/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Nerida Flores
Address:	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	9/20/2023
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.	9/20/2023
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.	9/20/2023
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.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

Notes/Means of Correction:

1. Exterior maintenance required. Pressure wash common areas. Common areas were cleaned and painted.
2. Add grass/sod on bare spots. Pavers were added without a permit instead adding sod. Obtain a permit for pavers. Partially corrected.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. There is no evidential support for item 3 that work was done without a permit. Corrected.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. There is no evidential support that cinder blocks were added without permits. Corrected.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. No permit has been obtained.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Shutters were removed. Corrected.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Building was painted and maintained.
8. Prune and trim trees away from mobile roof for safety purposes. Trees were trimmed.
9. Exterior maintenance of roof required. Wash or treatment. Corrected.

Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/20/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
12/14/2023 ZIP 33023
043M30245597
US POSTAGE

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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$000.63 0
12/14/2023 ZIP 33023
043M30245597
US POSTAGE

HOLIDAY HALLANDALE
MHC LLC

AONC # 6669

3140 W Hallandale Beach Blvd,
Hallandale, FL 33009.

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499

quadient
FIRST-CLASS MAIL
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$000.63 0
12/14/2023 ZIP 33023
043M30245597
US POSTAGE

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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12/14/2023 ZIP 33023
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US POSTAGE

HOLIDAY HALLANDALE
MHC LLC

AONC # 6669

3140 W Hallandale Beach Blvd,
Hallandale, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MCH
llc

AONC #6669
8800 North Brox Ave 2nd Fl.
Skokie, IL 60077

quadient
FIRST-CLASS MAIL
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$000.63 0
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US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Corporation Service
Company
AONC #6669
1201 Hays Street
Tallahassee, FL 32301.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
12/14/2023 ZIP 33023
043M30245597
US POSTAGE

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/12/23 Phone: 7548026090

Email: NeridaFlores@aol.com

Property Address: 3120 W Hallandale beach blvd Lot 232 Hallandale, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nerida Flores (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6669 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 02-21-24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 09-20-23 imposing the fine of $ 100.00 per day for violation(s)of the Town's Code of Ordinances: 5-103(a)(b)(i)(j)(k); 5-105 and 5-17.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Nerida Flores
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Nerida Flores, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12 day of Dec., 20 23.

Nazly Cardona
Notary

My Commission expires Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Nerida Flores
3120 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Date	9/29/2023 12:09:33 PM
Invoice #	26812
For	Code Enforcement Case# 6669

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	12/19/2023		$100.00	0	$0.00
Admin Fixed	9/20/2023		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
9/29/2023	Credit	$100.00
Total		$100.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6669
vs.	)	
NERIDA FLORES Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: NERIDA FLORES

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) 5-103(a)(b)(i)(j)(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(i)(j)(k); 5-105 and 5-17 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 0940

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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
$ 8.77

Total Postage an
$

Sent To
CORPORATION SERVICE COMPANY
HET #6669, #6655, #7005

Street and Apt. N
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 0930

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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
$ 8.77

Total Postage an
$

Sent To
HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005

Street and Apt. N
3140 W HALLANDALE BEACH BLVD

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

JAN 16 2024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To
HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005

Street and Apt. N
8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4
SKOKIE IL 60077

Postmark Here

JAN 16 2024

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
$ 8.53

Total Postage an
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Sent To
NERIDA FLORES
HET #6669

Street and Apt. N
3140 W HALLANDALE BEACH BLVD #232,

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here

JAN 16 2024

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 7029

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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 Fe
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Sent To
Street and Apt. No., o
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE
SEP 21 2023
HOLLYWOOD FL 33021

Postmark Here

CORPORATION SERVICE COMPANY
FO #6669
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, Apri

7022 2410 0001 1497 7036

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- ☐ 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
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Sent To
Street and Apt. No.,
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE
SEP 20 2023
HOLLYWOOD FL 33021

Postmark Here

HOLIDAY HALLANDALE MHC LLC
FO #6669
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, Ap

7022 2410 0001 1497 7050

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
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Total Postage and F
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Sent To
Street and Apt. No., o
City, State, ZIP+4®

USPS HILLCREST POSTAL STORE
SEP 21 2023
HOLLYWOOD FL 33021

Postmark Here

NERIDA FLORES
FO #6669
3140 W HALLANDALE BEACH BLVD
#232,
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0001 1497 7043

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fe
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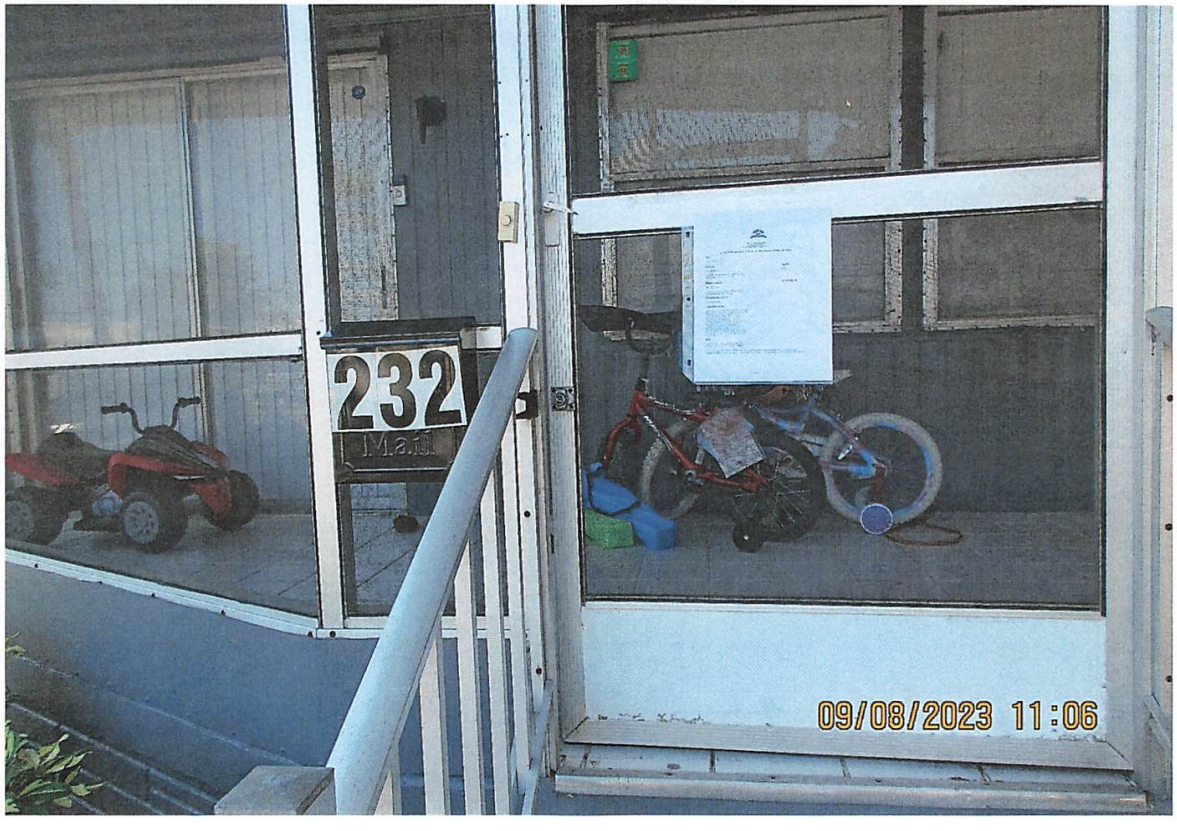
Sent To
Street and Apt. No., o
City, State, ZIP+4®

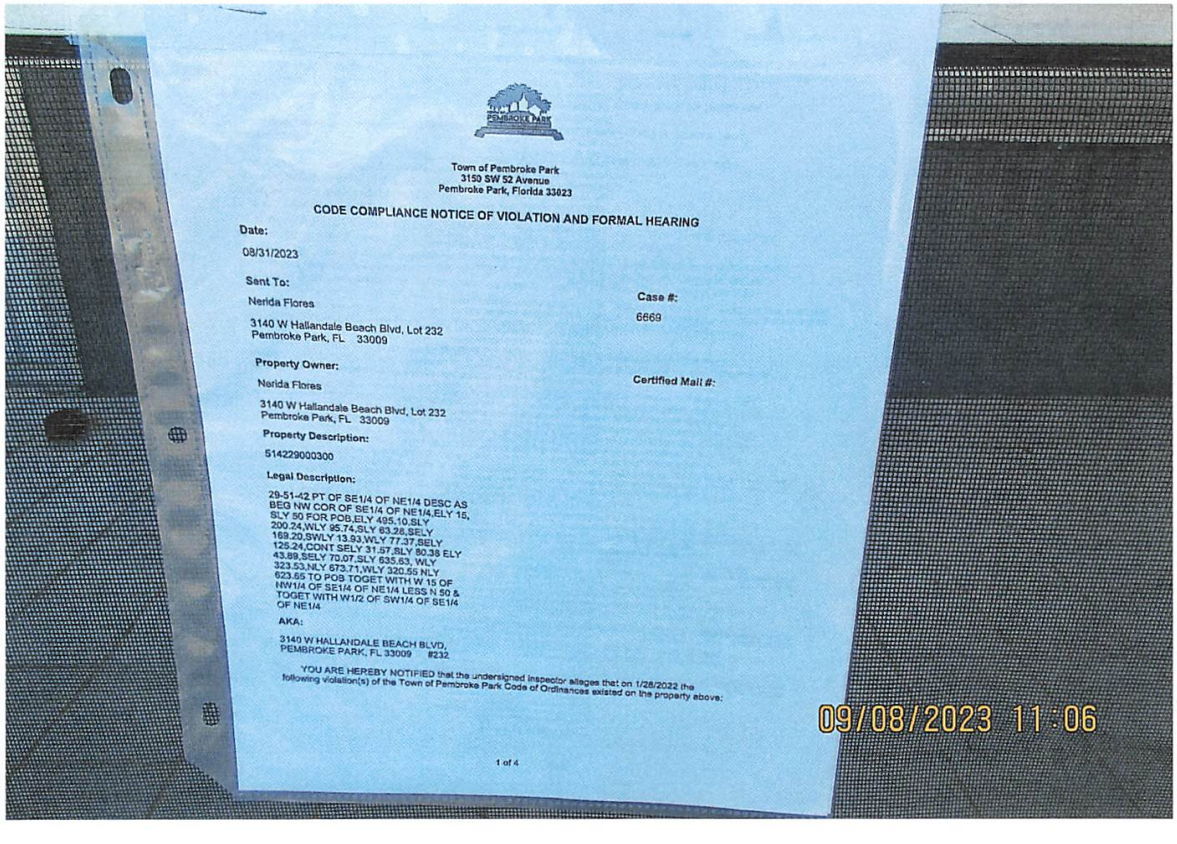
USPS HILLCREST POSTAL STORE
SEP 21 2023
HOLLYWOOD FL 33021

Postmark Here

HOLIDAY HALLANDALE MHC LLC
FO #6669
3140 W HALLANDALE BEACH BLVD ,
PEMBROKE PARK, FL 33009

PS Form 3800, Apri





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

Property Owner:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
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 #232

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

09/08/2023 11:06

1 of 4

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NERIDA FLORES CASE NO. 6669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:06 A.M. ON THE 09 DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

9/13/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of Sep, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

Property Owner:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
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 #232

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	31
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(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.	31
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.	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 5-105. - 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 maintenance required. Pressure wash common areas.
2. Add grass/sod on bare spots.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
8. Prune and trim trees away from mobile roof for safety purposes.
9. Exterior maintenance of roof required. Wash or treatment.

Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

8/31/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Respondent(s)

Case #:

6669

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Nerida Flores
Address:	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 8/31/2023
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: 8/31/2023
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: 8/31/2023
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: 8/31/2023
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: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Means of Correction:

1. Exterior maintenance required. Pressure wash common areas. Call for re-inspection.
2. Add grass/sod on bare spots. Call for re-inspection.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. No corrected.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. Not corrected.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. Not corrected.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Call for re-inspection.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Call for re-inspection.
8. Prune and trim trees away from mobile roof for safety purposes. Call for re-inspection.
9. Exterior maintenance of roof required. Wash or treatment.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023

Nazly Dayana CA.

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	6669	01/28/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	514229000300	

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 #232

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	31
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
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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 5-105. - 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

Notes/Means of Correction:

1. Exterior maintenance required. Pressure wash common areas.
2. Add grass/sod on bare spots.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
8. Prune and trim trees away from mobile roof for safety purposes.
9. Exterior maintenance of roof required. Wash or treatment.

Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

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 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6669

Hasler FIRST-CLASS MAIL
01/28/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6669

Hasler FIRST-CLASS MAIL
01/28/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd Floor
Skokie, IL 600 77

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:

NERIDA FLORES
NOH #6669
3140 W HALLANDALE BEACH BLVD
#232,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7747 54

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 6619

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/5/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #6669
3140 W HALLANDALE BEACH BLVD ,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7747 85

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 6640

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/5/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 6669

Hasler
01/28/2022
US POSTAGE $000.53⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and $

Sent To HOLIDAY HALLANDALE MHC LLC
NOH #6669

Street and Apt. No 3140 W HALLANDALE BEACH BLVD ,

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, A

Postmark Here SEP - 1 2023

7022 2410 0001 1497 6640

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.77

Total Postage and $

Sent To NERIDA FLORES
NOH #6669

Street and Apt. No. 3140 W HALLANDALE BEACH BLVD
#232,

City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

Postmark Here SEP - 1 2023

7022 2410 0001 1497 6619

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage an $

Sent To HOLIDAY HALLANDALE MHC LLC
NOH #6669

Street and Apt. N 8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4 SKOKIE IL 60077

PS Form 3800,

Postmark Here SEP - 1 2023

7022 2410 0001 1497 6633

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 8.53

Total Postage and $

Sent To CORPORATION SERVICE COMPANY
NOH #6669

Street and Apt. No 1201 HAYS STREET

City, State, ZIP+4 TALLAHASSEE, FL 32301

PS Form 3800, A

Postmark Here SEP - 1 2023

7022 2410 0001 1497 6626

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #6669
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7581 2098 7747 78

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6633

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Howard Lamma ☐ Agent ☐ Addressee

B. Received by (Printed Name) HOWARD LAMMA
C. Date of Delivery 9-5-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,226,240	$220,080	$5,446,320	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,446,320	$5,446,320	$5,446,320	$5,446,320
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$5,446,320	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$5,446,320	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

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
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

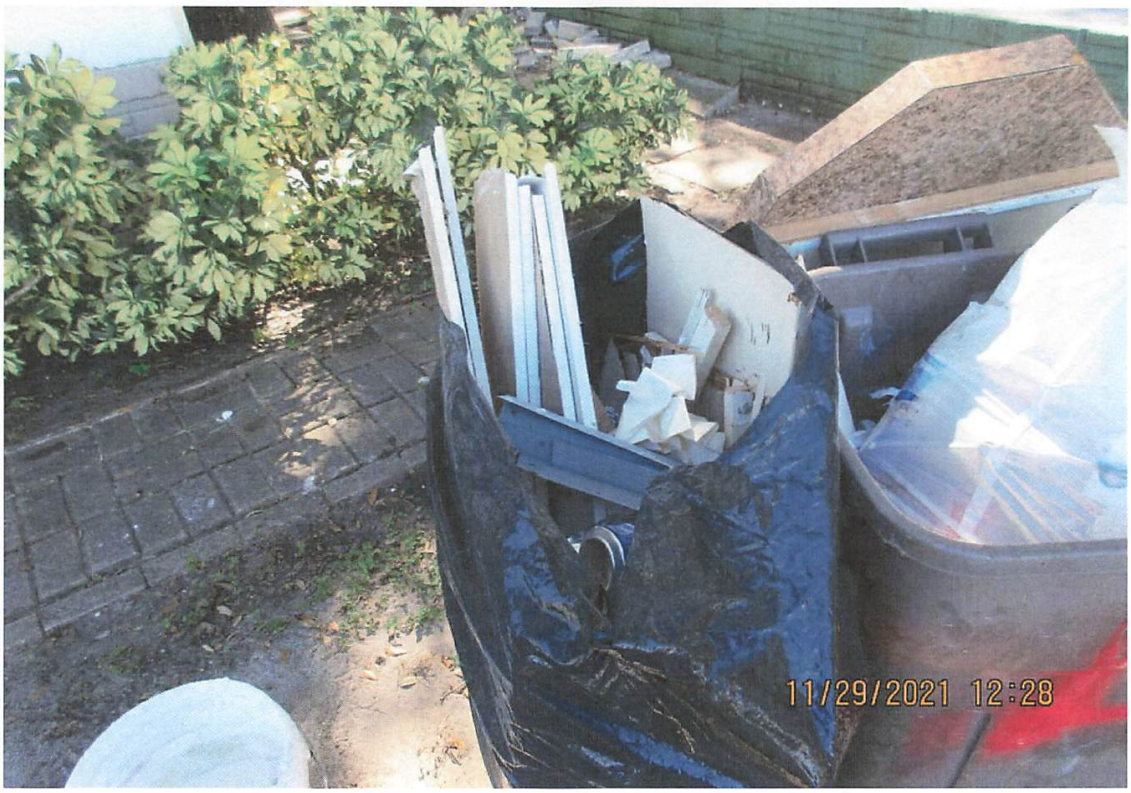
Document Images

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

Florida Department of State, Division of Corporations

11/29/2021 12:27

11/29/2021 12:28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11/29/2021 12:28

11/29/2021 12:29

11/29/2021 12:29

11/29/2021 12:29

AIR CONDITIONING inc.
#1
A Customer First
954-321-6212
11/29/2021 12:30

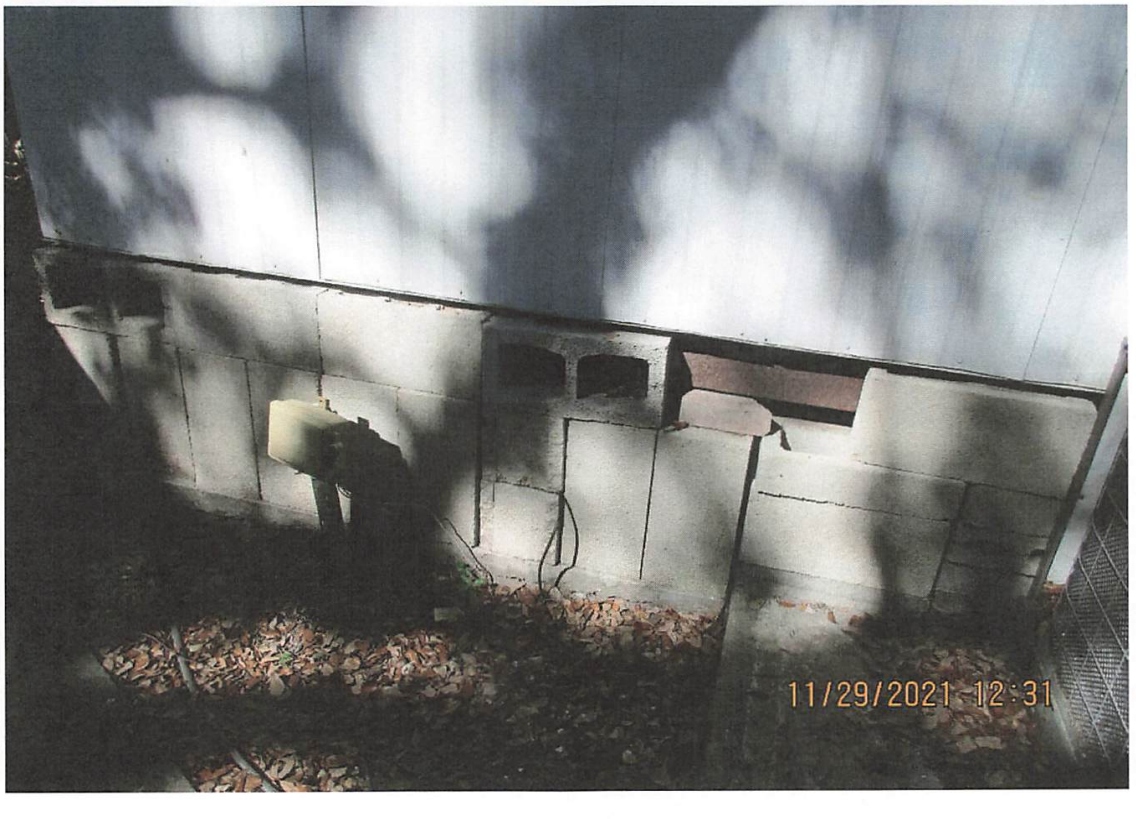
11/29/2021 12:30

MODEL NO.
PAC030H1322A
SERIAL NO.
A0M8441871
C US
UL 1995/CSA-C22.2 CENTRAL COOLING MAXIMUM UNIT STATIC 0.80 I.W.C.
TOTAL SYSTEM CHARGE 6 LBS. 6 OZ. R-22
ELECTRICAL VOLTS AC HZ PH LRA RLA FLA HP
COMPRESSOR 230 60 1 68 11.7 - -
FAN MOTOR 230 60 1 - - 1.1 1/4
BLOWER MOTOR 230 60 1 - - 4.1 1/2
MAXIMUM FUSE OR HACR TYPE CIRCUIT BREAKER AMPS 25
MINIMUM CIRCUIT AMPACITY 19.8
DESIGN PRESSURE-PSIG HIGH 350 LOW 300
Mark E. Heat Option Installed by "X" in Box
240 VAC-1 Phase-60 HZ
Model No. KW Dual Point Upper Circuit Amps Max Fuse/ HACR Type Breaker Amps Lower Circuit Amps Max Fuse/ HACR Type Breaker Amps Single Point Circuit Amps Max Fuse/ HACR Type Breaker Amps
2PH08510506 4.8 30.0 30 15.7 20 30.0 30
2PH08510706 6.5 39.0 40 15.7 20 39.0 40
2PH08511006 9.6 54.9 60 15.7 20 54.9 60
2PH08511506 14.3 54.9 60 24.9 25 79.8 80
UNITARY PRODUCTS GROUP
POST OFFICE BOX 19014
WICHITA KS. USA 67204-9014
R-421 MADE IN MEXICO
11/29/2021 12:30

11/29/2021 12:30

11/29/2021 12:30

11/29/2021 12:30


11/29/2021 12:31

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12/02/2021 14:06

12/02/2021 14:10

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12/02/2021 14:10

12/02/2021 14:11

12/02/2021 14:11

12/02/2021 14:11

12/02/2021 14:11

12/02/2021 14:11

Case Overview

Property/Incident Information

Owner	Address	Site Address
LIDIA CHAVEZ PINEDA	3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status Open **Case #** 7005 **Date Next Inspection** 2/21/2024

Notes

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items

Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/29/2022		Notice of Violation	Posted to Property Regular Mail
10/30/2023		Affidavit of Non-Compliance	Certified Mail
10/30/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/15/2023	11/15/2023	Final Order	Certified Mail Hand
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 2/21/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$800.00**

Payments

Date	Payment Type Name	Amount
11/16/2023	Credit	$103.00
	Total Payments	**$103.00**
	Fees Outstanding	**$697.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LIDIA CHAVEZ PINEDA CASE NO. 7005

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LIDIA CHAVEZ PINEDA

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3140 W HALLANDALE BEACH BLVD, Unit #802, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED LIDIA CHAVEZ PINEDA AT 11:38 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

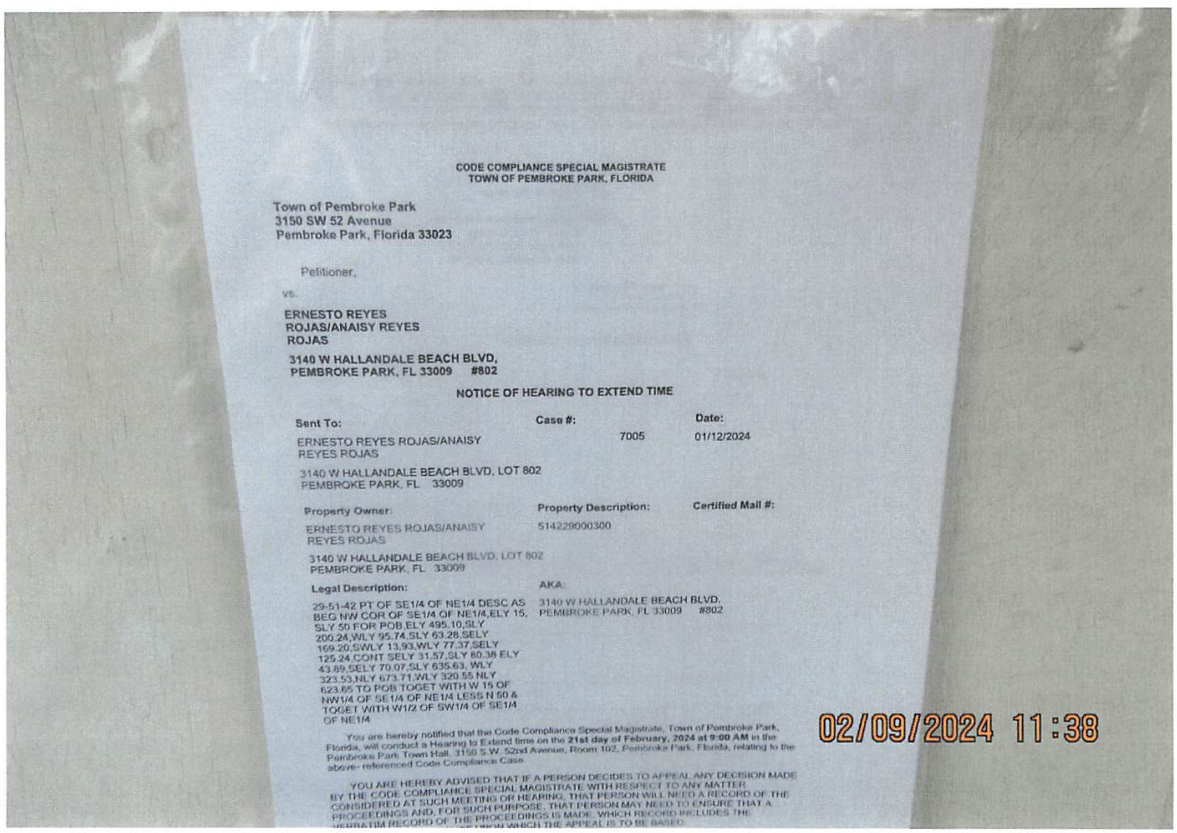
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of Feb, 2024, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ERNESTO REYES
ROJAS/ANAISY REYES
ROJAS

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ERNESTO REYES ROJAS/ANAISY REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	7005	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
ERNESTO REYES ROJAS/ANAISY REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	514229000300	

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 63.26,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 #802

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY UPON WHICH THE APPEAL IS TO BE BASED.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ERNESTO REYES
ROJAS/ANAISY REYES
ROJAS

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
ERNESTO REYES ROJAS/ANAISY REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	7005	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
ERNESTO REYES ROJAS/ANAISY REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	514229000300	

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 #802

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

Respondent(s)

Case #:

7005

On 10/30/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ERNESTO REYES ROJAS
Address:	3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 10/30/2023
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: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/30/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/30/2023

Notes/Means of Correction:

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
2. Installed shed without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections. Call for re-inspection.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/30/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 1/5/24 Phone: (561) 4-75-94-29

Email: lidia Chavez 239@gmail.Com

Property Address: 3120 W Hallandale beach blvd. 802

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Lidia Chavez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7005 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Feb 21 2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 11/15/2023 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-103(a),(K); 5-105; 5-17 and 12-48.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Lidia Chavez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, lidia chavez., and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 5 day of January, 20 24.

Nazly Cardona A.
Notary

My Commission expires Mar, 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7005
vs.	)	
ERNESTO REYES ROJAS ANAISY REYES ROJAS Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #802, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ERNESTO REYES ROJAS/ANAISY REYES ROJAS

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) 5-103(a)(k); 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(k); 5-105; 5-17 and 12-48 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of November 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of November 2023.

TOWN OF PEMBROKE PARK

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2023.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

LIDIA CHAVEZ
3140 W HALLANDALE BEACH BLVD
#802
PEMBROKE PARK, FL 33009

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

Date	11/16/2023 4:17:58 PM
Invoice #	26822
For	Code Enforcement Case# 7005

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	2/13/2024		$100.00	7	$700.00
Admin Fixed	11/15/2023		$100.00	0	$100.00
Total					$800.00

Payments

Date	Type	Amount
11/16/2023	Credit	$103.00
Total		$103.00

Balance **$0.00**

7022 2410 0002 7328 0947

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.77

Total Postage an
$

Sent To
CORPORATION SERVICE COMPANY
HET #6669, #6655, #7005
1201 HAYS STREET

Street and Apt. N
TALLAHASSEE, FL 32301

City, State, ZIP+4

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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$ 8.77

Total Postage ar
$

Sent To
HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005
3140 W HALLANDALE BEACH BLVD

Street and Apt. N
PEMBROKE PARK, FL 33009

City, State, ZIP+4

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JAN 16 2024

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- ☐ Adult Signature Required $
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Postage
$ 8.77

Total Postage an
$

Sent To
HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005
8800 NORTH BRONX AVE 2ND FLOOR

Street and Apt. N
SKOKIE IL 60077

City, State, ZIP+4

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53

Total Postage and
$

Sent To
ERNESTO REYES ROJAS / ANAISY REYES ROJAS
HET #7005
3140 W HALLANDALE BEACH BLVD #802,

Street and Apt. No.
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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JAN 16 20

PS Form 3800, A

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- ☐ Adult Signature Required $
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Postmark Here

USPS HOLLYWOOD POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

Postage $ 8.53

Total Postage and $

Sent To ERNESTO REYES ROJAS

Street and Apt. No FO #7005

City, State, ZIP+4 3140 W HALLANDALE BEACH BLVD #802, PEMBROKE PARK, 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)*
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

USPS HOLLYWOOD POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

Postage $ 8.53

Total Postage and $

Sent To CORPORATION SERVICE COMPANY

Street and Apt. No FO #7005

City, State, ZIP+4 1201 HAYS STREET TALLAHASSEE, FL 32301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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USPS HILLCREST POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

Postage $ 8.53

Total Postage and $

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. FO #7005

City, State, ZIP+4 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

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 $

Postmark Here

USPS HILLCREST POSTAL STORE NOV 16 2023 HOLLYWOOD FL 33021

Postage $ 8.53

Total Postage and $

Sent To HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. FO #7005

City, State, ZIP+4 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOV #7005
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7581 2098 7735 59

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 2673

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x B Andresli
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* ANDRESICI C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

USPS SKOKIE IL 60076 NOV 20 2023

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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
NOV #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7735 28

2. Article Number (Transfer from service label)
7022 2410 0001 1497 2659

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Mona Lisa Hart ☐ Agent ☐ Addressee
MonaLisa Hart

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

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:

ERNESTO REYES ROJAS
FO #7005
3140 W HALLANDALE BEACH BLVD #802,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7735 35

2. Article Number (Transfer from service label)
7022 2410 0001 1497 2925

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
14/8/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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
NOV #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7727 29

2. Article Number (Transfer from service label)
7022 2410 0001 1497 2543

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7706 02

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2895

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Danielle Nelloms ☐ Agent ☐ Addressee
Danielle Nelloms

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #7005
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7705 89

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2918

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 11/20/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete 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:

ERNESTO REYES ROJAS
NOH #7005
3140 W HALLANDALE BEACH BLVD #802,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7734 98

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2666

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 11/8/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7716 61

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0930

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
HET #6669, #6655, #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7716 54

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0947

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Cavalier Soriano 7/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HET #6669, #6655, #7005
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7716 61

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 0930

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

null
Transmittal Number: 28374265

CSC

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park Code Compliance null
Joseline Ramirez
3150 S.W. 52 Avenue
Pembroke Park, FL 33023

Date:	01/23/2024
Party Served:	Ernesto Reyes Rojas
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #802
Case/Reference No:	7005

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

JWG
Transmittal Number: 28000190

CSC

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	11/14/2023
Party Served:	Ernesto Reyes Rojas
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, Fl 33009 #802
Case/Reference No:	7005

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
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- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

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Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ERNESTO REYES ROJAS CASE NO. 7005

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ERNESTO REYES ROJAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ERNESTO REYES ROJAS AT 12:50 P.M. ON THE 03 DAY OF NOVEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

11/8/23

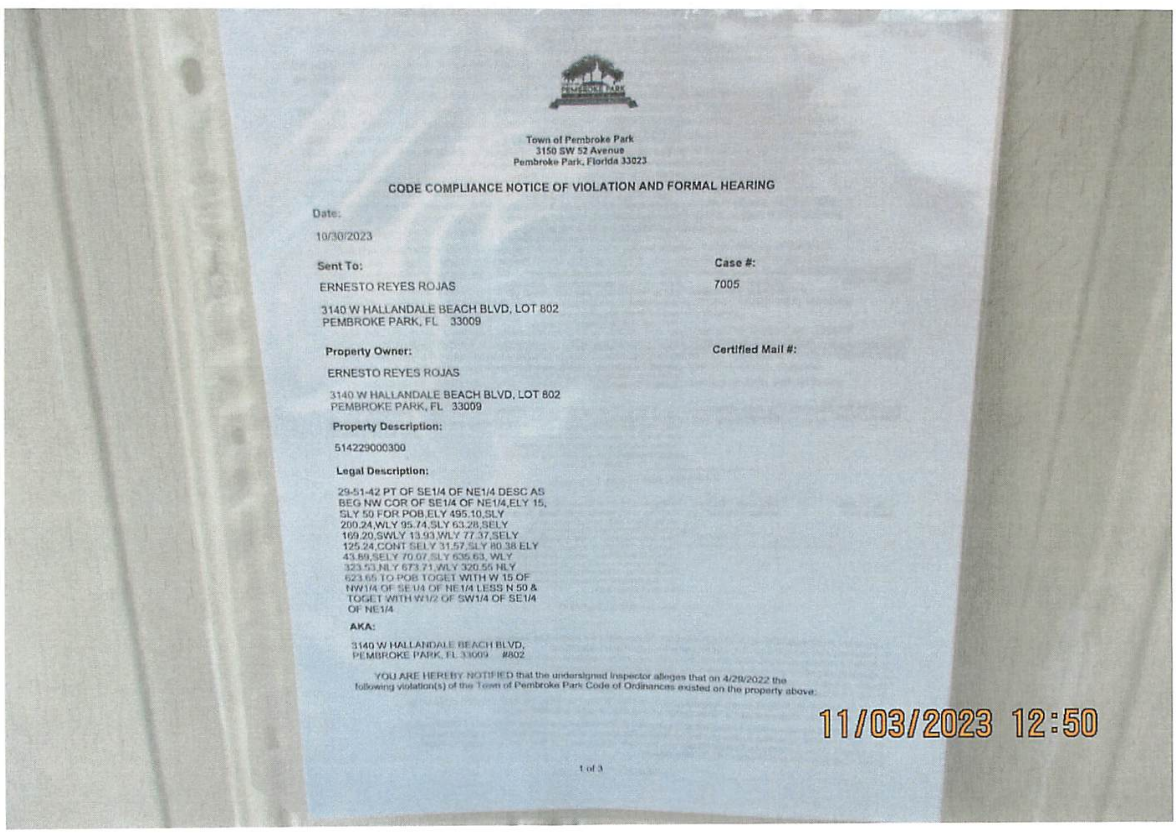
AFFIANT

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 Nov, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/30/2023

Sent To:
ERNESTO REYES ROJAS
3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:
7005

Property Owner:
ERNESTO REYES ROJAS
3140 W HALLANDALE BEACH BLVD, LOT 802
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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

11/03/2023 12:50

1 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

Property Owner:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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
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. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items

Double permit fee assessed

Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

10/30/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/30/2023

Sent To:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

Property Owner:

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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
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. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
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Double permit fee assessed

Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 22nd day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

10/30/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #802

Respondent(s)

Case #:

7005

On 10/30/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ERNESTO REYES ROJAS
Address:	3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #802
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 10/30/2023
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: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/30/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/30/2023

Notes/Means of Correction:

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
2. Installed shed without a permit. Obtain plans for permit and inspections. Not corrected, not permit obtained.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections. Call for re-inspection.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/30/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/ERNESTO REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	7005	04/29/2022

Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/ERNESTO REYES ROJAS 3140 W HALLANDALE BEACH BLVD, LOT 802 PEMBROKE PARK, FL 33009	514229000300	

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 #802

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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(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
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/Means of Correction:

1. Installed multiple additions (3) without a permit. Obtain plans for permit and inspections.
2. Installed shed without a permit. Obtain plans for permit and inspections.
3. Exterior maintenance required. Repair driveway with plans for permit and inspections.
4. Outdoor storage prohibited. Remove wood, pots and miscellaneous items

Double permit fee assessed
Contact the Building Dept. at 954-966-4600, ext 182 to obtain permits.

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 Ernesto Reyes Rojas

Date 4/29/22

Site Address 3140 W Hallandale Beach Blvd, Lot 802 Pembroke Park, FL 33009

Case # 7005

Sub/Park Holiday MHP

Permit #

- ☐ *STOP ALL WORK
- ☑ No Building Permit
- ☐ Violation of Florida Building Code #
- ☑ Violation of Town Ordinance # 5-105; 5-17; 5-103
- ☐ NFPA #
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Installed multiple additions to mobile home & shed without a permit. Exterior maintenance required. Outdoor Storage Prohibited

Corrective Action(s)

Obtain plans, permit and inspections. Repair driveway with permit. Remove wood, pots and miscellaneous items.

- ☐ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ 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

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28-03

Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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NOV #7005
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PEMBROKE PARK FL 33009

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CORPORATION SERVICE COMPANY
NOV #7005
1201 HAYS STREET
TALLAHASSEE, FL 32301

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ERNESTO REYES ROJAS
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HOLIDAY HALLANDALE MHC LLC
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SKOKIE IL 60077

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HOLLYWOOD FL 33023

HOLIDAY HALLANDALE MHC LLC
NOV #7005
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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HOLIDAY HALLANDALE MHC LLC
NOV #7005
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PEMBROKE PARK FL 33009

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05/03/2022
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ZIP 33023
011D10656696

N.O.V

Sent To:

HOLIDAY HALLANDALE MHC
LLC/ERNESTO REYES ROJAS

3140 W HALLANDALE BEACH BLVD, LOT 802
PEMBROKE PARK, FL 33009

Case #:

7005

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N.O.V. #7005.
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SKOKIE, IL, 60077.

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #7005

HOLIDAY HALLANDALE MHC LLC
ERNESTO REYES ROJAS.
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

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HOLLYWOOD FL 33023

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City, State, ZIP+4® 1201 HAYS STREET
TALLAHASSEE, FL 32301

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NOV - 6 2023
HOLLYWOOD FL 33023

Sent To ERNESTO REYES ROJAS
Street and Apt. No. NOH #7005
City, State, ZIP+4® 3140 W HALLANDALE BEACH BLVD #802,
PEMBROKE PARK, FL 33009

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HOLIDAY HALLANDALE MHC LLC
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PEMBROKE PARK, Fl, 33009

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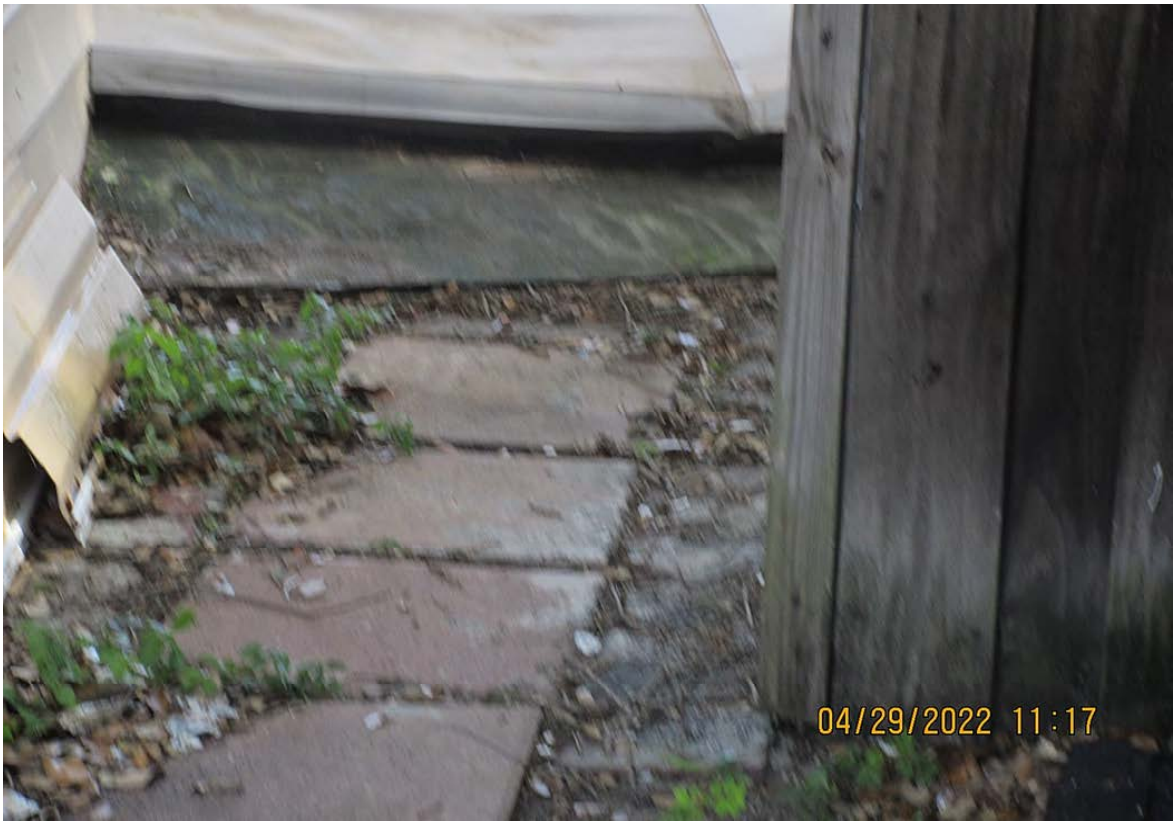
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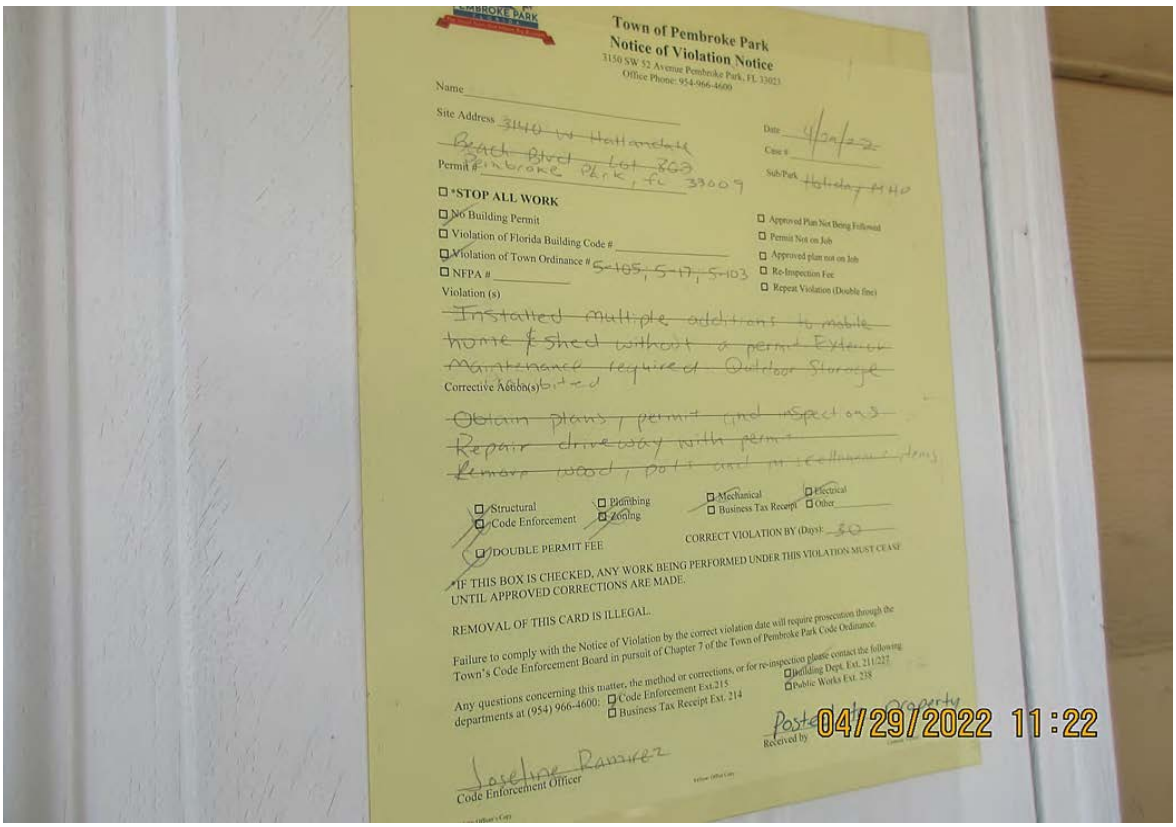
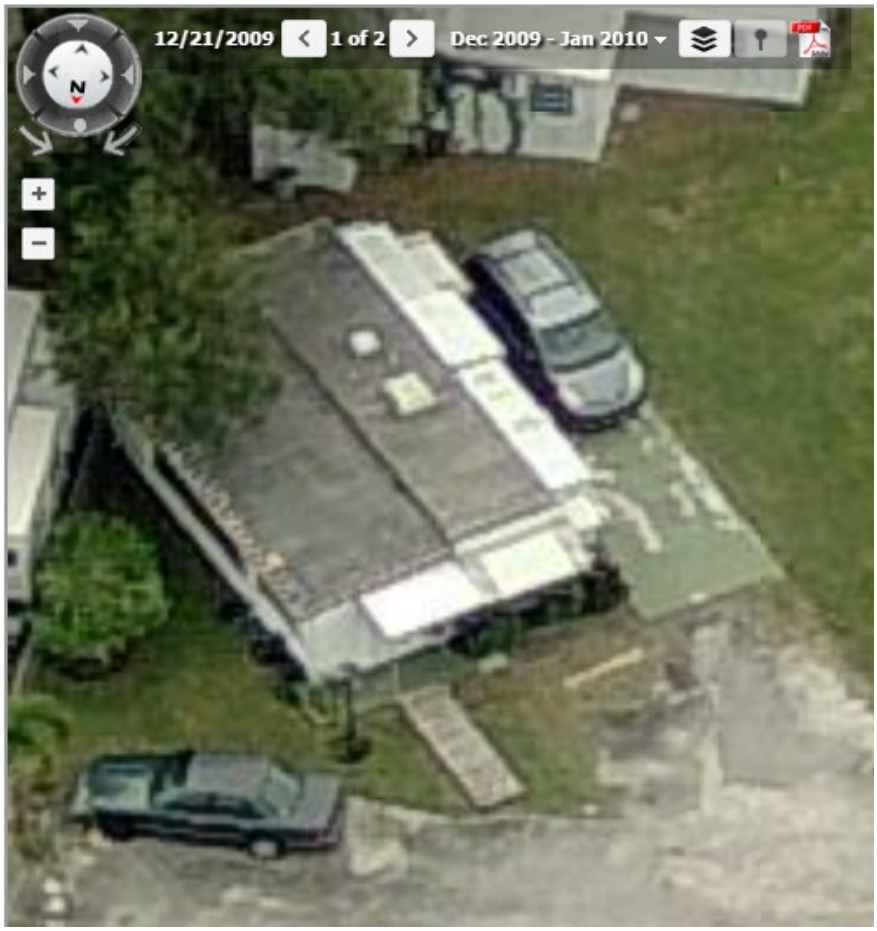

Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600
Name
Site Address 3140 W Hollywood Beach Blvd lot 863
Pembroke Park, fl 33009
Date 4/29/22
Case #
Sub/Park Holiday MHP
Permit #
*STOP ALL WORK
No Building Permit
Violation of Florida Building Code #
Violation of Town Ordinance # S-105, S-17, S-103
NFPA #
Approved Plan Not Being Followed
Permit Not on Job
Approved plan not on Job
Re-Inspection Fee
Repeat Violation (Double fine)
Violation (s)
Installed multiple additions to mobile home & shed without a permit. Exterior Maintenance required. Outdoor Storage
Corrective Action(s)
Obtain plans, permit and inspections
Repair driveway with permit
Remove wood, pallet and miscellaneous items
Structural
Code Enforcement
Plumbing
Zoning
Mechanical
Business Tax Receipt
Electrical
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
Posted on Property
Received by
Joseline Ramirez
Code Enforcement Officer
04/29/2022 11:22

02/05/2006
1 of 2
Jan 2006 - Feb 2006
N

01/09/2007
1 of 3
Dec 2006 - Jan 2007
N

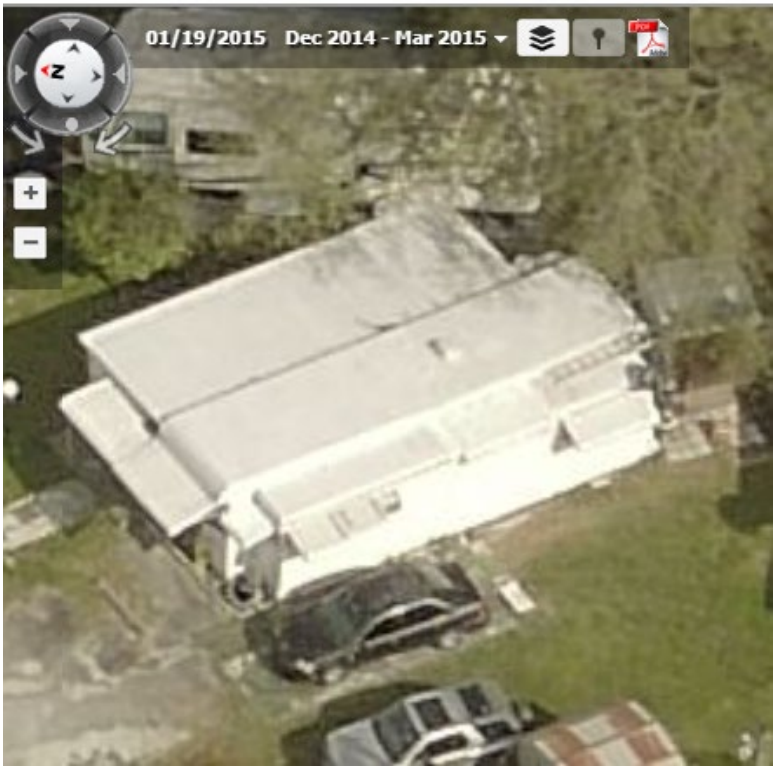
12/31/2007
1 of 4
Dec 2007 - Jan 2008

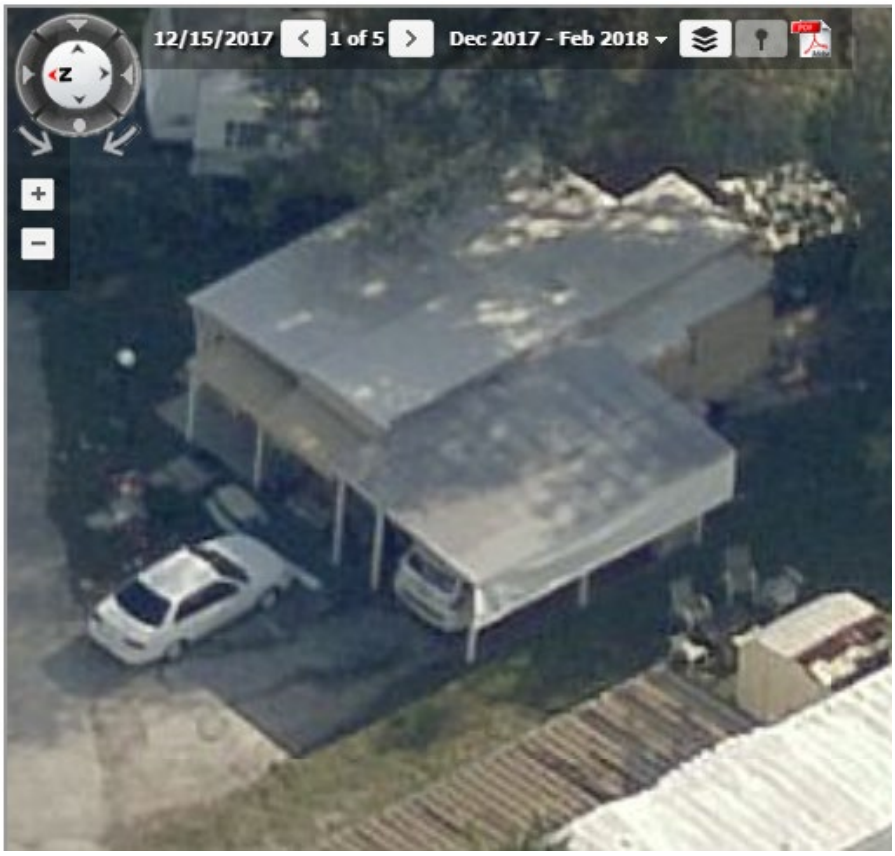
12/29/2008
1 of 2
Dec 2008 - Feb 2009

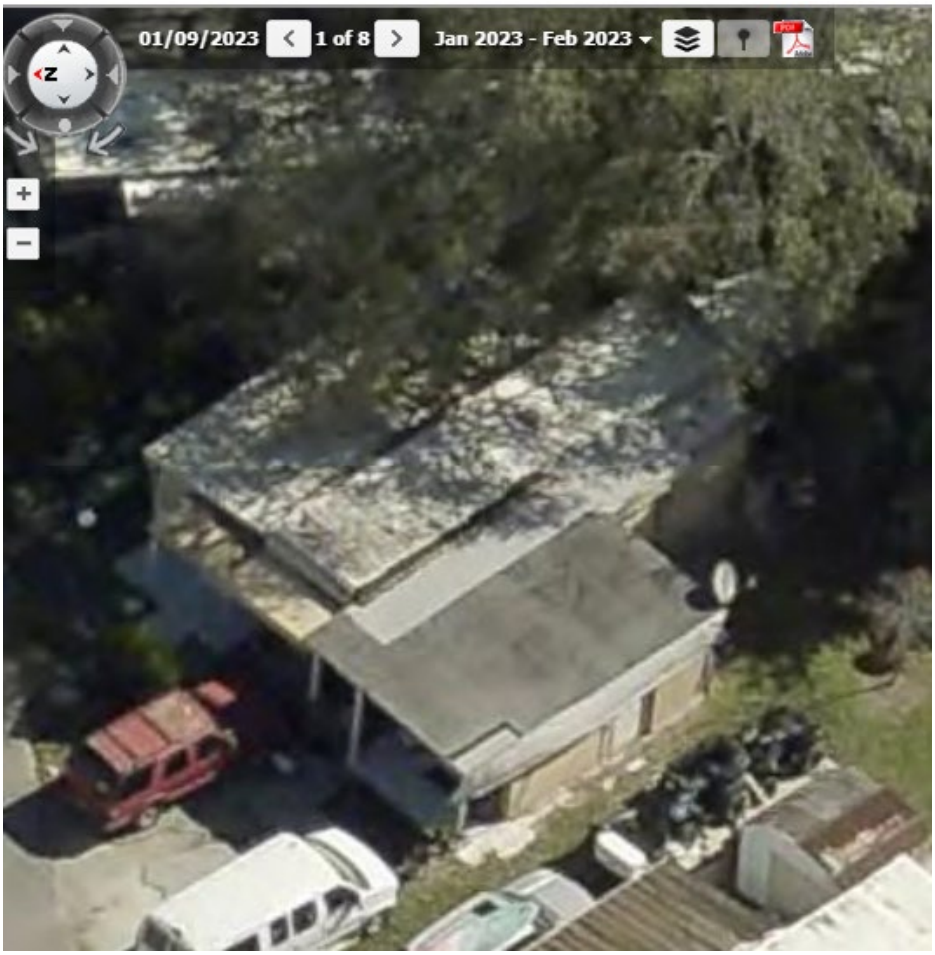

12/21/2009
1 of 2
Dec 2009 - Jan 2010
N

12/31/2011
1 of 6
Dec 2011 - Mar 2012
N

01/24/2013
1 of 2
Dec 2012 - Mar 2013


01/19/2015
Dec 2014 - Mar 2015


12/15/2017
1 of 5
Dec 2017 - Feb 2018


01/09/2023
1 of 8
Jan 2023 - Feb 2023

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOSE COLMENARAS/CLAUDIO COLMENARES	2307 SW 31 COURT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Folio

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

Case Status Open **Case #** 7587 **Date Next Inspection** 1/12/2024

Notes

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/6/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/13/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Email
9/20/2023	9/20/2023	Amended Final Order	Certified Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/12/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/12/2024
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: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/12/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/12/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$6,300.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,500.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JOSE COLMENARAS/CLAUDIO COLMENARES CASE NO. 7587

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JOSE COLMENARAS/CLAUDIO COLMENARES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009 .

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JOSE COLMENARAS/CLAUDIO COLMENARESAT 11:57 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

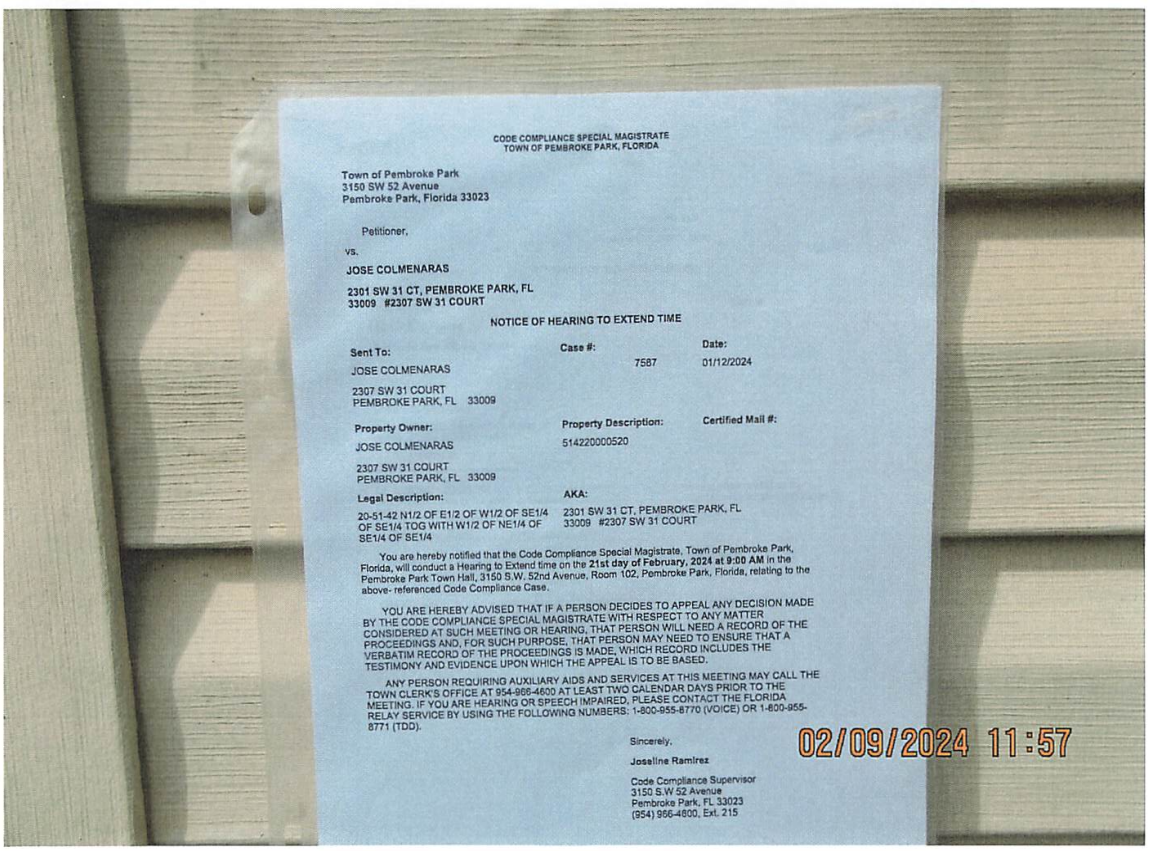
_____ Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 9 day of Feb, 2024, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JOSE COLMENARAS

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
JOSE COLMENARAS 2307 SW 31 COURT PEMBROKE PARK, FL 33009	7587	01/12/2024

Property Owner:	Property Description:	Certified Mail #:
JOSE COLMENARAS 2307 SW 31 COURT PEMBROKE PARK, FL 33009	514220000520	

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 #2307 SW 31 COURT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

02/09/2024 11:57

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JOSE COLMENARAS

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JOSE COLMENARAS	7587	01/12/2024
2307 SW 31 COURT PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
JOSE COLMENARAS	514220000520	
2307 SW 31 COURT 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 #2307 SW 31 COURT

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

JOSE COLMENARAS

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

Respondent(s)

Case #:

7587

On 1/12/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JOSE COLMENARAS
Address:	2307 SW 31 COURT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1/12/2024
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: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/12/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/12/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/12/2024

Notes/Means of Correction:

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections. No permit application submitted.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections. Addition has been there since 2006, there is no evidential support that addition was modify.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections. Screen room has been there since 2006, there is no evidential support that screen room was modify.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections. No permit application submitted.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections. Shed has been there since 2006, there is no evidential support that shed was modify.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections. Deck has been there since 2006, there is no evidential support that deck was modify.
7. Exterior maintenance require. Pressure wash and paint mobile. Call for re-inspection.
8. Outdoor storage. Remove outdoor storage. Call for re-inspection.
9. Exterior maintenance of overgrown trees. Trim trees. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/12/2024

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 202

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12/11/23 Phone: 786-4162815

Email: J.COLMENARES22@HOTMAIL.COM

Property Address: 2307 SW 31ST CT. HALLANDALE BEACH. FL. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, CLAUDIO COLMENARES. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7587 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Feb-21-2024 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

AMENDED

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9-20-2023 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-103 (a) (h); 5-105; 5-17 and 12-48

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

CLAUDIO COLMENARES.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, claudio Colmenares, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of Dec, 20 23.

Nazly Dayana A
Notary
My Commission expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

To whom ever

BRENDA D. FORMAN, CLERK OF COURTS

PROGRESS DOCKET

CASE NO. PR-C-23-0003355

A TRUE COPY
BRENDA D. FORMAN

In Re: Estate of: Colmenares, Jose Vicente

As of November 3, 2023. 10:15a.m.

Case has been presented to Judge

Files take at least 8 weeks.

Location:	**Probate / Mental Health**
Judicial Officer:	**61J DePrimo, Natasha**
Filed on:	**07/10/2023**
Uniform Case Number:	**062023CP003355A001CE**

CASE INFORMATION

Case Type:	**Summary Administration**
Case Status:	**07/10/2023 Pending - PR**

DATE	CASE ASSIGNMENT

Current Case Assignment

Case Number	PR-C-23-0003355
Court	Probate / Mental Health
Date Assigned	07/10/2023
Judicial Officer	61J DePrimo, Natasha

This Petitioner has to wait on an E-Mail from Judge which is procedure at the Courthouse Since 2013 Due to COVID 19

Sylvie Doubleda
(954) 831-564

PARTY INFORMATION

Decedent	**Colmenares, Jose Vicente**
Petitioner	**Colmenares Perez, Claudio Jose Alberto**

DATE	EVENTS & ORDERS OF THE COURT
10/26/2023	Electronic/Documents to Staff Attorney (Jessica) for review *for Review/Approval.*
10/18/2023	Satisfaction & Release Claim *Of Florida Power and Light Company, c/o Probate Recovery Systems, LLC*
10/04/2023	Satisfaction & Release Claim *File by Petitioner showing that the FLP Power &; Light Co was paid on 10/4/2023 &; Attach Copy of the receipt*
10/04/2023	Copy/Probate Fee
08/24/2023	Claim of *Florida Power and Light Company, C/O Probate Recovery Systems LLC - Mailed by clerk 08/29/23 jt* Amount: 245.35
07/17/2023	Consent and Waiver of Notice *signed by NENA JAHNKE, decedent's sister*
07/13/2023	Electronic/Documents to Staff Attorney (Caleb) for review *61-J PET SUMMARY ADM.*
07/10/2023	Death Certificate *8-18-1982, decedent's father---Traslated ---Issued in Venezuela Country.*
07/10/2023	Death Certificate *10-15-2011---ALICIA COLMENARES---decedent's mother---*
07/10/2023	Death Certificate *4-15-2023* Party: Decedent Colmenares, Jose Vicente
07/10/2023	Court Mandated Checklist - Summary Admin. Intestate

PROGRESS DOCKET

CASE NO. PR-C-23-0003355

07/10/2023	Petition Determining Exempt Property *w/proposed Order.*
07/10/2023	Petition for Summary Administration *w/proposed Order---PRO-SE--*
07/10/2023	Funeral Bill *---paid in full----*
07/10/2023	Affidavit of Heirs Party: Petitioner Colmenares Perez, Claudio Jose Alberto
07/10/2023	Affidavit Regarding Criminal History Party: Petitioner Colmenares Perez, Claudio Jose Alberto
07/10/2023	Certificate *of FLORIDA TITLE OF MOBIL HOME*
07/10/2023	Copy of *FLORIDA VEHICLE REGISTRATION - (KIA SOUL)----*
07/10/2023	Stamped Envelope Fee
07/10/2023	Copy/Probate Fee
07/10/2023	Certified Copy/Probate Fee *2 cc for each Orders: Summary and Exempt Property*
07/10/2023	Summary Administration Filing Fee

DATE	FINANCIAL INFORMATION	
	Petitioner Colmenares Perez, Claudio Jose Alberto	
	Total Charges	370.00
	Total Payments and Credits	370.00
	Balance Due as of 11/3/2023	**0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7587
vs.	)	
JOSE COLMENARAS Respondent(s)	)	

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JOSE COLMENARAS

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(a)(h); 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(h); 5-105; 5-17 and 12-48 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 0909

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) $
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- ☐ Adult Signature Required $
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Postage
$ 8.53
Total Postage and
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JAN 16 2024

Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE
Street and Apt. No. HET #7587
City, State, ZIP+4® 2301 SW 31 COURT
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0002 7328 0886

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JAN 16 2024

Sent To JOSE COLMENARAS
Street and Apt. No HET #7587
City, State, ZIP+4 2307 SW 31 COURT
PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0001 1497 4165

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- ☐ Adult Signature Required $
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JAN 16 2024

Sent To MIGUEL ROMERO
Street and Apt. No., HET #6622
City, State, ZIP+4® 131 JANIS BLVD
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0002 7328 0879

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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$ 8.53
Total Postage and
$

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JAN 16 2024

Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE
Street and Apt. No. HET #7587
City, State, ZIP+4® 141 GREENS RD
HOLLYWOOD FL 33021

PS Form 3800, A

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:

JOSE COLMENARAS
HET #7587
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7717 15

2. Article Number *(Transfer from service label)* 7022 2410 0002 7328 0886

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

7022 2410 0001 1497 2448

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$ 8.53

Extra Services & Fees *(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 F
$

Postmark Here

USPS HILLCREST POSTAL STORE SEP 21 2023 HOLLYWOOD FL 33021

Sent To JOSE COLMENARAS
Street and Apt. No., AFO #7587
City, State, ZIP+4® 2307 SW 31 COURT
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0001 1497 2432

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OFFICIAL USE

Certified Mail Fee
$ 8.53

Extra Services & Fees *(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 Fe
$

Postmark Here

USPS HILLCREST POSTAL STORE SEP 21 2023 HOLLYWOOD FL 33021

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
Street and Apt. No., AFO #7587
City, State, ZIP+4® 140 GREENS RD
HOLLYWOOD FL 33021

PS Form 3800, Apr

7022 2410 0001 1497 2456

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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.53

Total Postage a
$

Postmark Here

USPS HILLCREST POSTAL STORE SEP 21 2023 HOLLYWOOD FL 33021

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
Street and Apt. I AFO #7587
City, State, ZIP+ 2301 SW 31 COURT
PEMBROKE PARK, FL 33009

PS Form 3800,

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 E ZELL TR / ZELL, DAVID E TRS
AFO #7587
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7731 39

2. Article Number (Transfer from service label)

7022 2410 0001 1497 7432

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JOSE COLMENARAS
AFO #7587
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7731 46

2. Article Number (Transfer from service label)

7022 2410 0001 1497 7449

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 09/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 E ZELL TR / ZELL, DAVID E TRSTEE
HET #7587
141 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7717 22

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0879

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JOSE COLMENARAS

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
JOSE COLMENARAS	7587	09/13/2023
2307 SW 31 COURT PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
JOSE COLMENARAS	514220000520	
2307 SW 31 COURT 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 #2307 SW 31 COURT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: SEPTEMBER 13, 2023 Phone: 786-416 2815

Email: J.COLMENARES22@HOTMAIL.COM

Property Address: 2307 SW 31 ST CT HALLANDALE BEACH. FL. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, CLAUDIO COLMENARES. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7587 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the SEP, 20-2023 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on JUNE 21 2023 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-103 (a) (h); 5-105; 5-17 AND 12-48

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

CLAUDIO COLMENARES
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Claudio Jose Alberto Colmenares, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of September, 20 23.

Nazly Dayana A.
Notary
My Commission expires Mar, 15 2027.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Scanned with CamScanner

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7587
vs.	)	
JOSE COLMENARAS Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JOSE COLMENARAS

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(a)(h); 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(h); 5-105; 5-17 and 12-48 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Dayana CA.

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
JOSE COLMENARAS	2307 SW 31 COURT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Folio

514220000520

Legal Description

Case Status Open **Case #** 7587 **Date Next Inspection** 6/21/2023

Notes

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/6/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	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 (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: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
JOSE COLMENARAS	CASE NO. 7587
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: JOSE COLMENARAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JOSE COLMENARAS AT 11:01 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

6/13/23

AFFIANT

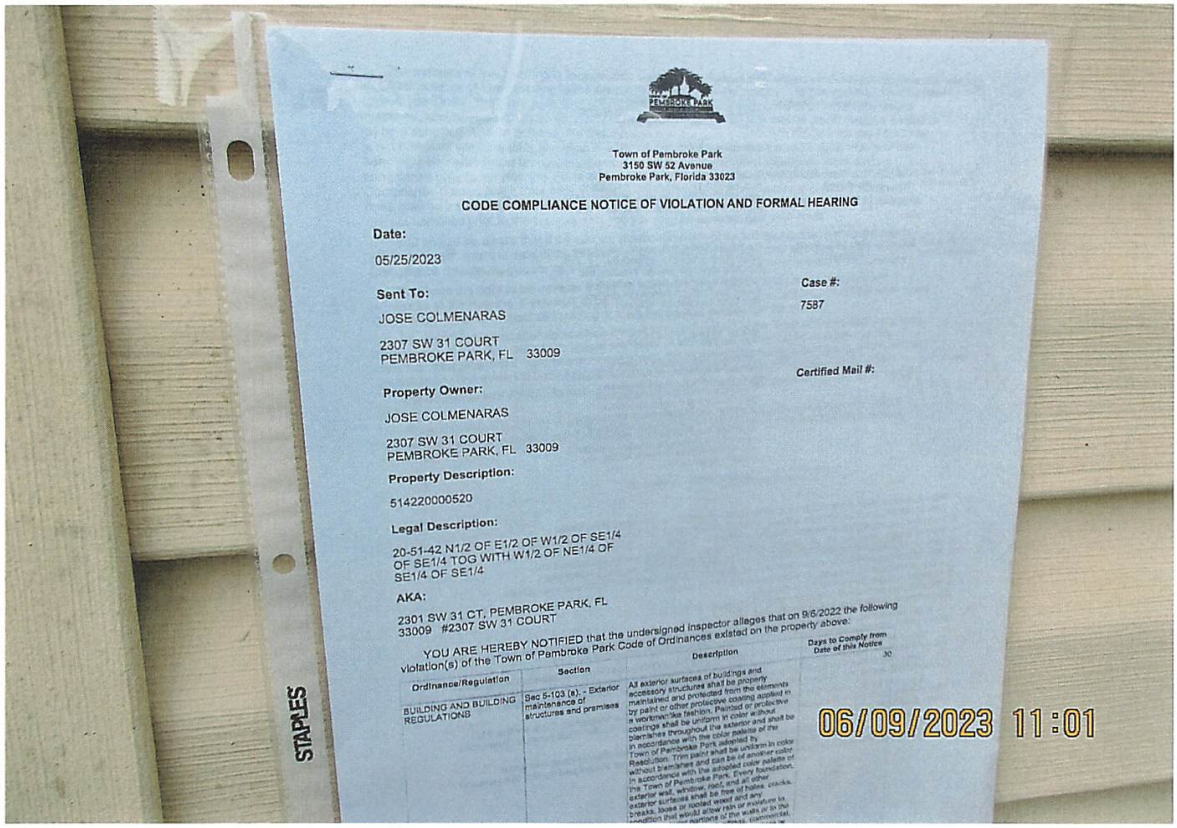
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of June, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Case #:

7587

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

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 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (e) - 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, door, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to penetrate the walls or to the interior portions of the walls or other vertical, horizontal,	30

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

Property Owner:

JOSE COLMENARAS

2307 SW 31 COURT
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 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - 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. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance Officer

5/25/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

JOSE COLMENARAS

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Respondent(s)

Case #: 7587

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JOSE COLMENARAS
Address:	2307 SW 31 COURT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Means of Correction:

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections. No permit application submitted.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections. Addition has been there since 2006, cannot determine if permit is required.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections. Screen room has been there since 2006, cannot determine if permit is required.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections. No permit application submitted.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections. Shed has been there since 2006, cannot determine if permit is required.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections. Deck has been there since 2006, cannot determine if permit is required.
7. Exterior maintenance require. Pressure wash and paint mobile. Call for re-inspection.
8. Outdoor storage. Remove outdoor storage. Call for re-inspection.
9. Exterior maintenance of overgrown trees. Trim trees. Call for re-inspection.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023

Nazly Dafora CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JOSE COLMENARAS 2307 SW 31 COURT PEMBROKE PARK, FL 33009	7587	09/06/2022

Property Owner:	Property Description:	Certified Mail #:
JOSE COLMENARAS 2307 SW 31 COURT PEMBROKE PARK, FL 33009	514220000520	

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 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30

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Notes/Means of Correction:

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28-03
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

Abbr 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

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*	$2,945,130		$2,945,130	$2,615,960	
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86
2020	$2,553,240		$2,553,240	$2,161,960	$49,204.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,945,130	$2,945,130	$2,945,130	$2,945,130
Portability	0	0	0	0
Assessed/SOH	$2,615,960	$2,945,130	$2,615,960	$2,615,960
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	$2,615,960	$2,945,130	$2,615,960	$2,615,960

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$7.50	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

7008 1140 0003 2128 1695

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Restricted Delivery Fee (Endorsement Required)
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USPS HILLCREST POSTAL STATION
MAY 26 2023
HOLLYWOOD FL 33

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #7587
Street, Apt. No.; or PO Box No. 140 GREENS RD
City, State, ZIP+4 HOLLYWOOD FL 33021

PS Form 3800, Aug

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MAY 26 2023
HOLLYWOOD

Sent To JOSE COLMENARAS
NOH #7587
Street, Apt. No.; or PO Box No. 2307 SW 31 COURT
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7008 1140 0003 2128 1640

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Restricted Delivery Fee (Endorsement Required)
Total Postage $7.85

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USPS HILLCREST POSTAL STATION
MAY 26 2023
HOLLYWOOD FL 33

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #7587
Street, Apt. No.; or PO Box No. 2301 SW 31 COURT
City, State, ZIP+ PEMBROKE PARK FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler FIRST CLASS MAIL
09/23/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
140 Greens Rd
Hollywood, FL 33021

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler FIRST-CLASS MAIL
09/23/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
2301 SW 31st Court
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler

FIRST-CLASS MAIL

09/23/2022

US POSTAGE $000.57⁰

ZIP 33023

011D10656696

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

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 E ZELL TR / ZELL, DAVID E TRS
NOH #7587
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7753 48

2. Article Number *(Transfer from service label)*

7008 1140 0003 2128 1695

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
ail Restricted Delivery
)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jose

Date 9/6/22

Site Address 2307 SW 31st Ct
Pembroke Park, FL

Case # 7587

Sub/Park Bamboo

Permit #

- ☑ *STOP ALL WORK
- ☑ No Building Permit
- ☐ Violation of Florida Building Code #
- ☑ Violation of Town Ordinance # 5-105; 5-17
- ☐ NFPA # 12-48; 5-103

- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)
Bathroom renovation done without permits. Verify or obtain permits for additions, screen room, A/C, shed & wooden deck
Exterior maintenance required.
~~Trim overgrown~~

Corrective Action(s)
Obtain plans for permit and inspection
Verify permits for add ons.
Pressure wash & paint mobile home. Trim overgrown trees.
Remove outdoor storage.

- ☑ Structural
- ☑ Code Enforcement
- ☑ Plumbing
- ☑ Zoning
- ☑ Mechanical
- ☐ Business Tax Receipt
- ☑ Electrical
- ☐ 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~~ 182
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

09/06/2022 14:23

09/06/2022 14:15

09/06/2022 14:15

09/06/2022 14:15

09/06/2022 14:15

09/06/2022 14:15

Made in Germany
09/06/2022 14:15

09/06/2022 14:15

09/06/2022 14:16

DEWALT
09/06/2022 14:16

2307
09/06/2022 14:20

09/06/2022 14:20
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NEXGRILL
09/06/2022 14:22

09/06/2022 14:22

09/06/2022 14:23

09/06/2022 14:23