



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 16, 2022

Council Chambers

3150 SW 52 AVE

PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. ROLL CALL
4. ADOPTION OF MINUTES
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICATIONS)
6. PUBLIC HEARING
SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET: Those who wish to address the Magistrate during the public hearing must legibly record their name and address on the sign-in sheet with their respective case number. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.
7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ
 - 7.1. **CASE 5366** - PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE**
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 - 7.2. **CASE 5370** - APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE - FORMAL HEARING - SECTION(s) 5-105; 5-2(a)(b) - NO BUILDING PERMIT - **FIRST OFFENSE**
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12. ADJOURNMENT

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc.	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Legal Description

Case Status Open **Case #** 5366 **Date Next Inspection** 3/16/2022

Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Loft, A/C, Costume room removed without a permit.

No permits obtained

Documents Issued

Date Issue **Hearing Date** **Document Type**

10/1/2020 Notice of Violation

3/2/2022 3/16/2022 Notice of Formal Hearing - Notice w/ NOV

Delivery

Hand *10/1/22*
Regular Mail *10/2/22*

Affidavit of Service/Posted to *3/4/22*
Property
Certified Mail *3/3/22*

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

TOWN OF PEMBROKE PARK

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

Hasler

10/02/2020

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Sent to:

Mad Monkeys Events

3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Owner:

Case #:

5366

TOWN OF PEMBROKE PARK

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

NOV # 5366

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Pembroke Park, FL 33009

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Total Postage	\$
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Street and Apt. No.	HOLDING/ NOH #5366, #5376,
City, State, ZIP+4®	#5377, #5387/ HCF #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009

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

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City, State, ZIP+4®	#5377, #5387/ HCF #4475 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

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Postage	\$
Total Postage	\$
Sent To	PEMBROKE PARK WAREHOUSES
Street and Apt. No.	HLDG/MAD MONKEYS EVENT INC
City, State, ZIP+4®	SHVETS, VOLODYMYR/NOH #5366 3152 W PEMBROKE RD HALLANDALE BEACH, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 6921 1104 8025 01 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Registered Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Registered Mail Restricted Delivery	
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Detail by Entity Name

Florida Profit Corporation
MAD MONKEYS EVENT INC

Filing Information

Document Number	P15000092797
FEI/EIN Number	47-5601581
Date Filed	11/12/2015
Effective Date	11/12/2015
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/14/2021

Principal Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Mailing Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Registered Agent Name & Address

SHVETS , VOLODYMYR
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Name Changed: 02/15/2019

Address Changed: 10/14/2021

Officer/Director Detail

Name & Address

Title P

SHVETS, VOLODYMYR

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Title VP

SHVETS, ANASTASIIA
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	10/14/2021
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
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Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
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2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
MAD MONKEYS EVENTS INC.

CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

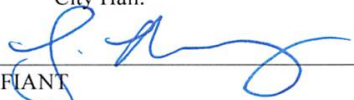
ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. AT 12:20 P.M. ON THE 4 DAY OF MARCH 2022.

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

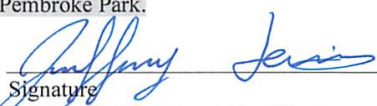
TYPE OF SERVICE

- () 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.

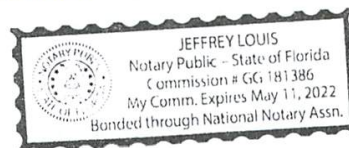

AFFIANT

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 3, 2022, by Joeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:
5366

Property Owner:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property.

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

03/04/2022 12:20



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

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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. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 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


3/2/2022









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:
Mad Monkeys Events 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	10/01/2020
Property Owner:	Property Description:	Certified Mail #:
Mad Monkeys Events 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Pembroke Park Warehouses	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:	30
-----------------------------------	---	---	----

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.	30
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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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

Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. 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.



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Pembroke Park Warehouses
Mad Monkeys Events Inc.
Site Address 3152 W Pembroke Rd
Permit # _____

Date 10/1/20
Case # _____
Sub/Park Pembroke Park Warehouses

☐ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # 5-105

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

1. No Business Tax Receipts. 2. Unpermitted loft.
3. Tenant Build out. 4. Verify permit for electrical
and a/c central unit.

Corrective Action(s)

1. Obtain Business Tax Receipt. 2. Obtain permit
and inspections for all work done

☒ Structural
☒ Code Enf.

☐ Plumbing
☐ Zoning

☒ Mechanical
☒ Business Tax Receipt

☒ Electrical
☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☒ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Iseline Ramirez
Code Enforcement Officer

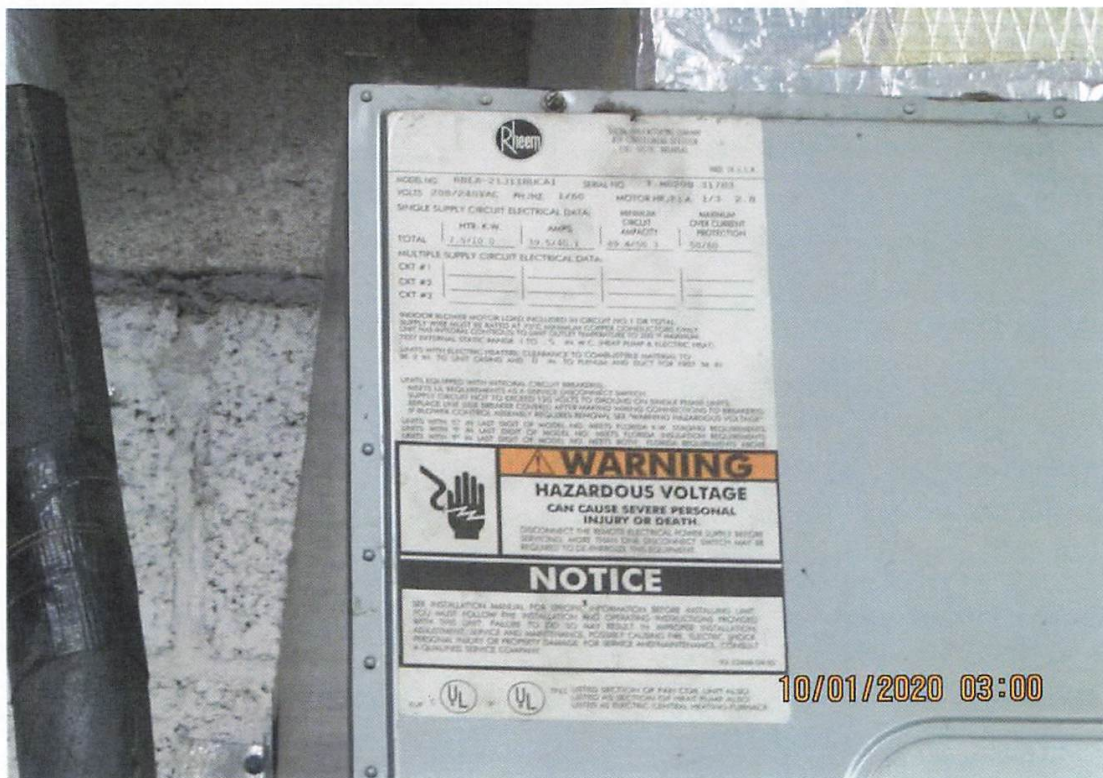
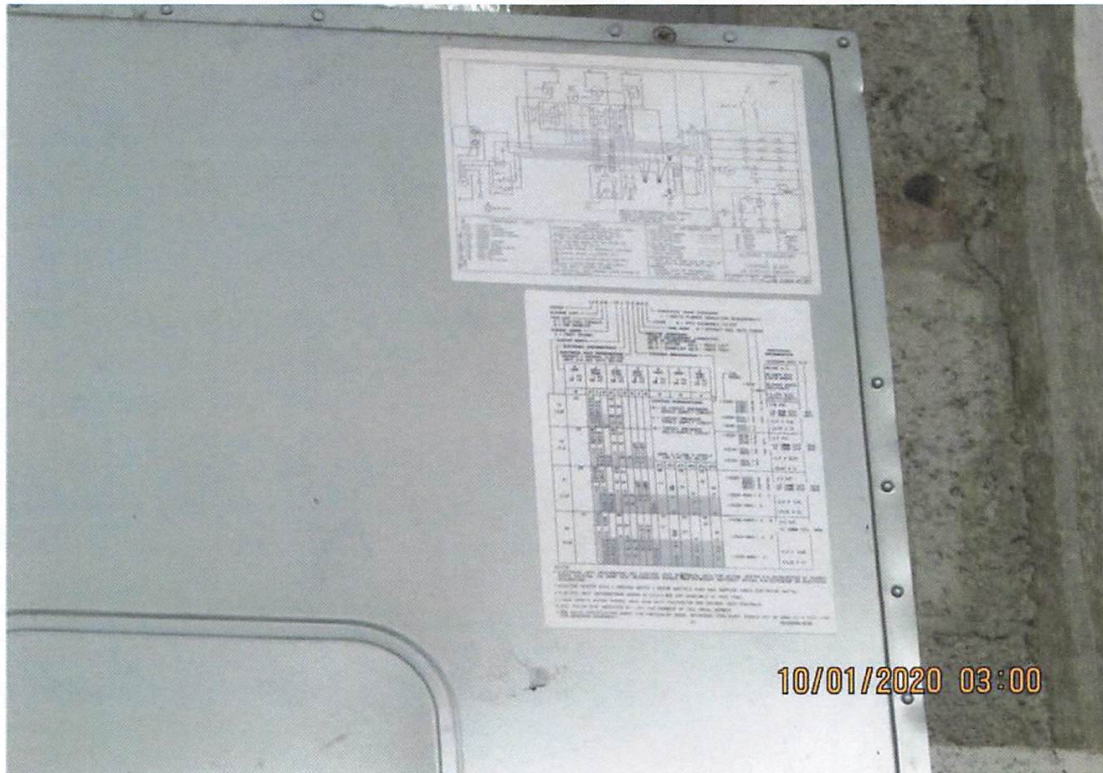
[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator











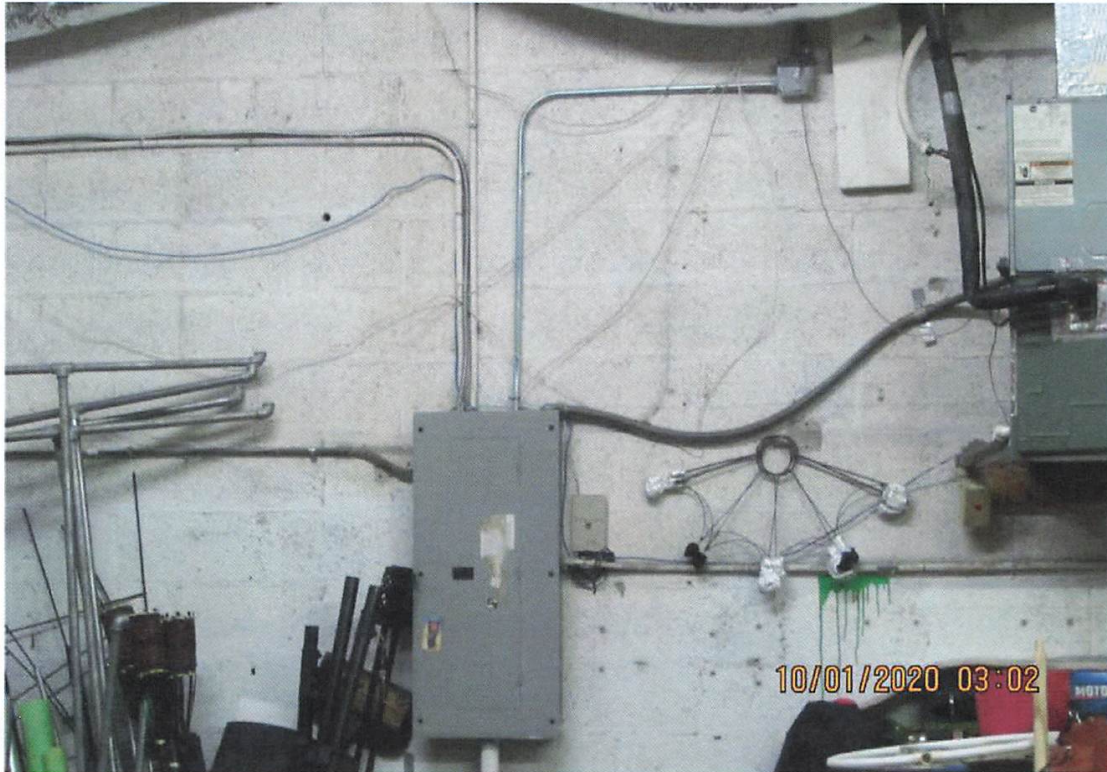














Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, March 8, 2022 8:36 AM
To: Volodymyr Shvets
Cc: nancy.romero@absolutemgmt.com
Subject: RE: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road - Case 5366

Good morning Volodymyr,

Thank you for your email, the violation notice that you all received, stated that permits had to be obtained as follows:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

For all the items removed, a demolition permit is required. You may contact the Building Dept at 954-966-4600, ext 182.

Case 5366 has been open since 10/01/2020, more than one year. Therefore, an extension will not be granted, you may ask the Special Magistrate(Judge) for an extension on 3/16/22.

Regards,



Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov
Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Volodymyr Shvets <m.monkeys2015@gmail.com>
Sent: Monday, March 7, 2022 5:34 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: nancy.romero@absolutemgmt.com
Subject: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road

Joseline Good day!

We did fix all the issues, that you asked us to fix before

1. tenant build-out - we removed a costume room
2. A/C unit - we removed an additional A/C unit
3. unpermitted loft - we removed everything from the office roof, and do not use it as a loft

also, we installed exit signs and bought 2 new fire extinguishers according to the business needs (contractor will install them this Friday, Mar. 11

The only problem with office build-out permits. When we met with you last time, we did not know that the office is unpermitted, and Mrs. Nancy V. Romero did not know it as well.

Right now we work closely with the leasing office and Mrs. Nancy will take care of the permits obtained, but she will be on the vacation starting tomorrow.

Please give us at least 60 days to obtain all the permits

We really want to get all the necessary licenses and tax receipts and do all our best to make it.

Sorry for the inconvenience.

Best regards

Vladimir and Anastasia Shvets
Mad Monkeys Event
(305) 857-55-70
(206) 218-49-95



MadMonkeys
EVENTS

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE	3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023	3924 SW 52 AVE, PEMBROKE PARK, FL 33023 C4
Legal Description		

Case Status Open **Case #** 5370 **Date Next Inspection** 3/16/2022

Notes

1. Installed wooden fence without permit. Obtain permit and inspections.
2. Installed wooden gazebo without permit. Obtain permit and inspections.
3. Electrical work without permit. Obtain permit and inspections.
4. Double permit fee assessed.

No permit obtained as of 3/2/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/5/2020		Notice of Violation	Regular Mail 10/5/20
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 3/4/22 Property Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

TOWN OF PEMBROKE PARK

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

NOV #5370

Hasler

10/05/2020

US POSTAGE \$0



01

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

5370

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

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

NOV # 5369, # 5370, # 5371, # 5372

Hasler

10/05/2020

US POSTAGE \$0



0

Pembroke Park Townhouses Condominium Assoc
c/o The Fredrick Group, Inc.
Community Association Management
5201 Blue Lagoon Drive, 8th Floor
Miami, FL 33126

7021 0350 0000 2802 4471

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Street and Apt. No. City, State, ZIP+4	
PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC. SARA, OQUENDO/ NOH #5370 3930 SW 52ND AVE APT 4 PEMBROKE PARK, FL 33023	
PS Form 3800,	

7021 0350 0000 2802 4464

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
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Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Street and Apt. No. City, State, ZIP+4	
APPLEBY, VERONICA & WARREN, STACEY, WARREN, DUEANE NOH #5370 3924 SW 52 AVE # C-4 PEMBROKE PARK FL 33023	
PS Form 3800,	



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 42 of 806



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N07000002960
FEI/EIN Number 26-0171586
Date Filed 03/21/2007
State FL
Status ACTIVE

Principal Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO
3930 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA
3930 SW 52 AVE UNT 4D
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

APPLEBY, VERONICA & WARREN
STACEY WARREN, DUEANE

CASE NO. 5370

Respondent

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

TO BE SERVED: 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

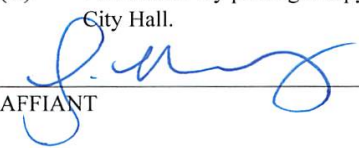
ADDRESS: 3924 SW 52 AVE # C-4 PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: APPLEBY, VERONICA & WARREN, STACEY WARREN, DUEANE AT 10:44 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

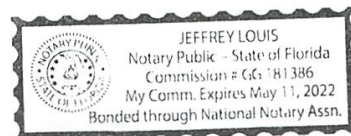

AFFIANT

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 3, 2022, by JoSeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #:
5370

Property Owner:
APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230AB0140

Legal Description:
PEMBROKE PARK TOWNHOUSES
CONDO BLDG C UNIT 4 PER CDD BK/PG:
43825/1858

AKA:
3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/5/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

03/04/2022 10:44





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #:

5370

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APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE

3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Certified Mail #:

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Legal Description:

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

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

1. Installed wooden fence without permit. Obtain permit and inspections.
 2. Installed wooden gazebo without permit. Obtain permit and inspections.
 3. Electrical work without permit. Obtain permit and inspections.
 4. Double permit fee assessed.
- No permit obtained as of 3/2/2022

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 March, 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


3/2/2022



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

11/3/20
No permit
Extension granted
12/2/20

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Case #: 5370

Date: 10/05/2020

Property Owner: APPLEBY, VERONICA &
WARREN, STACEY
WARREN, DUEANE
3924 SW 52 AVE # C-4
PEMBROKE PARK, FL 33023

Property Description: 514230AB0140

Certified Mail #:

Legal Description: PEMBROKE PARK TOWNHOUSES
CONDO BLDG C UNIT 4 PER CDO BK/PG: 43825/1858

AKA: 3924 SW 52 AVE, PEMBROKE PARK, FL
33023 C4

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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. 5-2. -
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...

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.

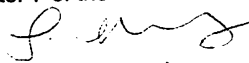
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Installed wooden fence without permit. Obtain permit and inspections.
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Joseline Ramirez
Code Enforcement Officer



Case Overview

Property/Incident Information

Owner	Address	Site Address
OQUENDO,SARA	3930 SW 52 AVE #D4 PEMBROKE PARK, FL 33023	3930 SW 52 AVE, PEMBROKE PARK, FL 33023 D4

Legal Description

Case Status Open **Case #** 5372 **Date Next Inspection** 3/16/2022

Notes

1. Installed metal fence without permit. Obtain permit and inspections.
2. Installed awning without permit. Obtain permit and inspections.
3. Double permit fee assessed.

No permits obtained as of 3/2/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/5/2020		Notice of Violation	Regular Mail 10/5/20
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

7021 0350 0000 2802 4433

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 **OQUENDO, SARA**

Sent To **NOH #5372,**

Street and Apt. No. **3930 SW 52 AVENUE #D4**

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

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

See reverse for instructions





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

NOV # 5372

Hasler
10/05/2020
US POSTAGE \$0



Sent to:

Case #:

OQUENDO, SARA H/E
HERNANDEZ, NESTOR
3930 SW 52 AVE #4
PEMBROKE PARK, FL 33023

5372

TOWN OF PEMBROKE PARK

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

NOV # 5369, #5370, #5371, #5372

Hasler
10/05/2020
US POSTAGE \$0



Pembroke Park Townhouses Condominium Assoc
c/o The Fredrick Group, Inc.
Community Association Management
5201 Blue Lagoon Drive, 8th Floor
Miami, FL 33126



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

Detail by Entity Name

Florida Not For Profit Corporation

PEMBROKE PARK TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N07000002960
FEI/EIN Number 26-0171586
Date Filed 03/21/2007
State FL
Status ACTIVE

Principal Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Mailing Address

3930 SW 52 AVE
UNIT 4D
PEMBROKE PARK, FL 33023

Changed: 04/05/2011

Registered Agent Name & Address

SARA, OQUENDO
3930 SW 52ND AVE APT 4
PEMBROKE PARK, FL 33023

Name Changed: 03/18/2019

Address Changed: 03/18/2019

Officer/Director Detail

Name & Address

Title SECR

OQUENDO, SARA
3930 SW 52 AVE UNT 4D
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	03/18/2019
2020	04/06/2020
2021	04/27/2021

Document Images

04/27/2021 -- ANNUAL REPORT	View image in PDF format
04/06/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
02/13/2012 -- Reg. Agent Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
09/13/2010 -- ANNUAL REPORT	View image in PDF format
04/27/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
03/21/2007 -- Domestic Non-Profit	View image in PDF format



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 59 of 806

TOWN OF PEMBROKE PARK, FLORIDA)
 Petitioner)
 vs.)
 SARA OQUENDO)
 Respondent)

CASE NO. 5372


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
OQUENDO, SARA
3930 SW 52 AVE #D4
PEMBROKE PARK, FL 33023

Case #:
5372

Property Owner:
OQUENDO, SARA
3930 SW 52 AVE #D4
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230AB0210

Legal Description:
PEMBROKE PARK TOWNHOUSES
CONDO BLDG D UNIT 4 PER CDO BK/PG:
43825/1858

AKA:
3930 SW 52 AVE, PEMBROKE PARK, FL
33023 D4

03/04/2022 10:40

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

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Date:

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Sent To:

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3930 SW 52 AVE #D4
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Case #:

5372

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BUILDING AND BUILDING
REGULATIONS

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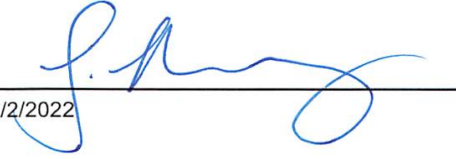
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Joseline Ramirez

Chief Code Enforcement
Officer



3/2/2022



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

OQUENDO,SARA H/E
HERNANDEZ,NESTOR

3930 SW 52 AVE #4
PEMBROKE PARK, FL 33023

Case #:

5372

Date:

10/05/2020

Property Owner:

OQUENDO,SARA H/E
HERNANDEZ,NESTOR

3930 SW 52 AVE #4
PEMBROKE PARK, FL 33023

Property Description:

514230AB0210

Certified Mail #:**Legal Description:**

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CONDO BLDG D UNIT 4 PER CDO BK/PG:
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AKA:

3930 SW 52 AVE, PEMBROKE PARK, FL
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BUILDING AND BUILDING
REGULATIONS

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

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

30

(1)

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

(2)

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

(3)

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

BUILDING AND BUILDING
REGULATIONS

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

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

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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

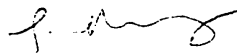
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Installed metal fence without permit. Obtain permit and inspections.
2. Installed awning without permit. Obtain permit and inspections.
3. Double permit fee assessed.

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

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



Joseline Ramirez
Code Enforcement Officer





Case Overview

Property/Incident Information

Owner	Address	Site Address
SUKIE,NICHOLAS	3900 SW 52 AVE #202 PEMBROKE PARK, FL 33023	3900 SW 52 AVE, PEMBROKE PARK, FL 33023 202

Legal Description

Case Status Open **Case #** 5373 **Date Next Inspection** 3/16/2022

Notes

1. Installed a wooden awning/gazebo without a permit. Obtain permit and inspections.
2. Installed a shed without a permit. Obtain permit and inspections.
3. Double permit fee assessed.

No permits obtained as of 3/2/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/5/2020		Notice of Violation	Regular Mail 10/5/20
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
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TOWN OF PEMBROKE PARK

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

NOV # 5373

Hasler

FI

10/05/2020

US POSTAGE \$0



01

Glenwood Court Homeowners Assoc.
c/o Precedence Property Management
4613 N University Dr. #565
Coral Springs, FL 33067



TOWN OF PEMBROKE PARK

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

NOV #5373

Hasler

F

10/05/2020

US POSTAGE \$0



01

Sent to:

SUKIE, NICHOLAS

3900 SW 52 AVE #202
PEMBROKE PARK, FL 33023

Case #:

5373

Property Owner:

Property #

7021 0350 0000 2802 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
 \$ _____

Total Postage and Fees
 \$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark Here
 MAR - 3 2022

EISINGER, DENNIS J
 EISINGER BROWN LEWIS FRANKEL &
 CHAIET, PA/NOH #5373
 4000 HOLLYWOOD BLVD - STE. 265S
 HOLLYWOOD, FL 33021

PS Form 3800, April 2013 PSN 7530-02-000-9007

7021 0350 0000 2802 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
 \$ _____

Total Postage and Fees
 \$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4

Postmark Here
 MAR - 3 2022

SUKIE, NICHOLAS
 NOH #5373
 3900 SW 52 AVE #202
 PEMBROKE PARK FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9007 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.

EISINGER, DENNIS J
 EISINGER BROWN LEWIS FRANKEL &
 CHAIET, PA/NOH #5373
 4000 HOLLYWOOD BLVD - STE. 265S
 HOLLYWOOD, FL 33021



9590 9402 6379 0303 8582 51

Article Number (Transfer from service label)

7021 0350 0000 2802 4440

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C-19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C-19

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery

Domestic Return Receipt



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3900 SW 52 AVENUE #202, PEMBROKE PARK FL 33023	ID #	5142 30 20 0050
Property Owner	SUKIE, NICHOLAS	Millage	0613
Mailing Address	3900 SW 52 AVE #202 PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT LOT 16 DESC AS,W 20.66 OF E 164.52 OF S 71.50 OF TR 16 AKA: UNIT 2 BLDG 2 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\(8\)](#).

* 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*	\$7,390	\$181,150	\$188,540	\$130,420	
2021	\$7,390	\$129,440	\$136,830	\$126,630	\$1,809.45
2020	\$7,390	\$132,160	\$139,550	\$124,890	\$1,778.91

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$188,540	\$188,540	\$188,540	\$188,540
Portability	0	0	0	0
Assessed/SOH 18	\$130,420	\$130,420	\$130,420	\$130,420
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$80,420	\$105,420	\$80,420	\$80,420

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2017	QCD-T	\$100	114787116	\$5.00	1,477	SF
10/26/2012	WD-Q	\$55,000	49204 / 1294			
6/8/2011	WD-Q-SS	\$30,000	48157 / 751			
1/18/2000	WD	\$62,000	30237 / 1394			
11/22/1999	WD	\$40,000	30151 / 808			
				Adj. Bldg. S.F. (Card, Sketch)		1134
				Units		1
				Eff./Act. Year Built: 1981/1980		

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
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
02/27/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format

03/22/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
08/25/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
05/05/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
03/27/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
05/17/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
06/24/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NICHOLAS SUKIE)

CASE NO. 5373

Respondent

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

TO BE SERVED: 3900 SW 52 AVE #202 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

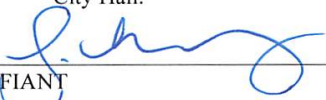
ADDRESS: 3900 SW 52 AVE #202 PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NICHOLAS SUKIE AT 10:37 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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



AFFIANT

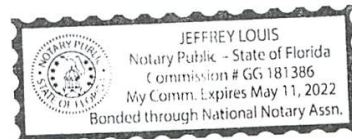
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 03/02/2022

Sent To:
 SUKIE, NICHOLAS
 3900 SW 52 AVE #202
 PEMBROKE PARK, FL 33023

Case #:
 5373

Property Owner:
 SUKIE, NICHOLAS
 3900 SW 52 AVE #202
 PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
 514230200050

Legal Description:
 HOLLYWOOD RIDGE FARMS 2-16 MISC
 PT LOT 16 DESC AS, W 20.66 OF E 164.52
 OF S 71.50 OF TR 16 AKA: UNIT 2 BLDG 2
 GLENWOOD CORT TOWNHOMES

AKA:
 3900 SW 52 AVE, PEMBROKE PARK, FL
 33023 202

03/04/2022 10:37

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/5/2020 the
 following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

SUKIE,NICHOLAS

3900 SW 52 AVE #202
PEMBROKE PARK, FL 33023

Case #:

5373

Property Owner:

SUKIE,NICHOLAS

3900 SW 52 AVE #202
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230200050

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HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS,W 20.66 OF E 164.52
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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
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1. Installed a wooden awning/gazebo without a permit. Obtain permit and inspections.
 2. Installed a shed without a permit. Obtain permit and inspections.
 3. Double permit fee assessed.
- No permits obtained as of 3/2/2022

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 March, 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


3/2/2022



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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: SUKIE, NICHOLAS
3900 SW 52 AVE #202
PEMBROKE PARK, FL 33023

Case #: 5373

Date: 10/05/2020

Property Owner: SUKIE, NICHOLAS
3900 SW 52 AVE #202
PEMBROKE PARK, FL 33023

Property Description: 514230200050

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PT LOT 16 DESC AS, W 20.66 OF E 164.52
OF S 71.50 OF TR 16 AKA: UNIT 2 BLDG 2
GLENWOOD CORT TOWNHOMES

AKA: 3900 SW 52 AVE, PEMBROKE PARK, FL
33023 202

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owner's responsibilities
(b)

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

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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

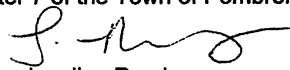
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Installed a wooden awning/gazebo without a permit. Obtain permit and inspections.
2. Installed a shed without a permit. Obtain permit and inspections.
3. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Case Overview

Property/Incident Information

Owner	Address	Site Address
ROCAMORA, ENRIQUE	1865 BRICKELL AVE #A1408 MIAMI, FL 33129	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

Legal Description

Case Status Open **Case #** 5375 **Date Next Inspection** 3/16/2022

Notes

1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
4. Infestation of roaches. Remove all infestation.
5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.

No permits obtained as of 03/03/2022 and no re-inspection called in as of 03/03/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2020		Notice of Violation	Regular Mail 10/8/20
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

HEALTH AND SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.

Not in Compliance -
Reinspection Date:
3/16/2022

TOWN OF PEMBROKE PARK

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

NOV #5375

Shantique Harrell
Current Tenant
5100 SW 41 Street
Pembroke Park, FL 33023

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Case #.

ROCAMORA, ENRIQUE

5375

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

7021 0350 0000 2802 4419

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Fee \$ _____

Sent To
 ROCAMORA, ENRIQUE
 NOH #5375
 5100 SW 41 STREET #220
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®
 MIAMI, FL 33129

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

7021 0350 0000 2802 4426

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Postage and Fee \$ _____

Sent To
 ROCAMORA, ENRIQUE
 NOH #5375
 1865 BRICKELL AVE #A1408
 MIAMI, FL 33129

City, State, ZIP+4®
 MIAMI, FL 33129

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ROCAMORA, ENRIQUE NOH #5375 1865 BRICKELL AVE #A1408 MIAMI, FL 33129 9590 9402 6379 0303 8582 37 7021 0350 0000 2802 4426 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature X <i>ROCAMORA</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) GARCIA, ENRIQUE C. Date of Delivery 3/5/22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature 33101 ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 91 of 806

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROCAMORA, ENRIQUE)

Respondent

CASE NO. 5375

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROCAMORA, ENRIQUE AT 10:53 A.M. ON THE 4 DAY OF MARCH 2022.

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

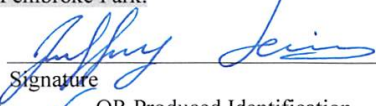
TYPE OF SERVICE

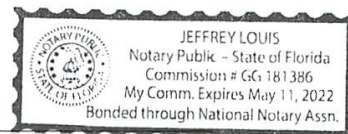
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


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






Town of Pembroke Park
5100 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
ROCAMORA, ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Case #:
5375

Property Owner:
ROCAMORA, ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Certified Mail #:

Property Description:
514230AA0350

Legal Description:
CONDADO REAL CONDO UNIT 220 PER
CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 #220

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 10/7/2020 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	Freights and Installations shall be made so as to comply with the provisions of the Building Code or the approved use form. All work shall proceed in a timely fashion and be done in a workmanlike manner.	

03/04/2022 10:53



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

ROCAMORA, ENRIQUE

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Case #:

5375

Property Owner:

ROCAMORA, ENRIQUE

1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Certified Mail #:

Property Description:

514230AA0350

Legal Description:

CONDADO REAL CONDO UNIT 220 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #220

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 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.	10

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...	10
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.	10
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10

1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
 2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
 3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
 4. Infestation of roaches. Remove all infestation.
 5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.
- No permits obtained as of 03/03/2022 and no re-inspection called in as of 03/03/2022.

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 March, 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.

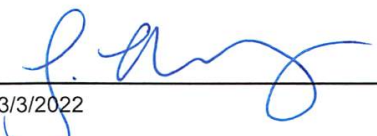
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ROCAMORA, ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Case #: 5375

Date: 10/07/2020

Property Owner: ROCAMORA, ENRIQUE
1865 BRICKELL AVE #A1408
MIAMI, FL 33129

Property Description: 514230AA0350

Certified Mail #:

Legal Description: CONDADO REAL CONDO UNIT 220 PER CDO BK/PG: 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #220

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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.	10
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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.

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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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HEALTH AND
SANITATION

Sec. 12-76. (b)
Nuisances: duty of
property owners and
tenants to prevent.

Cross reference— Code enforcement, Ch. 7.

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.

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Notes/Mean of Correction:

1. Plumbing defect in bathroom, unsanitary water is pouring from faucet. Obtain permit and inspections for repair.
2. Kitchen cabinets loose and overhanging. Obtain permit and inspections for repairs.
3. Leak in ceiling of bathroom. Obtain permit and inspections for repairs.
4. Infestation of roaches. Remove any and all infestation.
5. Mold infestation. Remove any mold, obtain permit and inspections for demolition of any drywall.

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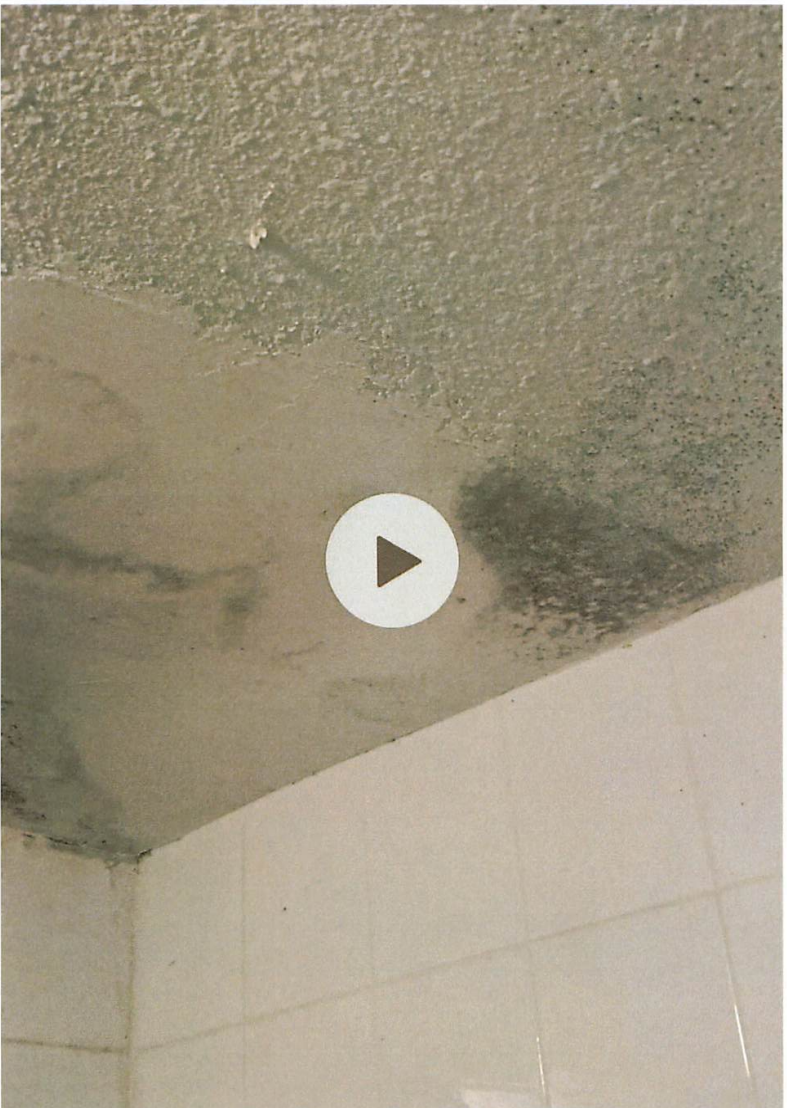
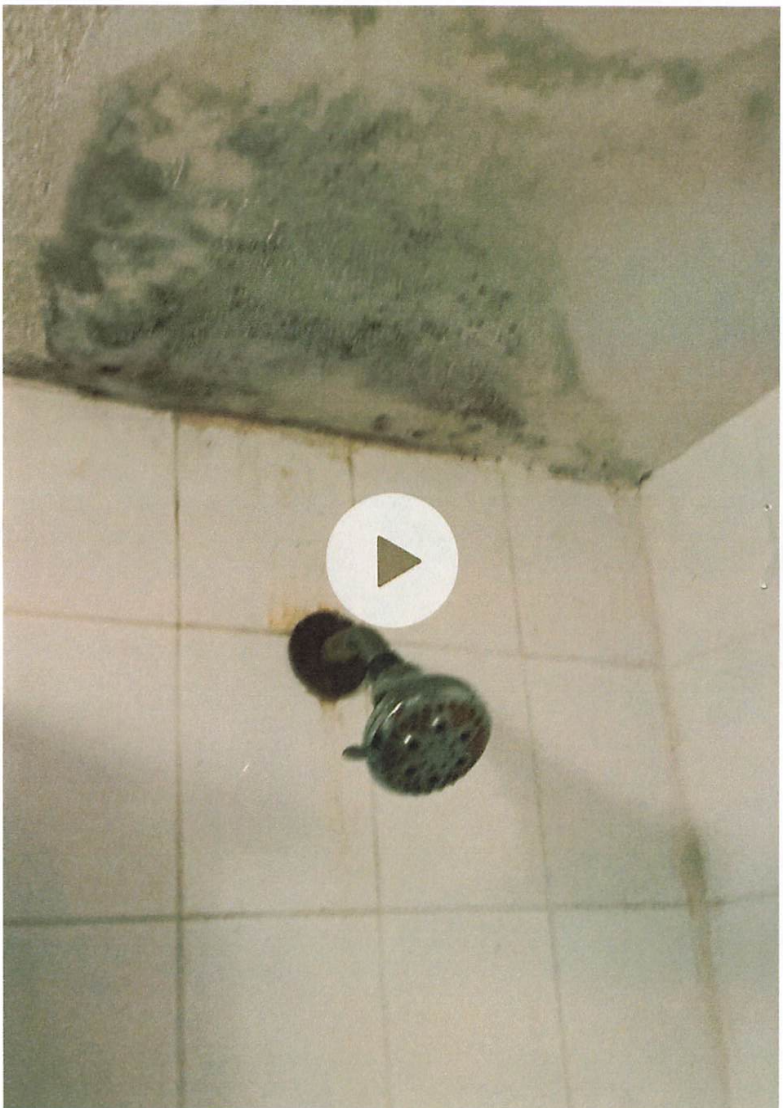
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

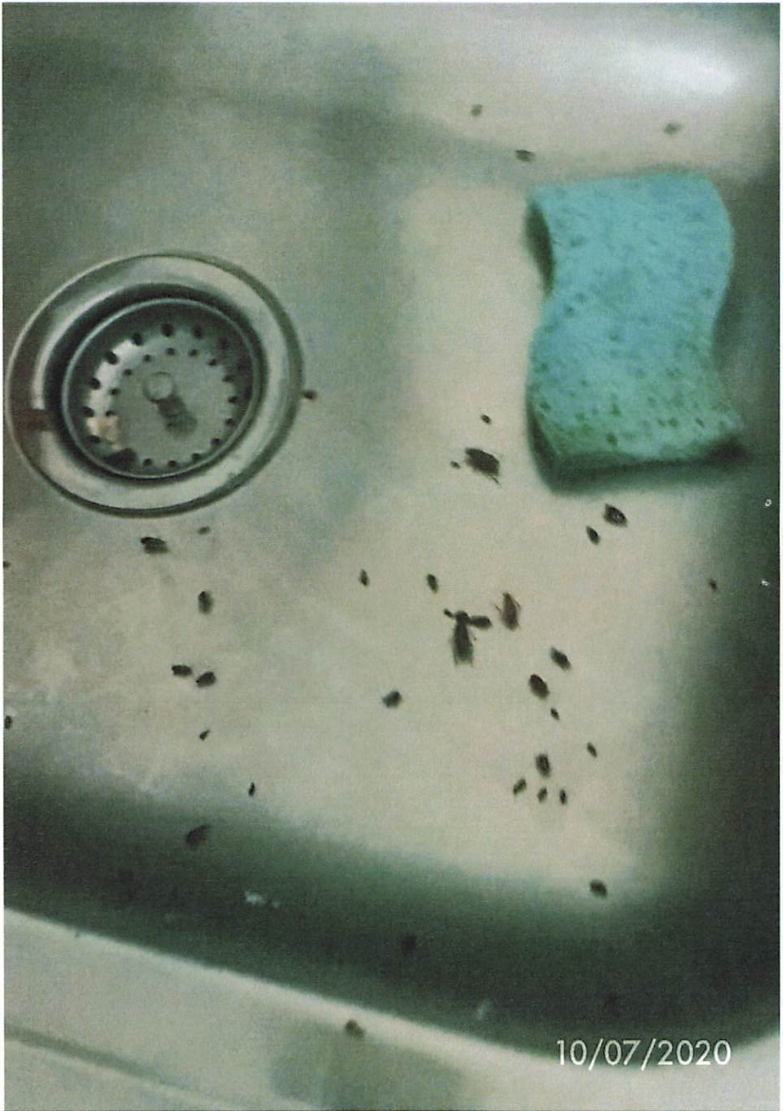


Joseline Ramirez
Code Enforcement Officer















Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Zepplin Products Inc.	3172 Pembroke Rd Pembroke Park, FL 33023	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

Legal Description

Case Status Open **Case #** 5376 **Date Next Inspection** 3/16/2022

Notes

1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2020		Notice of Violation	Hand 10/7/20 Regular Mail 10/8/20
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK

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

NOV #5376

Hasler

F

10/08/2020

US POSTAGE \$0



01

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING /Zeppelin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

7021 0350 0000 2802 4624

U.S. Postal Service™
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 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

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE PARK WAREHOUSES
 HOLDING/ NOH #5366, #5376,
 #5377, #5387/ HCF #4475
 3150 PEMBROKE ROAD,
 PEMBROKE PARK FL 33009

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

See Reverse for Instructions

7021 0350 0000 2802 4617

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

Postage

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE PARK WAREHOUSES
 HOLDING/ NOH #5366, #5376,
 #5377, #5387/ HCF #4475
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746

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

See Reverse for Instructions

7021 0350 0000 2802 4600

U.S. Postal Service™
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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

\$

Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP/HCF #4475
 NOH #5366, #5376, #5377, #5387
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

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

See Reverse for Instructions

7021 0350 0000 2802 4402

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®

ZEPPLIN PRODUCTS, INC.
 NOH #5376, #5377
 3172 W PEMBROKE RD
 HALLANDALE BEACH, FL 33009

PS Form 3800



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

1/1



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

<u>03/30/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>05/03/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>04/11/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>06/10/2014 – ANNUAL REPORT</u>	View image in PDF format
<u>03/14/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>04/01/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2005 – ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2004 – ANNUAL REPORT</u>	View image in PDF format
<u>03/05/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>05/02/2002 – ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2001 – ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2000 – ANNUAL REPORT</u>	View image in PDF format
<u>04/02/1999 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1998 – ANNUAL REPORT</u>	View image in PDF format
<u>04/21/1997 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1996 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 – ANNUAL REPORT</u>	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING
ZEPPLIN PRODUCTS INC.

CASE NO. 5376

Respondent

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

TO BE SERVED: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

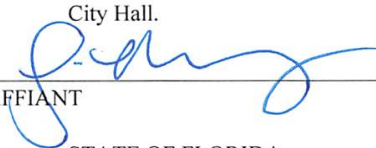
ADDRESS: 3178 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ZEPPLIN PRODUCTS INC. AT 12:17 P.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

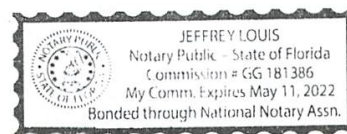

AFFIANT

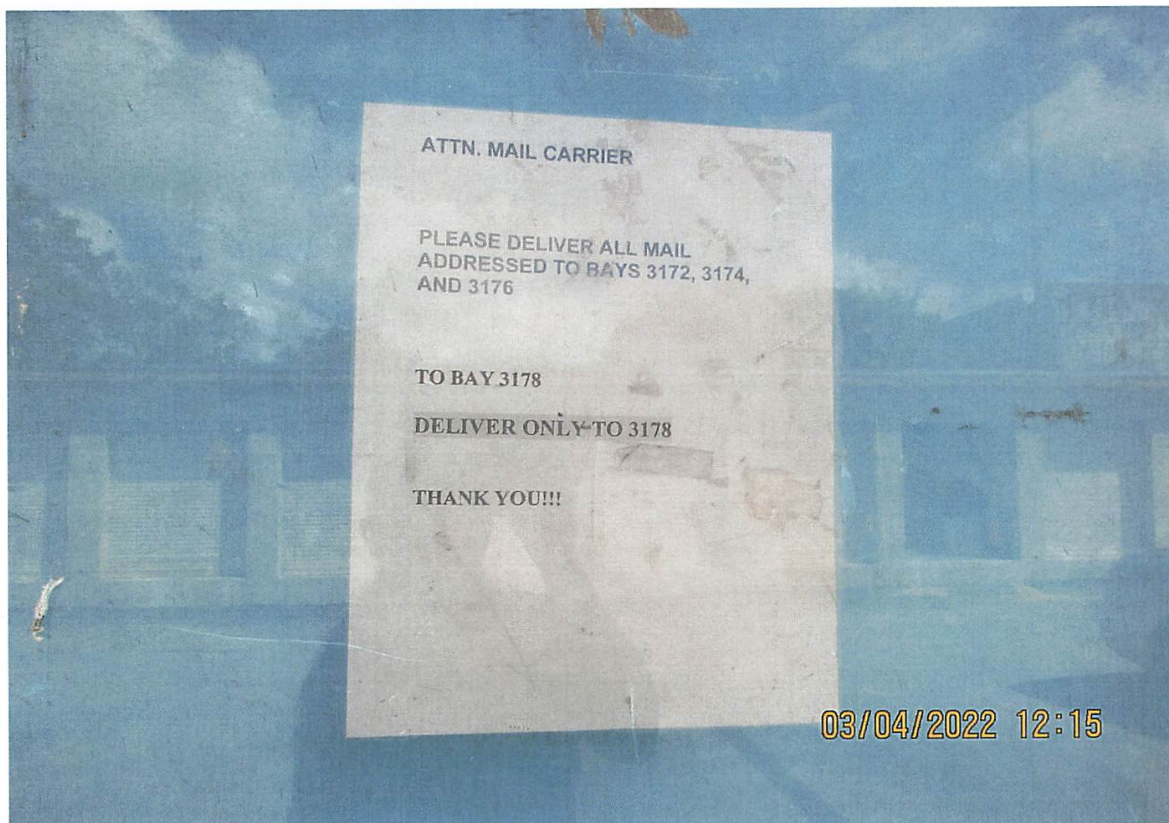
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:
5376

Property Owner:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 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

03/04/2022 12:17


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Case #:
5377

Property Owner:
Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3174, 3176, 3178 Pembroke
Rd

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03/04/2022 12:17



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:

5376

Property Owner:

Pembroke Park Warehouses
Holding/Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

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1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. Double permit fee assessed.

No permits obtained as of 3/3/2022 and no follow up as of 03/03/2022

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 March, 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


3/3/2022



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Zeppelin Products, Inc.
Site Address 3172-3178 Pembroke Rd
Permit # _____

Date 10/7/20
Case # _____
Sub/Park Pembroke Park Warehouse

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

1. Obtain Business Tax Receipt for 3178 Pembroke Rd
2. Unpermitted mezzanines, stairs, railings,
electrical, a/c units and tenant build out.

Corrective Action(s)

1. Obtain BTR for all units in use.
2. Obtain permits and inspections for work
done.

☒ Structural

☒ Code Enf.

☐ Plumbing

☐ Zoning

☒ Mechanical

☒ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/6/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☒ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

EMAIL

agran100@ymail.com

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING /Zeppelin Products Inc.	5376	10/07/2020
3172 Pembroke Rd Pembroke Park, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING /Zeppelin Products Inc.	514220000300	
3172 Pembroke Rd Pembroke Park, FL 33023		

Legal Description:	AKA:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3172, 3174, 3176, 3178 Pembroke Rd

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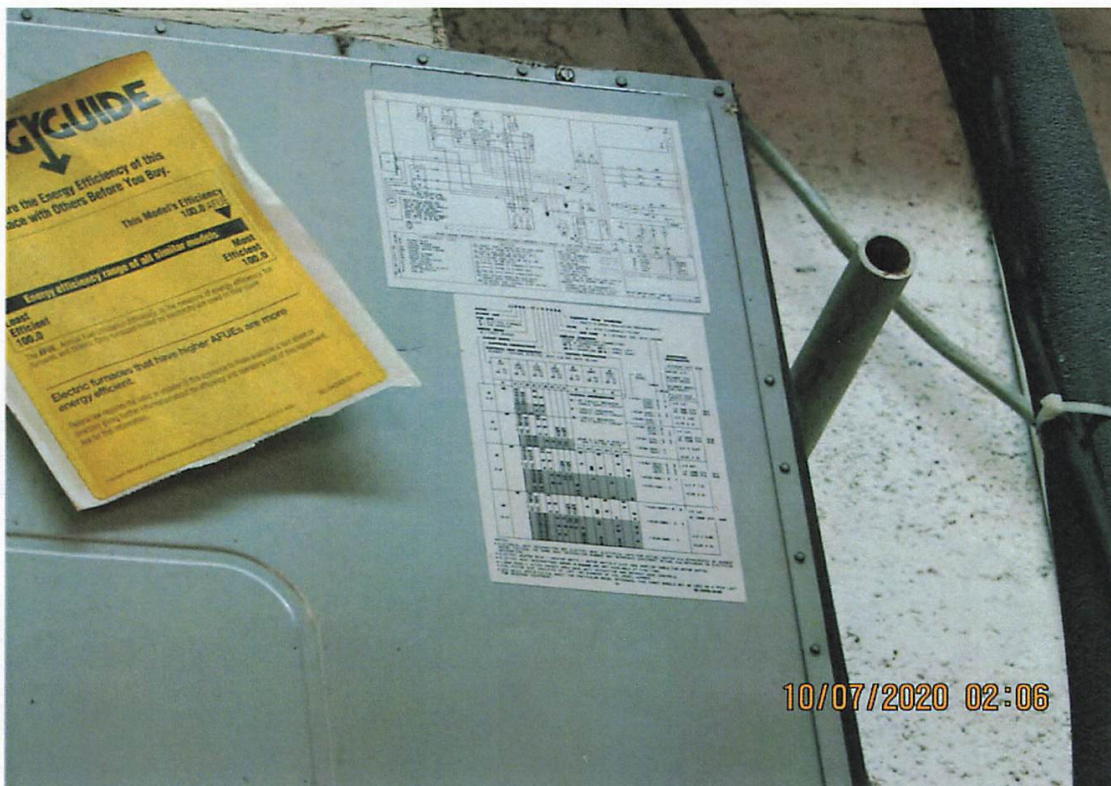
Notes/Mean of Correction:

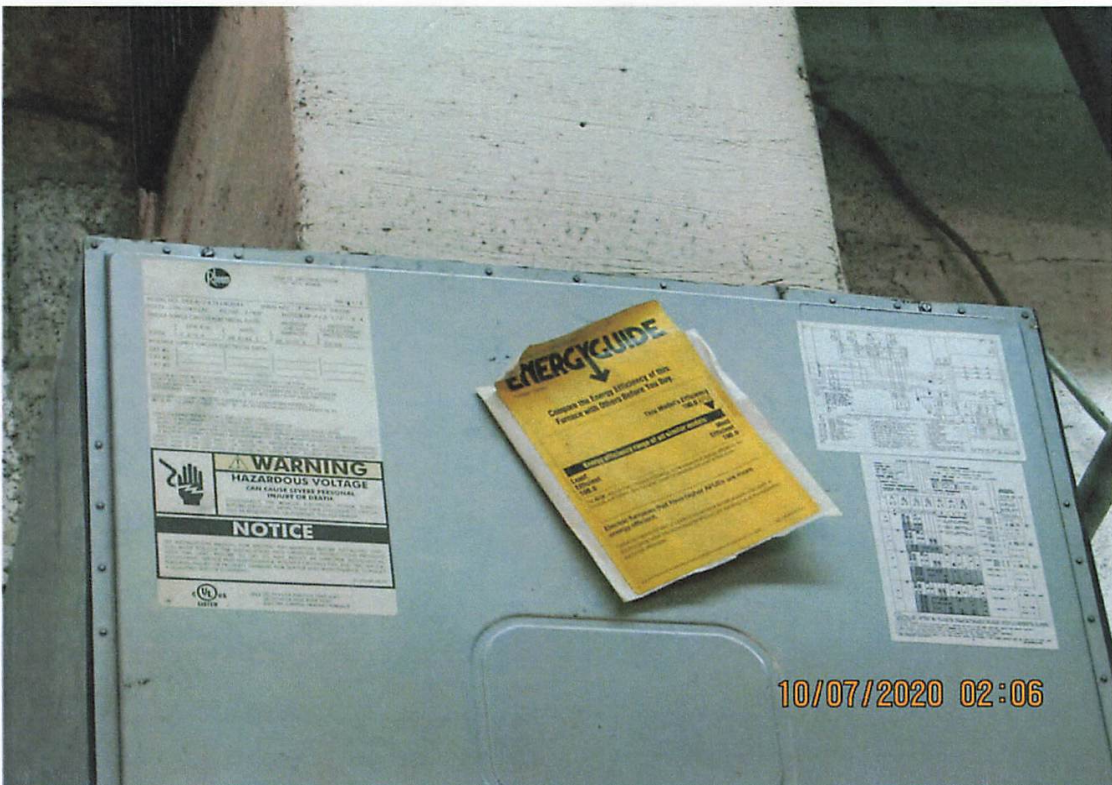
1. Unpermitted tenant build out. Obtain permit and inspections.
2. Unpermitted electrical and a/c units. Obtain permit and inspections.
3. Unpermitted structures (mezzaines, stairs, and railings). Obtain permit and Inspections.
4. 3172 Pembroke Rd, 3174 Pembroke Rd, 3176 Pembroke Rd and 3178 Pembroke Rd have been connected by demolition of fire rated walls. Obtain permit and inspections.
5. 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.

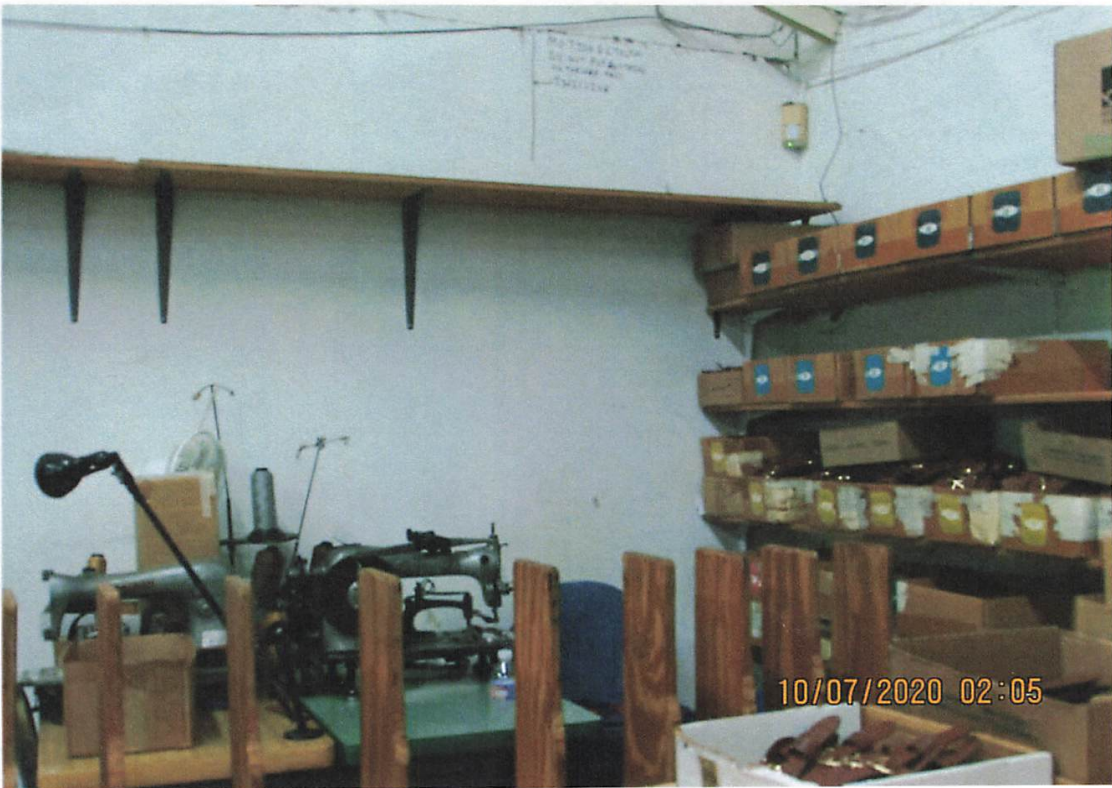
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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







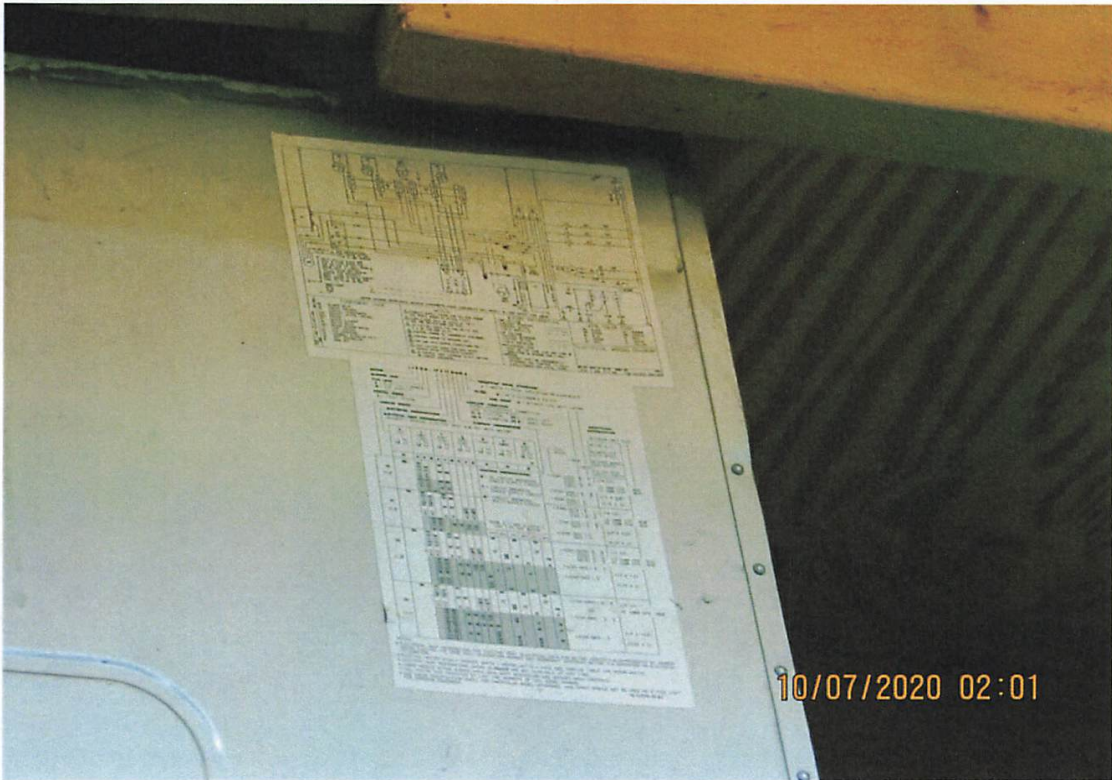


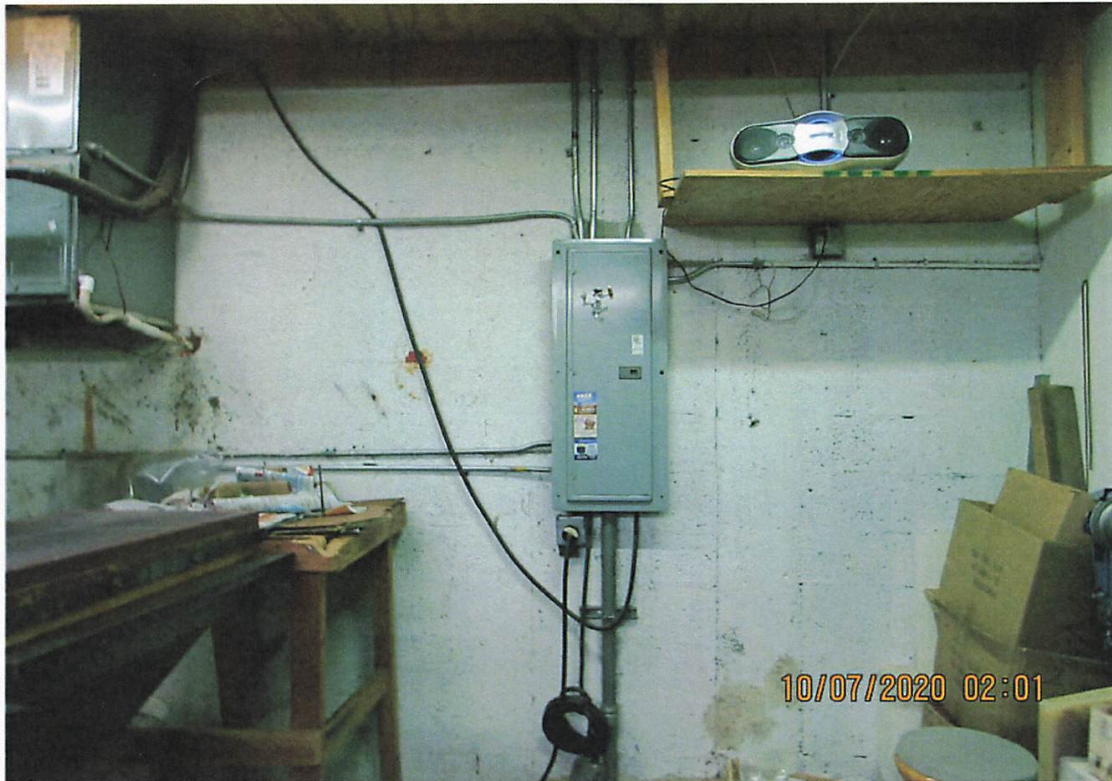


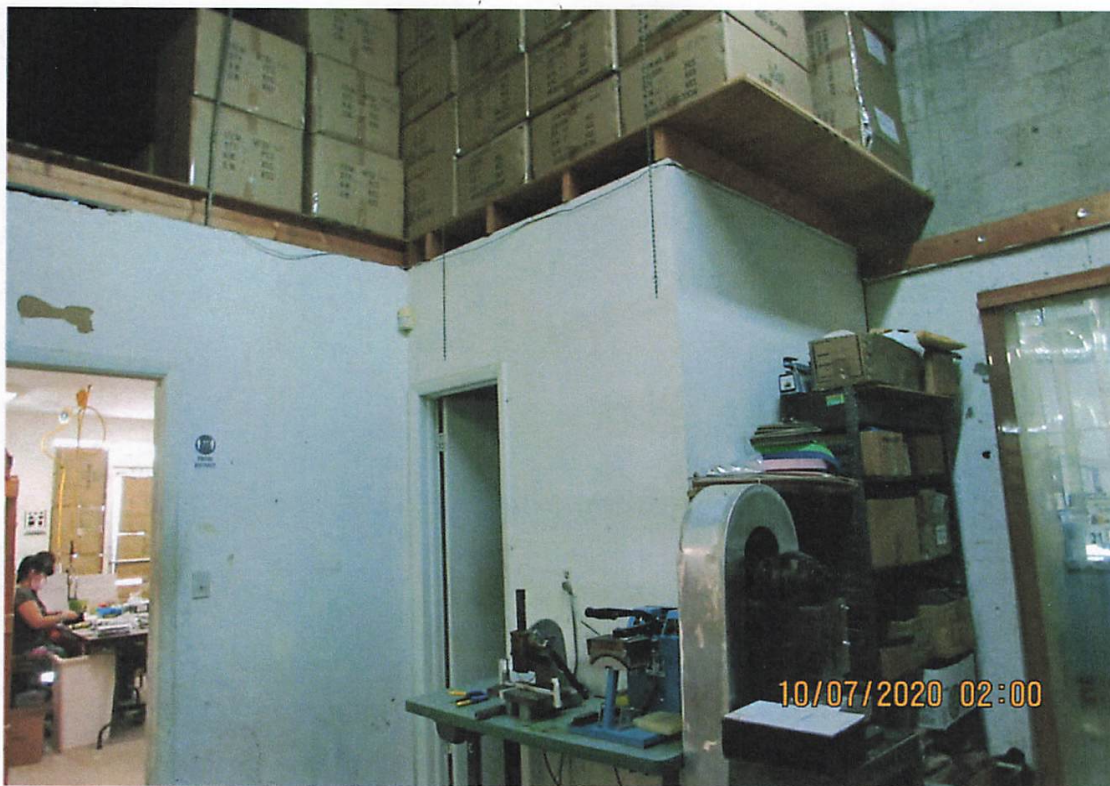












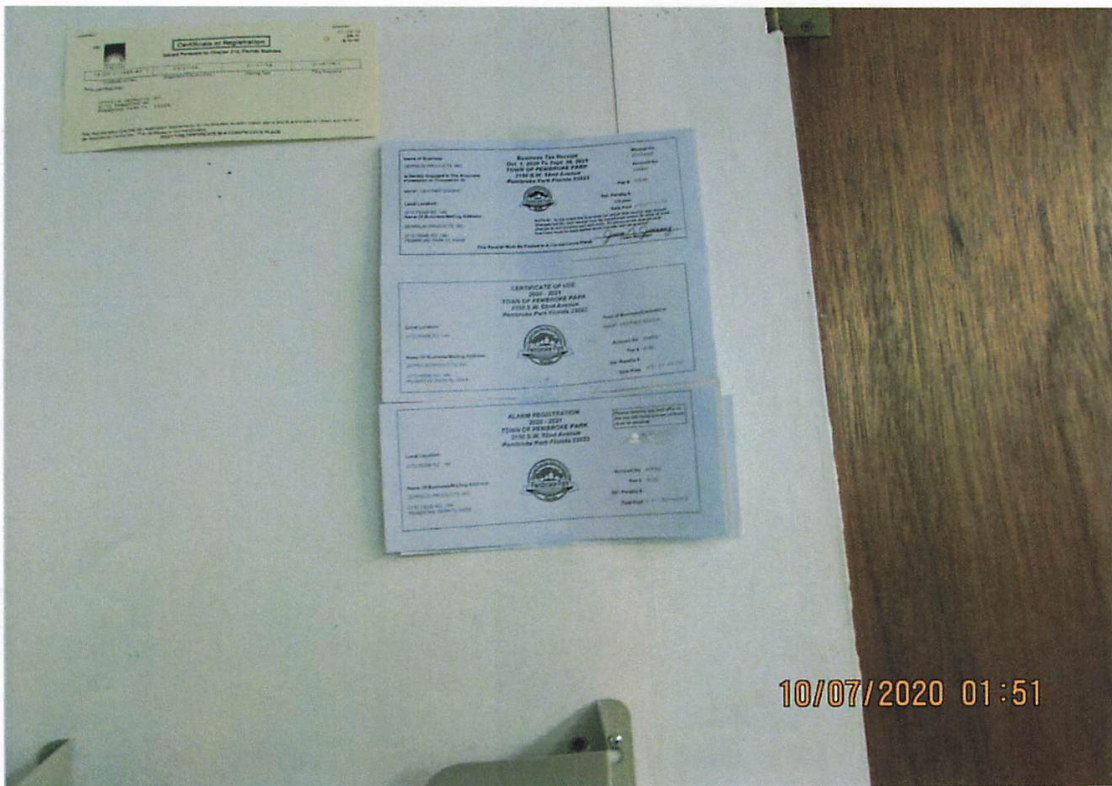
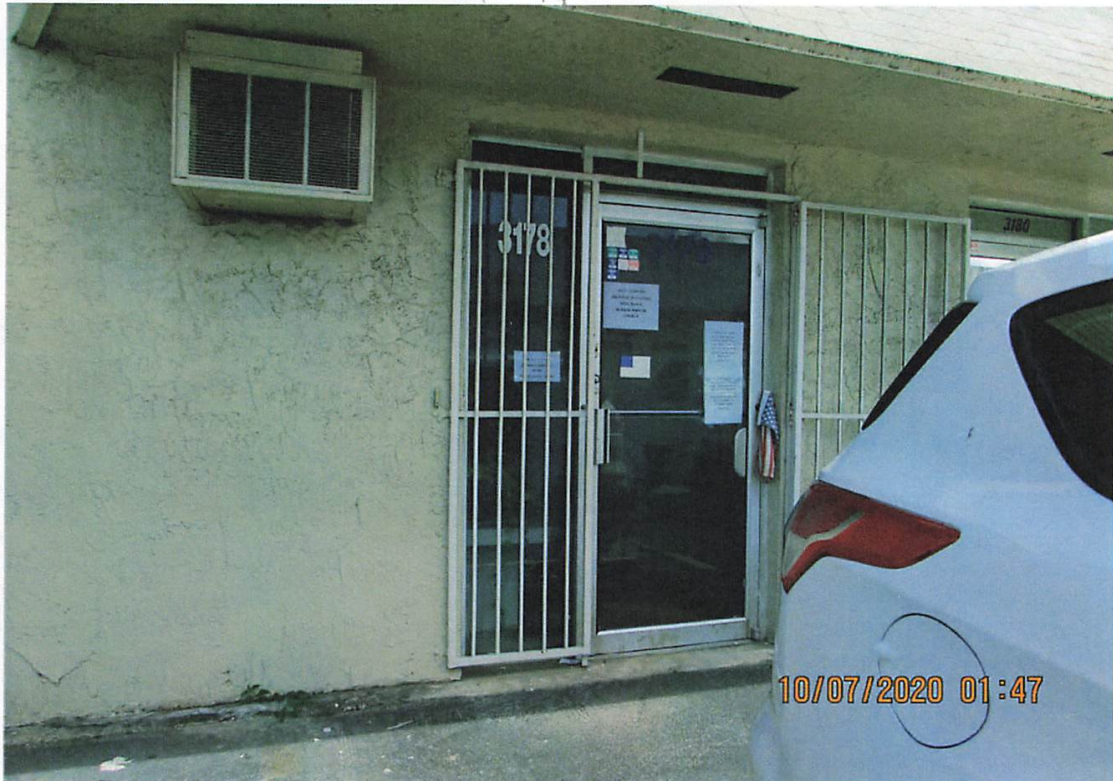














Joseline Ramirez

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:25 AM
To: Joseline Ramirez
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you 👍

On Wed, Oct 14, 2020 at 9:12 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning,

Of course!

Miguel Nunez, Building Official

Mnunez@tppfl.gov

954-966-4600; ext. 221

Work cell: 954-649-1913

Michelle Grooms, Business Tax Receipt Personal

Mgrooms@tppfl.gov

954-966-4600; ext. 214

Kind regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:09 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you,

And can you send me the contact info I requested bellow?

On Wed, Oct 14, 2020 at 8:35 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Granovsky,

Thank you for your email, please find below links that will direct you to a case overview of the mentioned property.

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3229&t=1

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3230&t=1

Should you have any questions or concern, please do not hesitate to contact me.

Regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

From: Alan G <agrano100@gmail.com>
Sent: Friday, October 9, 2020 2:37 PM
To: Joseline Ramirez <iramirez@tppfl.gov>; Alan G <agrano100@gmail.com>
Subject: Zeppelin Products 3172 Pembroke Rd

Hi Joseline,

Not trying to rush or pressure you, but please send me your reports as soon as they are ready so we can determine what to do, and if we'll be able to stay here or need to relocate.

Also, please send me Miguel's email address and the contact information for the lady you said would handle revising my certificate of use to include the extra space / square footage.

Thank you,

Al Granovsky

954-989-8808

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Zepplin Products Inc.	3172 Pembroke Rd Pembroke Park , FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3174, 3176, 3178 Pembroke Rd

Legal Description

Case Status	Open	Case #	5377	Date Next Inspection	3/16/2022
Notes	1. No Business Tax Receipt for Bay 3174 Pembroke Rd, 3176 Pembroke Rd, 3178 Pembroke Rd. Obtain Business Tax Receipt for Bay 3174 - 3178 Pembroke Rd. No BTR obtained as of 03/03/2022 and no follow up from tenant.				

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/7/2020		Notice of Violation	Hand 10/7/20 Regular Mail 10/8/20
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 3/4/22 Property Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022

TOWN OF PEMBROKE PARK

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

NOV #5377

Hasler

FI

10/08/2020

US POSTAGE \$0



01

Sent To:

Zeplin Products Inc.

3172 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5377

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

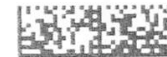
15376, #5377, #5378, #5379

Hasler

FIRST-CLASS MAIL

10/08/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021-6746

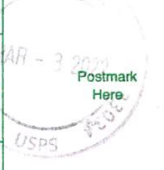
7021 0350 0000 2802 4624

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4617

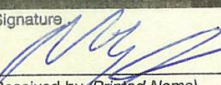
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4600

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage and	ZEMEL, FRANKLIN L
Sent To	C/O ARNSTEIN & LEHR LLP/HCF #4475
Street and Apt. No.	NOH #5366, #5376, #5377, #5387
City, State, ZIP+4®	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4402

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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Certified Mail Fee \$	
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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
Postage \$	
Total Postage	ZEPPLIN PRODUCTS, INC.
Sent To	NOH #5376, #5377
Street and Apt. No.	3172 W PEMBROKE RD
City, State, ZIP+4®	HALLANDALE BEACH, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☐ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) C. Date of Delivery	
9590 9402 6921 1104 8025 01		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600		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	



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

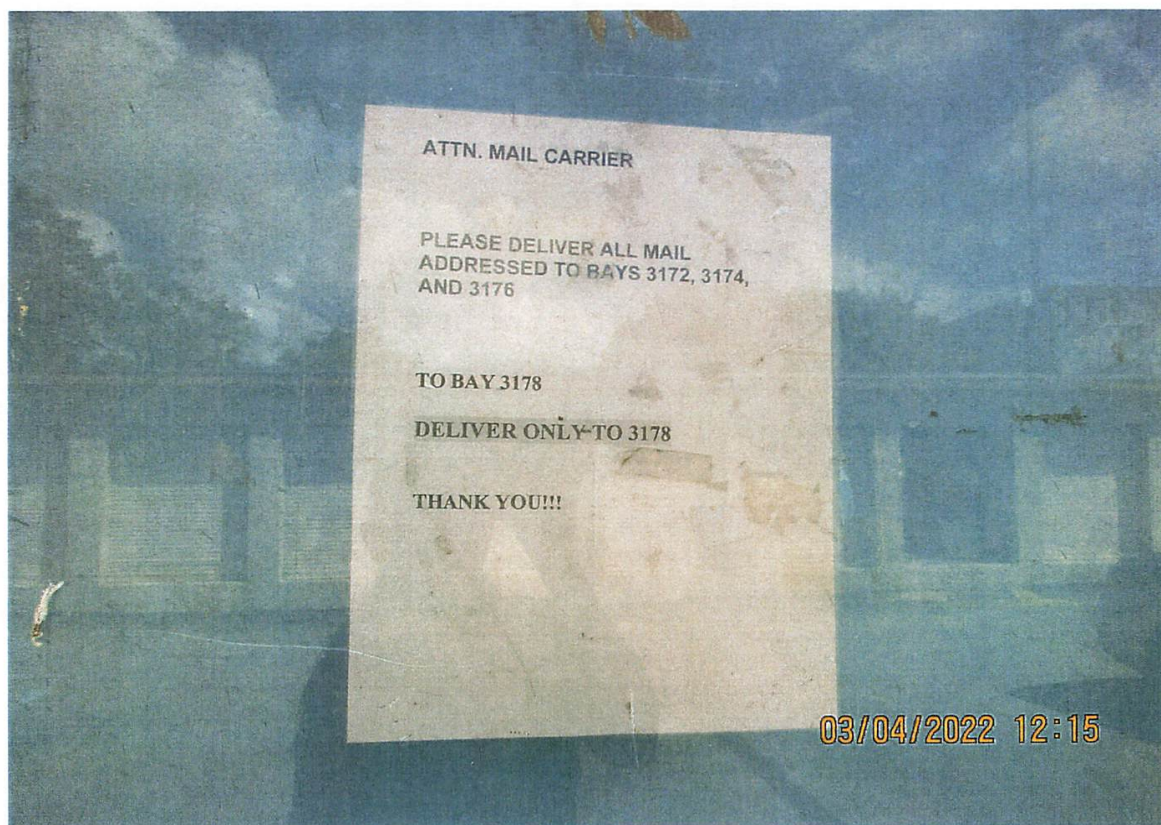
Annual Reports

Report Year **Filed Date**

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

<u>03/30/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>05/03/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/18/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>04/11/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>06/10/2014 – ANNUAL REPORT</u>	View image in PDF format
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<u>04/01/2009 – ANNUAL REPORT</u>	View image in PDF format
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<u>04/19/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2005 – ANNUAL REPORT</u>	View image in PDF format
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<u>03/05/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>05/02/2002 – ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2001 – ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2000 – ANNUAL REPORT</u>	View image in PDF format
<u>04/02/1999 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/1998 – ANNUAL REPORT</u>	View image in PDF format
<u>04/21/1997 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1996 – ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 – ANNUAL REPORT</u>	View image in PDF format




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Case #:
5376

Property Owner:
Pembroke Park Warehouses
Holding/Zepplin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3172, 3174, 3176, 3178
Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 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 A/E plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

03/04/2022 12:17


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Case #:
5377

Property Owner:
Zeppelin Products Inc.
3172 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3174, 3176, 3178 Pembroke
Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 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 A/E plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

03/04/2022 12:17



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park , FL 33009

Case #:

5377

Property Owner:

Zepplin Products Inc.

3172 Pembroke Rd
Pembroke Park , FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3174, 3176, 3178 Pembroke
Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

1. No Business Tax Receipt for Bay 3174 Pembroke Rd, 3176 Pembroke Rd, 3178 Pembroke Rd. Obtain Business Tax Receipt for Bay 3174 - 3178 Pembroke Rd.
No BTR obtained as of 03/03/2022 and no follow up from tenant.

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 March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

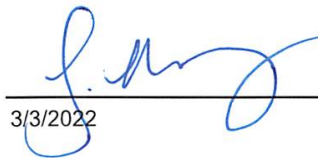
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


3/3/2022



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Zeppelin Products, Inc.

Date 10/7/20

Site Address 3172 - 3178 Pembroke Rd

Case # _____

Permit # _____

Sub/Park Pembroke Park Warehouse

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ Repeat Violation (Double fine)

Violation (s)

1. Obtain Business Tax Receipt for 3178 Pembroke Rd
2. Unpermitted mezzanines, stairs, railings,
electrical, a/c units and tenant build out.

Corrective Action(s)

1. Obtain BTR for all units in use.
2. Obtain permits and inspections for work
done.

☒ Structural
☒ Code Enf.

☐ Plumbing
☐ Zoning

☒ Mechanical

☒ Electrical

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/6/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☒ Building Dept. Ext. 211/227

☒ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez

Code Enforcement Officer

Received by

EMAIL

Agrano100@gmail.com

Pink: Violator

White: Original Copy

Yellow: Officer's Copy



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Zeplin Products Inc.
3172 Pembroke Rd
Pembroke Park , FL 33009

Case #: 5377

Date: 10/07/2020

Property Owner: Zeplin Products Inc.
3172 Pembroke Rd
Pembroke Park , FL 33009

Property Description: 514220000300

Certified Mail #:

Legal Description: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3174, 3176, 3178 Pembroke Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/7/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

Notes/Mean of Correction:

1. No Business Tax Receipt for Bay 3174 Pembroke Rd, 3176 Pembroke Rd, 3178 Pembroke Rd. Obtain Business Tax Receipt for Bay 3174 - 3178 Pembroke Rd.

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

Joseline Ramirez

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:25 AM
To: Joseline Ramirez
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you 👍

On Wed, Oct 14, 2020 at 9:12 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good morning,

Of course!

Miguel Nunez, Building Official

Mnunez@tppfl.gov

954-966-4600; ext. 221

Work cell: 954-649-1913

Michelle Grooms, Business Tax Receipt Personal

Mgrooms@tppfl.gov

954-966-4600; ext. 214

Kind regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

From: Alan G <agrano100@gmail.com>
Sent: Wednesday, October 14, 2020 9:09 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Zeppelin Products 3172 Pembroke Rd

Thank you,

And can you send me the contact info I requested bellow?

On Wed, Oct 14, 2020 at 8:35 AM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good afternoon Mr. Granovsky,

Thank you for your email, please find below links that will direct you to a case overview of the mentioned property.

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3229&t=1

https://fl-pembrokepark.inkforce.net/CET/reportprinter.aspx?report=caseoverview&incident_id=3230&t=1

Should you have any questions or concern, please do not hesitate to contact me.

Regards,



Joseline Ramirez

Code Enforcement Officer

P: (954) 966-4600 ext. 215 • F: (954) 966-5186 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

From: Alan G <agrano100@gmail.com>
Sent: Friday, October 9, 2020 2:37 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; Alan G <agrano100@gmail.com>
Subject: Zeppelin Products 3172 Pembroke Rd

Hi Joseline,

Not trying to rush or pressure you, but please send me your reports as soon as they are ready so we can determine what to do, and if we'll be able to stay here or need to relocate.

Also, please send me Miguel's email address and the contact information for the lady you said would handle revising my certificate of use to include the extra space / square footage.

Thank you,

Al Granovsky

954-989-8808

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Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number **014302**

APPLICATION FORM

Application Category: Manufacturing

Application Date: 8/1/2001

Business Owner Information (Residential Usage)

Business Name: ZEPPELIN PRODUCTS, INC.

Business Owner/Corporation/Partnership:

Business Address: 3172 PEMB RD, 149

City/State/Zip: Pembroke Park/ FL /33023

Business Phone:

Other Phone:

Fax #:

E-Mail:

Contact Person's Name:

Parcel Information

Folio Number:

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3172 PEMB RD, 149

City / State / Zip: PEMBROKE PARK FL 33009

Business Description:

MANF- LEATHER GOODS

Limitations:

(NEED TO ADD LOCAL-BTR PENDING)

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.	3170 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

Legal Description

Case Status Open **Case #** 5387 **Date Next Inspection** 3/16/2022

Notes

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/13/2020		Notice of Violation	Hand 10/13/20 Regular Mail 10/14/20
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 3/4/22 Property Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

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

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10/14/2020
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01

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

5387

3170 Pembroke Rd
Pembroke Park, FL 33009

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

NOV #5387

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10/14/2020
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01

Pembroke Park Warehouse Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK

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

NOV # 5387

Hasler

FI

10/14/2020

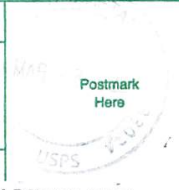
US POSTAGE \$0



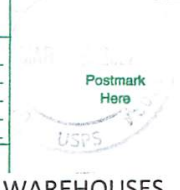
01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009

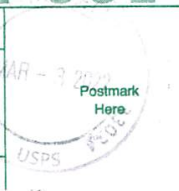
7021 0350 0000 2802 4624

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☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

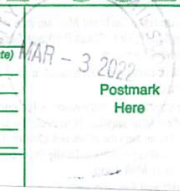
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

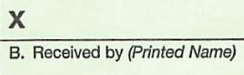
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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	ZEMEL, FRANKLIN L
Sent To	C/O ARNSTEIN & LEHR LLP/HCF #4475
Street and Apt. No.	NOH #5366, #5376, #5377, #5387
City, State, ZIP+4®	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4396

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☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and \$	PINZON, CLAUDIA/AIR CONCEPTS A/C
Sent To	SERVICES, INC./ PEMBROKE PARK
Street and Apt. No.	WAREHOUSES HOLDING/NOH #5387
City, State, ZIP+4®	3170 W. PEMBROKE RD. PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		Barcode: 9590 9402 6921 1104 8025 01	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: PINZON, CLAUDIA/AIR CONCEPTS A/C SERVICES, INC./ PEMBROKE PARK WAREHOUSES HOLDING/NOH #5387 3170 W. PEMBROKE RD. PEMBROKE PARK, FL 33009		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4396		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)		Barcode: 9590 9402 6379 0303 8582 06	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Site Address	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD		

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

* 2022 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$153,770	\$2,892,090	\$3,045,860	\$1,016,980	
2021	\$153,770	\$2,892,090	\$3,045,860	\$924,530	\$33,589.90
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51
2022* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$3,045,860	\$3,045,860	\$3,045,860	\$3,045,860	
Portability	0	0	0	0	
Assessed/SOH	\$1,016,980	\$3,045,860	\$1,016,980	\$1,016,980	
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	\$1,016,980	\$3,045,860	\$1,016,980	\$1,016,980	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
12/1/1992	TD*	\$100	20656 / 143	\$2.00	76,884
8/1/1990	TD*	\$100			
				Adj. Bldg. S.F. (Card, Sketch)	38550
				Eff./Act. Year Built: 1969/1968	

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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Detail by Entity Name

Florida Profit Corporation
AIR CONCEPTS A/C SERVICES, INC.

Filing Information

Document Number	P08000092660
FEI/EIN Number	26-3505212
Date Filed	10/13/2008
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/11/2010
Event Effective Date	NONE

Principal Address

3170 W. Pembroke Rd.
PEMBROKE PARK, FL 33009

Changed: 02/19/2020

Mailing Address

3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Changed: 02/19/2020

Registered Agent Name & Address

PINZON, CLAUDIA
3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Name Changed: 02/19/2020

Address Changed: 02/16/2021

Officer/Director Detail

Name & Address

Title President

Pinzon, Claudia

3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Title V

Richardson, Curtis
3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Title Officer

Pinzon, Mauricio
3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Title COO

Suthard, John
3170 W. Pembroke Rd.
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2020	02/19/2020
2021	02/16/2021
2022	02/11/2022

Document Images

02/11/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
02/19/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
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01/11/2010 -- Amendment	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
10/13/2008 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date
-------------	------------

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 – ANNUAL REPORT	View image in PDF format
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03/18/2019 – ANNUAL REPORT	View image in PDF format
04/11/2018 – ANNUAL REPORT	View image in PDF format
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03/28/2016 – ANNUAL REPORT	View image in PDF format
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06/10/2014 – ANNUAL REPORT	View image in PDF format
03/14/2013 – ANNUAL REPORT	View image in PDF format
04/03/2012 – ANNUAL REPORT	View image in PDF format
04/26/2011 – ANNUAL REPORT	View image in PDF format
04/29/2010 – ANNUAL REPORT	View image in PDF format
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05/01/1996 – ANNUAL REPORT	View image in PDF format
05/01/1995 – ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)
AIR CONCEPTS A/C SERVICES INC.

CASE NO. 5387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC. AT 12:08 P.M. ON THE 4 DAY OF MARCH 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.

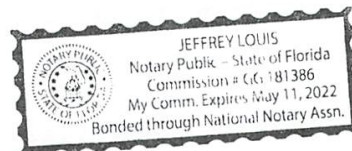
AFFIANT

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 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/03/2022

Sent To: Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.
3170 Pembroke Rd
Pembroke Park, FL 33009

Case #: 5387

Property Owner: Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.
3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514220000300

Legal Description: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 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	60

03/04/2022 12:08



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

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

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible 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 March, 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



3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Date:

10/13/2020

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

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Certified Mail #:**Legal Description:**

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
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**BUILDING AND BUILDING
REGULATIONS**

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

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

30

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

**BUILDING AND BUILDING
REGULATIONS**

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

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

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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

Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



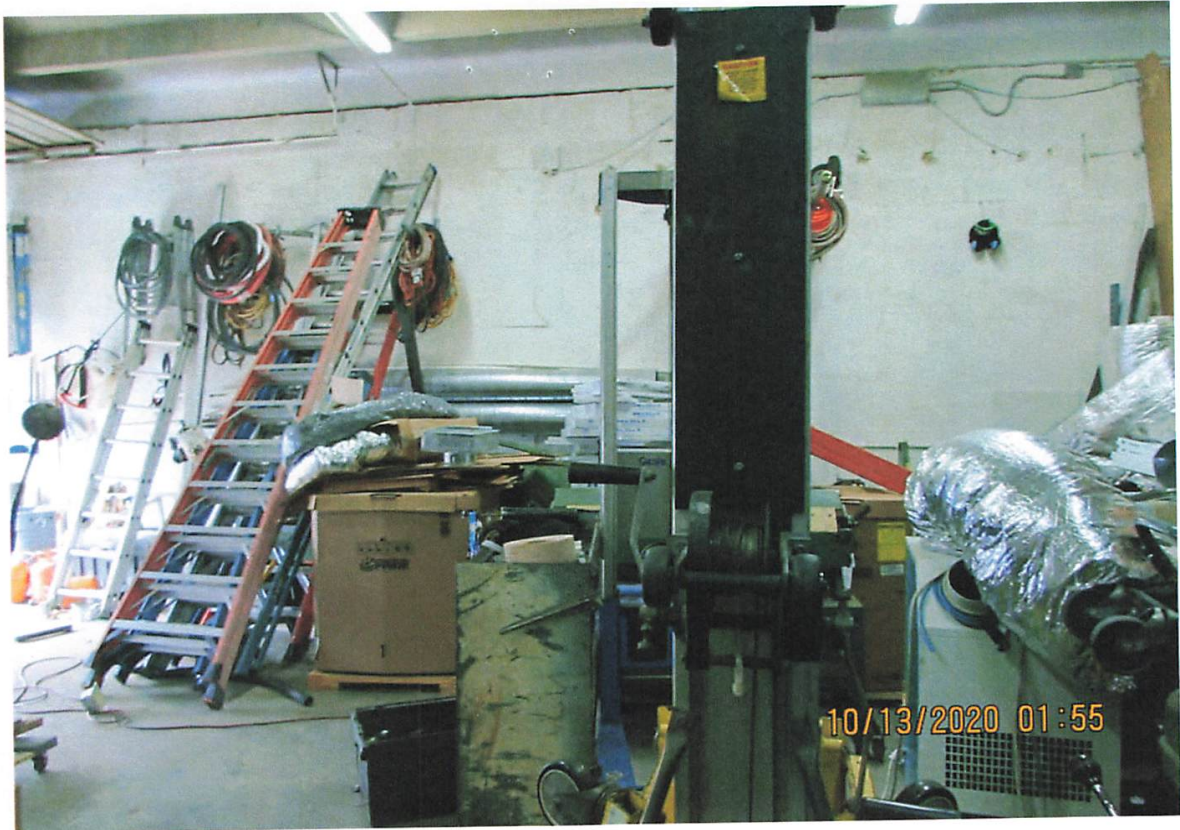
















Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Air Concepts A/c Services Inc.

Date 10/13/20

Site Address 3170 Pembroke Rd

Case # _____

Permit # _____

Sub/Park Pembroke Park Warehouse

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 5-2(a)(6)

☐ Repeat Violation (Double fine)

Violation (s)

1. Interior renovations done without permits.

2. Unpermitted structure of mezzanine or

Second floor storage.

3. Electrical, verify permits.

Corrective Action(s)

1. Obtain permit and inspections for renovations

2. Obtain permit and inspection for unpermitted structure.

3. Obtain permit and inspection for electrical.

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enf.

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/12/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Josefine Ramirez
Code Enforcement Officer

Received by [Signature]

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3170 W PEMBROKE RD

Job Name: PEMBROKE PARK WAREHOUSES HOLDING

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 1/6/2022 10:36:17 AM

Application Date: 1/6/2022 10:24:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	1/12/2022 5:39:33 PM
FIRE	Denied	1/7/2022 10:24:51 AM
STRUCTURAL	Denied	1/6/2022 1:05:34 PM
ZONING	Approved	1/7/2022 2:27:54 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC/TS Cabinets & Stones Inc.	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4

Legal Description

Case Status Open **Case #** 5500 **Date Next Inspection** 3/16/2022

Notes 1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
No BTR and no follow up as of 03/03/2022.
TS Cabinets & Stones AT 3149 J P Curci Dr, 4 applied and paid for inspection on 1-28-21. They need to schedule inspections to complete the process per M. Grooms.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/6/2021		Notice of Violation	Regular Mail 1/6/2021
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/2022 Certified Mail 3/3/2022

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 3/16/2022

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

5498, 6499, 5500

Hasler

FIRST-CLASS MAIL

01/06/2021

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

JUNHALLA LLC/Visions Elevator
Inc.

5498

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5500

Hasler

FIRST-CLASS MAIL

01/06/2021

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

TS Cabinets & Stones
3149 John P. Curci Drive, Bay 4
Pembroke Park, FL 33009

7021 0350 0000 2802 4518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	MAR - 3 2022 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	JUNHALLA LLC/ CURCI, JAMES T
Sent To	NOH #6565, #5501, #5500, #5544,
Street and Apt. No., c	#5639
City, State, ZIP+4®	7201 MCKINLEY ST
	HOLLYWOOD FL 33024
PS Form 3800, April 2013 PSN 7500-02-000-9047	

7021 0350 0000 2802 4341

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	MAR - 3 2022 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	JUNHALLA/ TS CABINETS & STONES
Sent To	INC.
Street and Apt.	NOH #5500
City, State, ZIP+4®	3149 JOHN P CURCI DRIVE, BAY 4
	PEMBROKE PARK FL 33009
PS Form 3800, April 2013 PSN 7500-02-000-9047	

7021 0350 0000 2802 4334

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 \$	MAR - 3 2022 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	TAUBER, LEON M
Sent To	TS CABINETS & STONES INC.
Street and Apt.	NOH #5500
City, State, ZIP+4®	1861 SW 31ST AVE
	Hallandale, FL 33009
PS Form 3800, April 2013 PSN 7500-02-000-9047	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>C-19 JC</u> <u>Curci</u> ☐ Agent ☐ Addressee	
JUNHALLA LLC/ CURCI, JAMES T NOH #6565, #5501, #5500, #5544, #5639 7201 MCKINLEY ST HOLLYWOOD FL 33024		B. Received by (Printed Name) <u>C-19 JC</u> C. Date of Delivery <u>3/2/22</u>	
9590 9402 6379 0303 8583 29		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7021 0350 0000 2802 4518		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (D)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>C-19</u> ☐ Agent ☐ Addressee	
JUNHALLA/ TS CABINETS & STONES INC. NOH #5500 3149 JOHN P CURCI DRIVE, BAY 4 PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
9590 9402 6379 0303 8581 52		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7021 0350 0000 2802 4341		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (D)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

Detail by Entity Name

Florida Profit Corporation
TS CABINETS & STONES INC.

Filing Information

Document Number P17000101277
FEI/EIN Number 82-3842239
Date Filed 12/28/2017
Effective Date 01/01/2018
State FL
Status ACTIVE

Principal Address

1861 SW 31st Ave
Hallandale, FL 33009

Changed: 06/29/2020

Mailing Address

1861 SW 31ST AVE
Hallandale, FL 33009

Changed: 06/29/2020

Registered Agent Name & Address

TAUBER, LEON M
1861 SW 31ST AVE
Hallandale, FL 33009

Name Changed: 06/29/2020

Address Changed: 06/29/2020

Officer/Director Detail

Name & Address

Title P

HENRRY, SEGOVIA J
1861 SW 31ST AVE
Hallendale, FL 33009

Title P

TAUBER, LEON M
1861 SW 31ST AVE
Hallendale, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/29/2020
2021	05/01/2021

Document Images

05/01/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
12/28/2017 -- Domestic Profit	View image in PDF format



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JUNHALLA LLC)
TS CABINETS & STONES INC.)

CASE NO. 5500

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 JOHN P CURCI DRIVE, BAY 4, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI DRIVE, BAY 4, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/TS CABINETS & STONES INC. AT 11:57 A.M. ON THE 4 DAY OF MARCH 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.

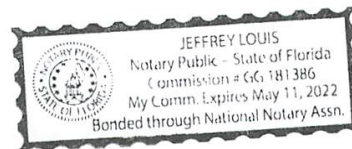
AFFIANT

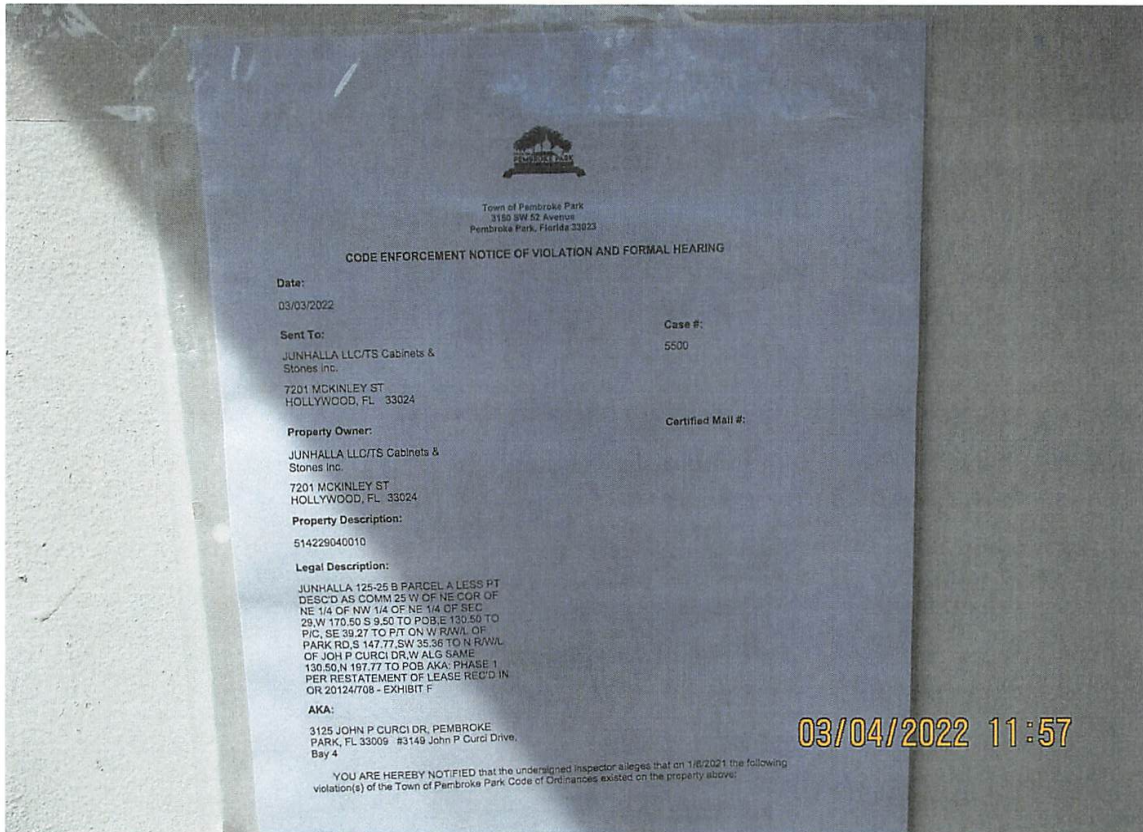
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/TS Cabinets &
Stones Inc.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5500

Property Owner:

JUNHALLA LLC/TS Cabinets &
Stones Inc.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040010

Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. 15-22. - 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...	15

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.

No BTR and no follow up as of 03/03/2022.

TS Cabinets & Stones AT 3149 J P Curci Dr, 4 applied and paid for inspection on 1-28-21. They need to schedule inspections to complete the process per M. Grooms.

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 March, 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 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


3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JUNHALLA LLC/TS Cabinets & Stones 7201 MCKINLEY ST HOLLYWOOD, FL 33024	5500	01/06/2021
Property Owner:	Property Description:	Certified Mail #:
JUNHALLA LLC/TS Cabinets & Stones 7201 MCKINLEY ST HOLLYWOOD, FL 33024	514229040010	
Legal Description:	AKA:	
JUNHALLA 125-25 B PARCEL A LESS PT DESC'D AS COMM 25 W OF NE COR OF NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 29, W 170.50 S 9.50 TO POB, E 130.50 TO P/C, SE 39.27 TO P/T ON W R/W/L OF PARK RD, S 147.77, SW 35.36 TO N R/W/L OF JOH P CURCI DR, W ALG SAME 130.50, N 197.77 TO POB AKA: PHASE 1 PER RESTATEMENT OF LEASE REC'D IN OR 20124/708 - EXHIBIT F	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P Curci Drive, Bay 4	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Sec. 15-22. - Application. (a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.

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

Handed to me 3/11/22
By Rick Charles

Case #5500 – Request for 60-day extension

3149 John P Curci Drive Bay 4

Tenant: TS Cabinets & Stones Inc.

Landlord is requesting 60-day extension to allow Tenant's contractor to complete the electrical repair permit and for the Tenant to request and obtain Business Tax Receipt (BTR) re-inspections.

Overview:

- Tenant applied and paid for a BTR on 1/28/21.
- February 2021 inspectors failed the electrical inspection and the fire inspection
- February 2021 Landlord signed an agreement with Wayne Automatic Fire Sprinklers to install Fire Sprinklers throughout the building, to include Bay 4, this project was completed 12/14/21 resolving the failed fire inspection but a BTR re-inspection was not requested.
- When the Tenant received notice of the 3/16/22 Code Enforcement Special Magistrate Hearing they hired an electrician to obtain an Electrical Repair permit which was approved by the Building Department 3/9/22 and is expected to be picked up 3/11/22 by the tenant's contractor.

Summary:

Landlord has implemented (as of notice to the 3/16/22 Magistrate Hearing) a new internal system to track all Notices of Violations (NOV), Business Tax Receipt inspections, and correlate those with the often-required Building Permits to mitigate future issues such as highlighted in this Case.

Obtaining the final Fire Sprinkler inspection on 12/14/21 resolved the failed fire BTR inspection issue but because there is no connection between the Building Permit inspection system and the BTR inspection system, the BTR still shows fire as a failed inspection, which in-turn keeps this Case open because the original violation was issued for a lack of an approved BTR.

Additionally, if the tenant doesn't voluntarily provide the Landlord a copy of their BTR inspection results, the Landlord often is unaware of issues still pending resolution such as the electrical repair permit recently issued for this Case.

Good news is the Tenant is proactive, once they realized the only thing between them and compliance was an electrical repair permit, they hired a contractor to obtain one. Once that permit is complete then they can request re-inspection of the two failed BTR inspection items, then the BTR can be issued which should satisfy this Case.



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

126490

APPLICATION FORM

Application Category: Carpenter/Cabinet Maker

Application Date: 1/20/2021

Business Owner Information (Residential Usage)

Business Name: TS CABINETS AND STONES

Business Owner/Corporation/Partnership:

Business Address: 3149 J P CURCI DR, 4

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

Business Phone:

Other Phone:

3057789798

Fax #:

E-Mail: sandraT@tscabinetsstones.com

Contact Person's Name:

CONTACT-MARTIN OR
SANDRA TALAMO
(954)415-0097

Parcel Information

Folio Number: 514229040010

Legal Description:

Prior Use:

Current Use: CARPENTRY

Contact Information

Name:

Mailing Address: 3149 J P CURCI DR, 4

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

CARPENTRY

Limitations:



**Town of Pembroke Park
Business Tax / Billing Division**

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

(NO BTR - STILL IN PROCESS)

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC/One Day Bundle/Terp Nation LLC	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 7
Legal Description		

Case Status Open **Case #** 5501 **Date Next Inspection** 3/16/2022

Notes

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Installed racks without permits. Obtain plans, permit and inspections.
3. Double permit fee assessed.

No Business Tax Receipt for Bay 7 and no permit obtained. No follow up from owner or tenant as of 03/03/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/21/2021		Notice of Violation	Regular Mail 1/22/21
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 3/16/2022

Code Dept.
OF PEMBROKE PARK
RD AVENUE • PEMBROKE PARK, FLORIDA 33023
Nov #5501

Hasler
01/22/2021
US POSTAGE \$000.50⁰
 ZIP 33023
011D10656696

One Day Bundle
3125 John P. Curci Drive, Bay 7
Pembroke Park, FL 33009

Code Dept.
OF PEMBROKE PARK
RD AVENUE • PEMBROKE PARK, FLORIDA 33023
Nov #5501

Hasler
01/22/2021
US POSTAGE \$000.50⁰
 ZIP 33023
011D10656696

Sent To:
JUNHALLA LLC/One Day Bundle
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:
5501

7021 0350 0000 2802 4518

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Certified Mail Fee \$ _____	MAR - 3 2020 Postmark Here
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Postage \$ _____	
Total Postage and Fees \$ _____	
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JUNHALLA LLC/ CURCI, JAMES T NOH #6565, #5501, #5500, #5544, #5639 7201 MCKINLEY ST HOLLYWOOD FL 33024	
PS Form 3800, April 2012	

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Postage \$ _____	
Total Postage and Fees \$ _____	
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JUNHALLA/ ONE DAY BUNDLE/ Terp Nation LLC NOH #5501 3125 JOHN P CURCI DRIVE, BAY 7 PEMBROKE PARK FL 33009	
PS Form 3800, April 2012	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>C-19 J Curci</u> ☒ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19 JC</u> C. Date of Delivery <u>3/22</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
JUNHALLA LLC/ CURCI, JAMES T NOH #6565, #5501, #5500, #5544, #5639 7201 MCKINLEY ST HOLLYWOOD FL 33024	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
9590 9402 6379 0303 8583 29 7021 0350 0000 2802 4518	Mail Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <u>C-19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: JUNHALLA/ ONE DAY BUNDLE/ Terp Nation LLC NOH #5501 3125 JOHN P CURCI DRIVE, BAY 7 PEMBROKE PARK FL 33009	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
9590 9402 6379 0303 8581 69 7021 0350 0000 2802 4358	Mail Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



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Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

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

Principal Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
88 Woodlake Dr.
Port Orange, FL 32129

Title MGRM

CURCI-STEVENSON, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/03/2020
2021	03/10/2021

Document Images

03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
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01/28/2013 -- ANNUAL REPORT	View image in PDF format
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04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
ONEDAYBUNDLE LLC

Filing Information

Document Number	L19000278648
FEI/EIN Number	N/A
Date Filed	11/07/2019
Effective Date	12/01/2019
State	FL
Status	ACTIVE

Principal Address

3038 SW 42nd street
Hollywood, FL 33312

Changed: 04/05/2021

Mailing Address

8506 NW 38TH ST
PEMBROKE PINES, FL 33024

Registered Agent Name & Address

KAIDASH, SERGII
8506 NW 38TH ST
PEMBROKE PINES, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGR

KAIDASH, SERGII
8506 NW 38TH ST
PEMBROKE PINES, FL 33024

Annual Reports

Report Year	Filed Date
2020	06/17/2020
2021	04/05/2021
2022	01/24/2022

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Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Limited Liability Company
TERP NATION LLC

Filing Information

Document Number L17000142971
FEI/EIN Number 82-2099990
Date Filed 07/03/2017
Effective Date 07/01/2017
State FL
Status ACTIVE

Principal Address

3125 John P Curci Drive
 #7
 Pembroke Park, FL 33009

Changed: 02/03/2021

Mailing Address

2500 South Park Road
 #3
 Pembroke Park, FL 33009

Changed: 01/13/2020

Registered Agent Name & Address

ALVARADO, JHAYSON
 3125 John P Curci Drive
 #7
 Pembroke Park, FL 33009

Address Changed: 02/03/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

ALVARADO, JHAYSON
 3125 John P Curci Drive
 #7
 Pembroke Park, FL 33009

Title AMBR

ASHCHIAN, TINA

3125 John P Curci Drive

#7

Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/13/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format
07/03/2017 -- Florida Limited Liability	View image in PDF format



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 216 of 806

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JUNHALLA LLC
ONE DAY BUNDLE
TERP NATION LLC

CASE NO. 5501

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 7

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 7

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/ONE DAY BUNDLE/TERP NATION LLC AT 11:49 A.M. ON THE 4 DAY OF MARCH 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.

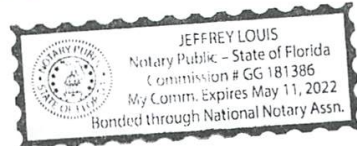
AFFIANT

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 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/One Day
Bundle/Trp Nation LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5501

Property Owner:

JUNHALLA LLC/One Day
Bundle/Trp Nation LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040010

Legal Description:

JUNHALLA 125-25 B PARCEL A LESS PT
DESC'D AS COMM 25 W OF NE COR OF
NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29, W 170.50 S 9.50 TO POB, E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
PARK RD, S 147.77, SW 35.38 TO N R/W/L
OF JOH P CURCI DR, W ALG SAME
130.50, N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #Bay 7

03/04/2022 11:55

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/21/2021 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
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

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PARK RD,S 147.77,SW 35.36 TO N R/W/L
OF JOH P CURCI DR,W ALG SAME
130.50,N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124/708 - EXHIBIT F

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #Bay 7

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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
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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

Sec. 15-22. - Application. (a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.

2. Installed racks without permits. Obtain plans, permit and inspections.

3. Double permit fee assessed.

No Business Tax Receipt for Bay 7 and no permit obtained. No follow up from owner or tenant as of 03/03/2022

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 March, 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


3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

JUNHALLA LLC/One Day Bundle
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5501

Date:

01/21/2021

Property Owner:

JUNHALLA LLC/One Day Bundle
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description:

514229040010

Certified Mail #:**Legal Description:**

JUNHALLA 125-25 B PARCEL A LESS PT
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NE 1/4 OF NW 1/4 OF NE 1/4 OF SEC
29, W 170.50 S 9.50 TO POB, E 130.50 TO
P/C, SE 39.27 TO P/T ON W R/W/L OF
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3125 JOHN P CURCI DR, PEMBROKE
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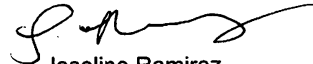
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Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Installed racks without permits. Obtain plans, permit and inspections.
3. Double permit fee assessed.

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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









Case #5501 – Terp Nation LLC

Tenant History:

Hotgoldfish Corp. (November 6, 2015 - March 31, 2020)

Multiskills, LLC (June 1, 2020 - January 31, 2021) (tenant with the unpermitted racks)

Terp Nation, LLC (February 1, 2021 - present)

Handed to me by
Rick Chapler 3/14/22 at 11:00 AM



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

125702

APPLICATION FORM

Application Category: Manufacturing

Application Date: 2/15/2022

Business Owner Information (Residential Usage)

Business Name: TERP NATION LLC

Business Owner/Corporation/Partnership:

Business Address: 3125 J P CURCI DR, 7

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

Business Phone:

Other Phone:

9543690036

Fax #:

E-Mail: sales@theterpnation.com

Contact Person's Name: JHAYSON ALVARDO

Parcel Information

Folio Number: 514229040010

Legal Description:

Prior Use: ART-MANF/STORAGE

Current Use: MANF-HEMP PRODUCTS

Contact Information

Name:

Mailing Address: 3125 J P CURCI DR, 7

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

MANF-HEMP PRODUCTS

Limitations:

(NO BTR - STILL IN PROCESS)



Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number **101455*N** APPLICATION FORM

Application Category: Alarm Registration

Application Date: 6/14/2021

Business Owner Information (Residential Usage)

Business Name: ONEDAYBUNDLE LLC

Business Owner/Corporation/Partnership:

Business Address: 3125 CURCI DR, 7

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

Business Phone:

Other Phone:

Fax #:

E-Mail:

Contact Person's Name:

Parcel Information

Folio Number: 514229040010

Legal Description:

Prior Use:

Current Use:

Contact Information

Name: SERGII KAIDASH

Mailing Address: 8506 NW 38 ST

City / State / Zip: PEMBROKE PINES FL 33024

Business Description:

ANNUAL FIRE INSPECTION

Limitations:

(INACTIVE ACCT - CLOSED FY 21/22)

Case #5501 – Request for a _____ day extension

3125 John P Curci Drive Bay 7

Tenant: TERP Nation LLC

Landlord is requesting _____ day extension to allow Tenant's contractor to apply for and obtain an electrical repair permit, a plumbing permit, a structural permit and possibly a rack permit and then request and obtain Business Tax Receipt (BTR) re-inspections.

Overview:

-- Multiple issues to be addressed in the tenant space, Landlord became directly involved upon notice of the 3/16/22 Magistrate Hearing and is assisting the Tenant in obtaining contractors, then permits to resolve the numerous issues identified during the 2/17/22 & 2/18/22 BTR inspections.

Summary:

Landlord has implemented (as of notice to the 3/16/22 Magistrate Hearing) a new internal system to track all Notices of Violations (NOV), Business Tax Receipt inspections, and correlate those with the often-required Building Permits to proactively manage Tenant, Building and Common area issues reported by Code Enforcement and issues raised during BTR inspections.

Landlord is painfully aware that this issue was first raised over 12 months ago. Unfortunately for a variety of reasons resolution was not properly implemented and we now face months of permit work to resolve the original issues and additional items documented during the recent BTR inspections.

3/10/22 – Landlord, on Tenant's behalf, has obtained an Electrical Contractor to submit for an electrical repair permit. Documentation is being completed (panel schedule and drawing showing what is existing) and the permit is hoped to be applied for NLT 3/14/22. Need 30 days to complete this effort.

3/10/22 – Landlord, on Tenant's behalf, met with a plumbing contractor to obtain first a proposal and then a permit application to correct plumbing equipment installed by Tenant to comply with food safety requirements, but done without the advantage of a building permit. Estimating 90 days to get this completed, 30 days for the permit and plans to be approved, 60 days for the work and inspections completed.

Tenant uses shelving that is 8' tall (or less) and does not load or unload with a forklift. We request the requirement for a racking permit be removed since the shelving is not connected to the slab, is movable and is loaded and unloaded by hand.

Case Overview

Property/Incident Information

Owner	Address	Site Address
BARNFAIR INC/Smoke Nation	185 NW SPANISH RIVER BLVD N 100 BOCA RATON, FL 33431	2500 S PARK RD, PEMBROKE PARK, FL 33009 #2-3

Legal Description

Case Status Open **Case #** 5512 **Date Next Inspection** 3/16/2022

Notes

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained for Bay 2.
2. Obtain Business Tax Receipt License and inspections for Bay 2 (954-966-4600, ext 214).
3. Combined bay 2 & 3 by demolishing wall without a permit. Obtain plans, permit and inspections.
4. Altered electrical without a permit. Obtain plans, permit and inspections.
5. Verify or obtain permit for loft. Obtain plans, permit and inspections.

Permit (#2110942-0) obtained and completed for structural and electrical.
BTR for unit 2 still pending.
No follow up as of 3/3/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/14/2021		Notice of Violation	Regular Mail 1/14/2021
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 3/16/2022

Code Dept.
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5512

Hasler FIRST-CLASS MAIL
01/14/2021
US POSTAGE \$000.50⁰
 ZIP 33023
011D10656696

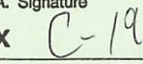
Sent To:	Case
BARNFAIR INC/Smoke Nation	5512
185 NW SPANISH RIVER BLVD N 100	
BOCA RATON, FL 33431	

Code Dept.
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5512

Hasler FIRST-CLASS MAIL
01/14/2021
US POSTAGE \$000.50⁰
 ZIP 33023
011D10656696

Smoke Nation
2500 S Park Rd, Bay 2-3
Pembroke Park, FL 33009

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BARNFAIR INC SANREAL PROPERTIES INC NOH# #5399, #5512 185 NW SPANISH RIVER BLVD N 100 BOCA RATON FL 33431	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 3/7/22 D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No												
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4372	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt													

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BARNFAIR INC/SMOKE NATION NOH #5512 2500 S PARK ROAD, BAY 3one d PEMBROKE PARK FL 33009	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												
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4365	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery												
☐ Collect on Delivery Restricted Delivery													
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt													

7021 0350 0000 2802 4372

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	BARNFAIR INC
Street and Apt. No.	SANREAL PROPERTIES INC
City, State, ZIP+4	NOH# #5399, #5512
	185 NW SPANISH RIVER BLVD N 100
	BOCA RATON FL 33431
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4365

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	BARNFAIR INC/SMOKE NATION
Street and Apt. No.	NOH #5512
City, State, ZIP+4	2500 S PARK ROAD, BAY 3one d
	PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Profit Corporation

BARNFAIR, INC.

Filing Information

Document Number F92000000828

FEI/EIN Number 13-2866243

Date Filed 12/21/1992

State DE

Status ACTIVE

Principal Address

% KIN PROPERTIES, INC.

185 NW SPANISH RIVER BLVD-STE 100

BOCA RATON, FL 33431-4230

Changed: 01/06/2003

Mailing Address

185 NW SPANISH RIVER BLVD

STE 100

BOCA RATON, FL 33431-4230

Changed: 01/06/2003

Registered Agent Name & Address

SANREAL PROPERTIES INC

185 NW SPANISH RIVER BLVD

100

BOCA RATON, FL 33431-4230

Name Changed: 01/05/2006

Address Changed: 01/05/2006

Officer/Director Detail

Name & Address

Title PD

SANDELMAN, JEFFREY

3905 S OCEAN BLVD

HIGHLAND BEACH, FL 33487

Title VDT

SCHREIER, ANDREW
17987 LAKE ESTATES DRIVE
BOCA RATON, FL 33496

Title DS

SCHREIER, ALISON
17987 LAKE ESTATE DR
BOCA RATON, FL 33496

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	05/11/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
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03/10/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
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01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
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08/07/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
01/27/1999 -- ANNUAL REPORT	View image in PDF format
12/02/1998 -- Reg. Agent Change	View image in PDF format
01/29/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format

01/31/1995 -- ANNUAL REPORT

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

Detail by Entity Name

Florida Limited Liability Company
SMOKE NATION LLC

Filing Information

Document Number L17000057959
FEI/EIN Number 82-0822958
Date Filed 03/13/2017
Effective Date 03/13/2017
State FL
Status ACTIVE

Principal Address

2500 South Park Road
Unit 3
Pembroke Park, FL 33009

Changed: 02/11/2019

Mailing Address

2500 South Park Road
Unit 3
Pembroke Park, FL 33009

Changed: 01/13/2020

Registered Agent Name & Address

ALVARADO, JHAYSON A
2500 South Park Road
Unit 3
Pembroke Park, FL 33009

Address Changed: 02/11/2019

Authorized Person(s) Detail

Name & Address

Title AMBR

ALVARADO, JHAYSON
2500 South Park Road
Unit 3
Pembroke Park, FL 33009

Title AMBR

ASHCHIAN, TINA
2500 South Park Road
Unit 3
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	02/11/2019
2020	01/13/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
03/25/2018 -- ANNUAL REPORT	View image in PDF format
03/13/2017 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BARNFAIR INC
SMOKE NATION

CASE NO. 5512

Respondent

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

TO BE SERVED: 2500 S PARK RD, PEMBROKE PARK, FL 33009 #2-3

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 S PARK RD, PEMBROKE PARK, FL 33009 #2-3

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BARNFAIR INC
SMOKE NATION. AT 11:43 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

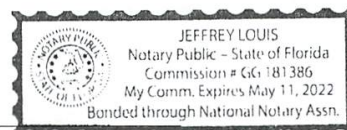
AFFIANT

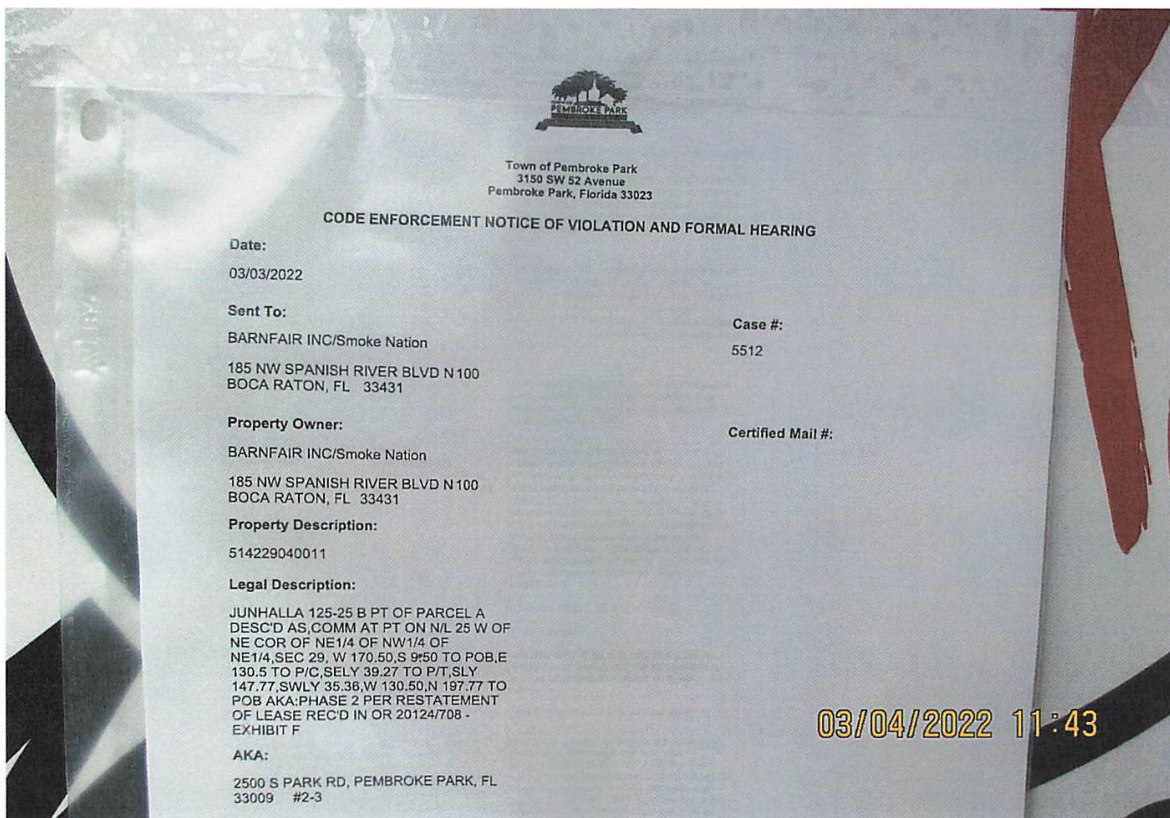
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

BARNFAIR INC/Smoke Nation

185 NW SPANISH RIVER BLVD N 100
BOCA RATON, FL 33431

Case #:

5512

Property Owner:

BARNFAIR INC/Smoke Nation

185 NW SPANISH RIVER BLVD N 100
BOCA RATON, FL 33431

Certified Mail #:

Property Description:

514229040011

Legal Description:

JUNHALLA 125-25 B PT OF PARCEL A
DESC'D AS, COMM AT PT ON N/L 25 W OF
NE COR OF NE1/4 OF NW1/4 OF
NE1/4, SEC 29, W 170.50, S 9.50 TO POB, E
130.5 TO P/C, SELY 39.27 TO P/T, SLY
147.77, SWLY 35.36, W 130.50, N 197.77 TO
POB AKA: PHASE 2 PER RESTATEMENT
OF LEASE REC'D IN OR 2012/4/708 -
EXHIBIT F

AKA:

2500 S PARK RD, PEMBROKE PARK, FL
33009 #2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/14/2021 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.	225

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...	225
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.	225
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)	225

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...	225
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	225

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained for Bay 2.

2. Obtain Business Tax Receipt License and inspections for Bay 2 (954-966-4600, ext 214).

✓ 3. Combined bay 2 & 3 by demolishing wall without a permit. Obtain plans, permit and inspections.

✓ 4. Altered electrical without a permit. Obtain plans, permit and inspections.

✓ 5. Verify or obtain permit for loft. Obtain plans, permit and inspections.

Permit (#2110942-0) obtained and completed for structural and electrical. *Loft & electrical & demise wall combination*

BTR for unit 2 still pending.
No follow up as of 3/3/2022

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 March, 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


3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BARNFAIR INC/Smoke Nation
185 NW SPANISH RIVER BLVD N 100
BOCA RATON, FL 33431

Case #: 5512

Date: 01/14/2021

Property Owner: BARNFAIR INC/Smoke Nation
185 NW SPANISH RIVER BLVD N 100
BOCA RATON, FL 33431

Property Description: 514229040011

Certified Mail #:

Legal Description: JUNHALLA 125-25 B PT OF PARCEL A
DESC'D AS, COMM AT PT ON N/L 25 W OF
NE COR OF NE1/4 OF NW1/4 OF
NE1/4, SEC 29, W 170.50, S 9.50 TO POB, E
130.5 TO P/C, SELY 39.27 TO P/T, SLY
147.77, SWLY 35.36, W 130.50, N 197.77 TO
POB AKA: PHASE 2 PER RESTATEMENT
OF LEASE REC'D IN OR 20124/708 -
EXHIBIT F

AKA: 2500 S PARK RD, PEMBROKE PARK, FL
33009 #2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/14/2021 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.	45

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...	45
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.	45
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	Cross reference— Code enforcement, Ch. 7. It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	15

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...

15

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.

No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location.

15

(Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained for Bay 2.
2. Obtain Business Tax Receipt License and inspections for Bay 2 (954-966-4600, ext 214).
3. Combined bay 2 & 3 by demolishing wall without a permit. Obtain plans, permit and inspections.
4. Altered electrical without a permit. Obtain plans, permit and inspections.
5. Verify or obtain permit for loft. Obtain plans, permit and inspections.

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

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

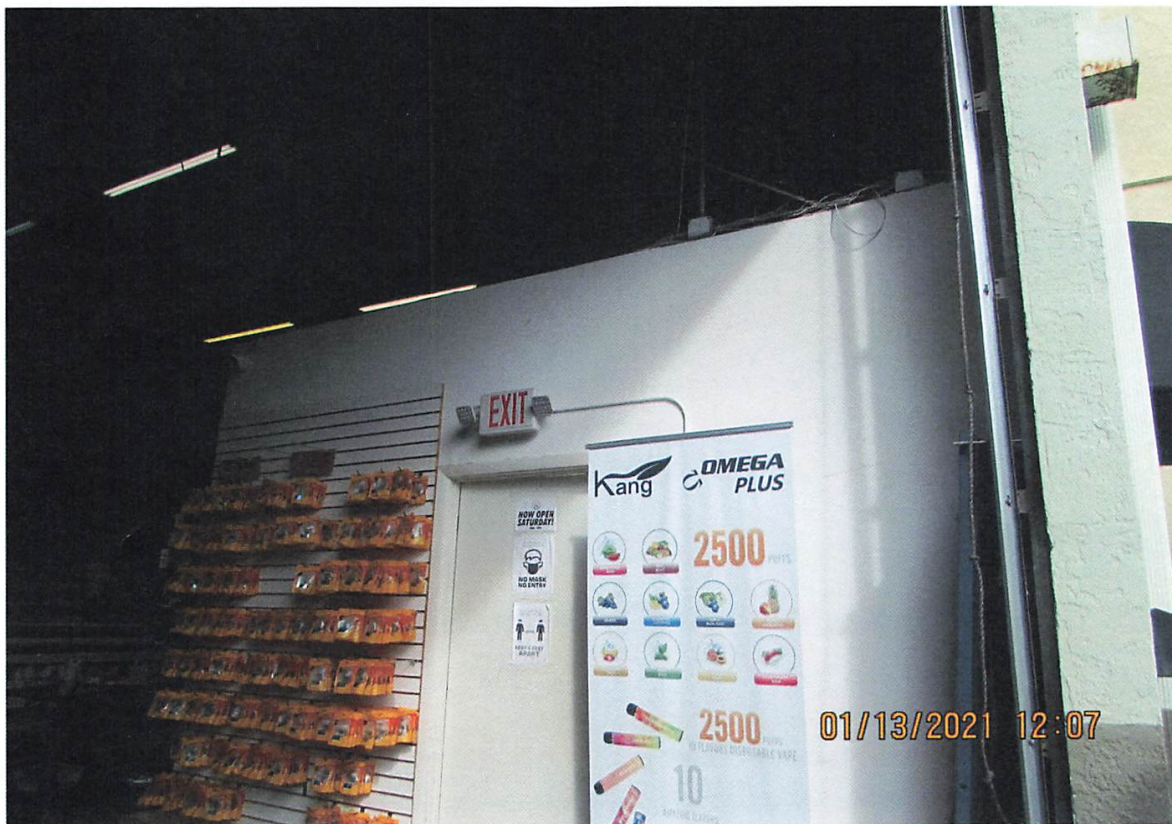


Joseline Ramirez
Code Enforcement Officer











Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

120170

APPLICATION FORM

Application Category: Wholesale/Distributors

Application Date: 3/28/2017

Business Owner Information (Residential Usage)

Business Name: SMOKE NATION LLC

Business Owner/Corporation/Partnership:

Business Address: 2500 S PARK RD, 3 (ADDING UNIT 2)

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

Business Phone:

Other Phone:

7863873567

Fax #:

E-Mail:

Contact Person's Name:

JHAYSON ALVAVADO

Parcel Information

Folio Number: 514220110010

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2500 S PARK RD, 3 (ADDING UNIT 2)

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

WHLSE/DIST-E-CIG,VAPORISER & MORE

Limitations:

(ADDING UNIT 2 - PENDING INSP APPROVAL)



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: 2110942-0

Job Address:

2500 S PARK RD BAY # 3

Job Name: Kelsey Group

Permit Status: Permit Complete

Permit Issued Date: 5/18/2021 3:22:59 PM

Submitted Into Plan Review Date: 1/29/2021 7:53:01 AM

Application Date: 1/21/2021 3:43:49 PM

Difference Between Application to Plan Review: 8 Day(s)

Difference Between Plan Review to Permit Issued: 109 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	3/21/2021 11:47:33 PM
FIRE	Approved	3/22/2021 4:51:18 PM
STRUCTURAL	Approved	5/17/2021 8:33:12 PM



R203 Permit Messages For Permit (2110942-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
98551	ADA COMPLIANCE	12/3/2021	Canceled Inspection
99100	ADA COMPLIANCE	12/17/2021	Pass
92975	Beams-Struc Steel / Concrete PASS ACCORDING	6/11/2021	Pass
92816	Columns-Struc Steel/ Concrete PASS ACCORDING	6/7/2021	Pass
97300	Doors Ext/Int Openings	10/29/2021	Pass
99123	Final Building Inspection	12/17/2021	Pass
99131	Final Building Inspection	12/20/2021	Pass
97303	Frame Attachment as pe previous approval by previous inspector JG As per previously approved by previous inspector JG	10/29/2021	Pass
97302	Frame Connections As per previously approved by previous inspector JG	10/29/2021	Pass
97301	Stairs Work not per plans and as per FBC-B 10.	10/29/2021	Fail Without Penalty
98550	Stairs	12/3/2021	Canceled Inspection
99101	Stairs	12/17/2021	Pass

Electrical Inspection

95634	Electrical Rough	9/10/2021	Pass
97133	Final Electrical	10/26/2021	Fail Without Penalty
	Complete fire LS final inspection.		
97706	Final Electrical	11/16/2021	Pass

Fire Inspection

97526	Final Fire	11/9/2021	Pass
	POC Rick Chaples (305) 342-6720		



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-



BUILDING PERMIT APPLICATION

2110942

PERMIT NO.

B-92594

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Kelsey Group					
JOB ADDRESS: 2500 S PARK RD BAY # 3					
OWNER NAME: BARNFAIR INC					
OWNER ADDRESS: 185 NW SPANISH RIVER BLVD N 100					
CITY: BOCA RATON					
PHONE: 9549818073		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Marks Morris Const/Engineering					
MAIL ADDRESS: 1111 SE 7 Street					
CITY STATE ZIP: Ft Lauderdale FL 33301					
PHONE: 9545664421		FAX: 8665666454		EMAIL: hpmorris@marksmorris.com	
CERT. COMPETENCY: CGC022811			STATE REGISTRATION: N/A		
LOT: 3	BLOCK: 0	PRESENT USE: Warehouse		PROPOSED USE: Warehouse	
FOLIO NUMBER: 514229040011			SUBDIVISION: 0		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1		BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 13500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: ADD SECOND MEANS OF EGRESS AND CONNECT BAY 2 & 3					
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
JUNHALLA LLC/Wood's Professional Creative LLC	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #3149 John P. Curci Drive, Bay 2-3

Legal Description

Case Status Open **Case #** 5544 **Date Next Inspection** 3/16/2022

Notes

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.

No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

Documents Issued

Date Issue Hearing Date Document Type

2/22/2021	3/16/2022	Notice of Violation
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Regular Mail 2/22/21

Affidavit of Service/Posted to Property 3/4/22

Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022

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: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 3/16/2022

NOV Case # 5544
TOWN OF PEMBROKE PARK

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

Hasler

02/22/2021

US POSTAGE \$



Sent To:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

NOV Case # 5544
TOWN OF PEMBROKE PARK

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

Hasler

02/22/2021

US POSTAGE \$



Junhalla LLC /
WOOD'S Professional Creative LLC
7201 McKinley St
Hollywood FL, 33024

7021 0350 0000 2802 4310

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

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

OFFICIAL USE

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



Postage \$

Total Postage \$

Sent To

Street and Apt. N

City, State, Zip+4

PS Form 3800, April 2019

CY Accountax Services Inc
 NOH #5544
 2645 Executive Park Dr, Ste 123
 Weston, FL 33331

7021 0350 0000 2802 4327

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

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

OFFICIAL USE

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



Postage \$

Total Postage \$

Sent To

Street and Apt. N

City, State, Zip+4

PS Form 3800, April 2019

JUNHALLA/ WOOD'S PROFESSIONAL
 CREATIVE LLC/ NOH # 5544
 3149 JOHN P CURCI DRIVE, BAY 2
 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:

JUNHALLA/ WOOD'S PROFESSIONAL
 CREATIVE LLC/ NOH # 5544
 3149 JOHN P CURCI DRIVE, BAY 2
 PEMBROKE PARK FL 33009



9590 9402 6379 0303 8581 38

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4327

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

C-19

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

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:

CY Accountax Services Inc
 NOH #5544
 2645 Executive Park Dr, Ste 123
 Weston, FL 33331



9590 9402 6379 0303 8581 21

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4310

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

MD

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Willie

C. Date of Delivery

3-2-22

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

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.

JUNHALLA LLC/ CURCI, JAMES T
 NOH #6565, #5501, #5500, #5544,
 #5639
 7201 MCKINLEY ST
 HOLLYWOOD FL 33024



9590 9402 6379 0303 8583 29

7021 0350 0000 2802 4518

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19 J Curci ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C-19 JC

C. Date of Delivery

3/5/22

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

3. Service Type

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

Mail
 Mail Restricted Delivery
 10)



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

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
WOODS PROFESSIONAL CREATIVE, LLC

Filing Information

Document Number	L12000025982
FEI/EIN Number	45-4616057
Date Filed	02/23/2012
Effective Date	02/23/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/01/2015

Principal Address

3149 JOHN P CURCI DR
BAY 2 & 3
PEMBROKE PARK, FL 33009

Changed: 07/20/2020

Mailing Address

3149 JOHN P CURCI DR
BAY 2 & 3
PEMBROKE PARK, FL 33009

Changed: 07/20/2020

Registered Agent Name & Address

CY Accountax Services Inc
2645 Executive Park Dr
Ste 123
Weston, FL 33331

Name Changed: 05/01/2015

Address Changed: 07/20/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Montes de Oca, Roberto
19111 COLLINS AVE
Apt # 1507
Sunny Isles Beach, FL 33160

Title MGR

DIAZ, MILTON J
3307 Port Royale Dr S
Apt 605
Ft Lauderdale, FL 33308

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	07/20/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
07/20/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
03/31/2018 -- ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
05/01/2015 -- REINSTATEMENT	View image in PDF format
03/24/2013 -- ANNUAL REPORT	View image in PDF format
02/23/2012 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

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

Principal Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
88 Woodlake Dr.
Port Orange, FL 32129

Title MGRM

CURCI-STEVENSON, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2020	03/03/2020
2021	03/10/2021
2022	03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC

WOOD'S PROFESSIONAL CREATIVE LLC

CASE NO. 5544

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3149 JOHN P CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3149 JOHN P CURCI DRIVE, BAY 2-3, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/WOOD'S PROFESSIONAL CREATIVE LLC AT 12:04 P.M. ON THE 4 DAY OF MARCH 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.

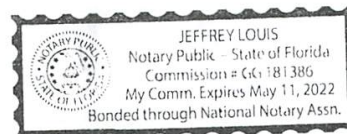
AFFIANT

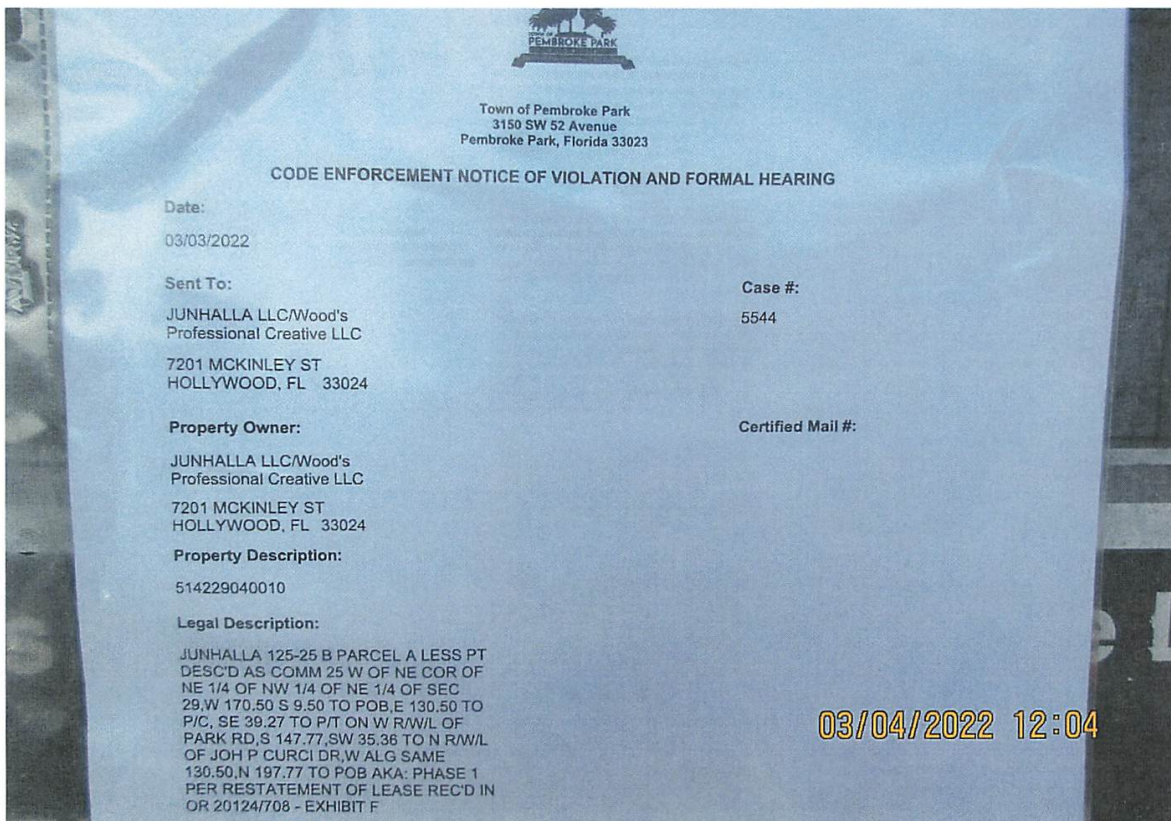
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

Property Owner:

JUNHALLA LLC/Wood's
Professional Creative LLC

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040010

Legal Description:

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

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #3149 John P. Curci Drive,
Bay 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 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
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
 2. Tenant build out done without permits. Obtain plans, permit and inspections.
 3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
 4. Double permit fee assessed.
- No permit obtained, no BTR for unit 3 and no follow up as of 3/3/2022

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 March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



3/3/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

JUNHALLA LLC/Wood's
Professional Creative LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5544

Date:

02/22/2021

Property Owner:

JUNHALLA LLC/Wood's
Professional Creative LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description:

514229040010

Certified Mail #:

Legal Description:

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

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #3149 John P. Curci
Drive, Bay 2-3

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	(Ord. No. 13-09-01, § 2, 9-11-13) Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	Cross reference— Code enforcement, Ch. 7. It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

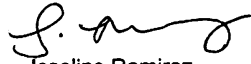
Sec. 15-22. - Application. (a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt. Business owner must cease all operations until Business Tax Receipt is obtained.
2. Tenant build out done without permits. Obtain plans, permit and inspections.
3. Bay 2 and 3 were combined without permits. Obtain plans, permit and inspections.
4. Double permit fee assessed.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

3149

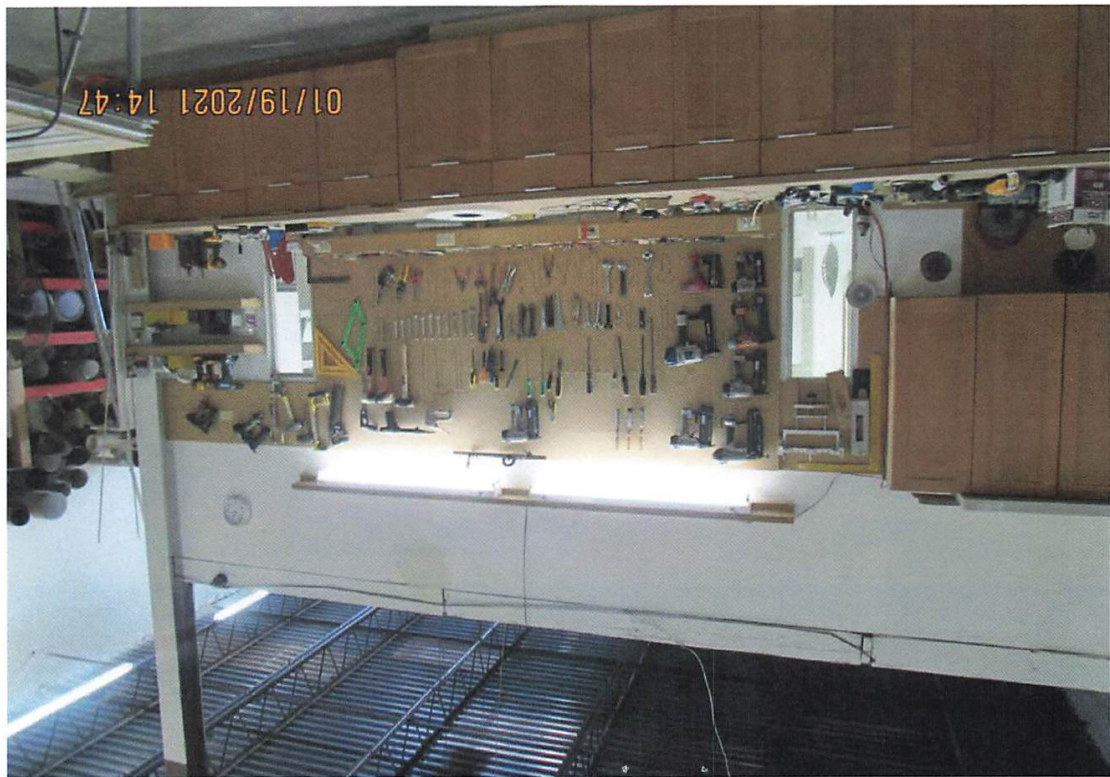
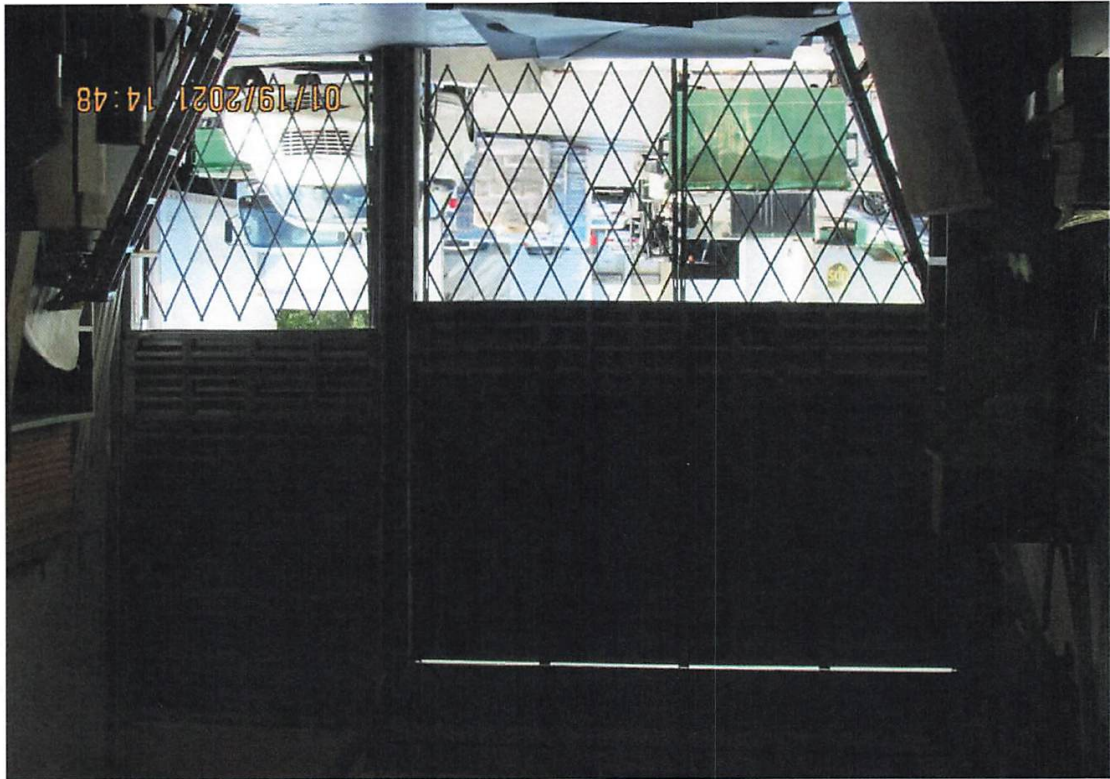






















Town of Pembroke Park
Business Tax / Billing Division

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

Customer Number

135025

APPLICATION FORM

Application Category: Carpenter/Cabinet Maker

Application Date: 8/9/2016

Business Owner Information (Residential Usage)

Business Name: WOOD'S PROFESSIONAL CREATIVE LLC

Business Owner/Corporation/Partnership:

Business Address: 3149 J P CURCI DR, 2 - 3

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

Business Phone:

Other Phone:

9542742255

Fax #:

E-Mail: Woods.professional@yahoo.com

Contact Person's Name:

ROBERTO MONTES DE
OCA

Parcel Information

Folio Number: 514229040010

Legal Description:

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 3149 J P CURCI DR, 2 - 3

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

CARPENTER/UPHOLSTER

Limitations:



**Town of Pembroke Park
Business Tax / Billing Division**

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

(UPDATE BTR LOCAL ADD UNIT 3- PENDING INSP)

Case #5544 – Request for ____-day extension

3149 John P Curci Drive Bays 2 & 3

Tenant: Wood's Professional Creative LLC

Landlord is requesting ____-day extension to allow for

Summary:

Landlord has implemented (as of notice to the 3/16/22 Magistrate Hearing) a new internal system to track all Notices of Violations (NOV), Business Tax Receipt inspections, and correlate those with the often-required Building Permits to mitigate future issues such as highlighted in this Case.

Obtaining the final Fire Sprinkler inspection on 12/14/21 resolved the failed fire BTR inspection issue but because there is no connection between the Building Permit inspection system and the BTR inspection system, the BTR still shows fire as a failed inspection, which in-turn keeps this Case open because the original violation was issued for a lack of an approved BTR.

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC/HotGoldFish Corp	7201 MCKINLEY ST HOLLYWOOD, FL 33024	3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 2 & 4

Legal Description

Case Status Open **Case #** 5639 **Date Next Inspection** 3/16/2022

Notes

1. Installed spray booth without a permit. Obtain permit, plans and inspections.
2. Installed Rack System without permits. Obtain permit, plans and inspections.
3. Tenant Buildout done without permits. Obtain permit, plans and inspections.
4. Demolished fire rated wall and combined bay 2 & 4. Obtain permit, plans and inspections.
5. Installed electrical camera system without permits. Obtain permit, plans and inspections.
6. Designated parking area is blocked by dumpster. Relocate waste dumpsters.
7. Prohibited outdoor storage. Work materials must remain inside the bay.
8. Double permit fee assessed.

Permit application (process #93901) submitted a of 08/02/21, application is in plan review and no permit has been issued for commercial alteration (remove door and close opening between bay 2 & 4) as of 03/03/2022.

Permit (#2211508-0) issued for removal of fire door and filled opening between tenant space bay 4. No other permits have been obtained and no follow up as of 03/03/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/19/2021		Notice of Violation	Regular Mail 3/19/21
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 3/4/22 Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022

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: 3/16/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 3/16/2022

Code Dept
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5639

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE \$000.51⁰

 ZIP 33023
011D10656696

Sent To:
JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:
5639

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

NOV #5639

Hasler FIRST CLASS MAIL
03/19/2021
US POSTAGE \$000.51⁰

 ZIP 33023
011D10656696

Hot Gold Fish Corp
3125 John P. Curci Drive, Bay 2 & 4
Pembroke Park, FL 33009

7021 0350 0000 2802 4518

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	JUNHALLA LLC/ CURCI, JAMES T
Sent To	NOH #6565, #5501, #5500, #5544,
Street and Apt. No., c	#5639
City, State, ZIP+4®	7201 MCKINLEY ST
	HOLLYWOOD FL 33024
PS Form 3800, April 2010 Edition (5010-108-000-9001)	

7021 0350 0000 2802 4297

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	HOTGOLDFISH CORP
Sent To	SANCHEZ, ANA
Street and Apt. No	NOH #5639
City, State, ZIP+4®	2590 Hollywood Blvd
	HOLLYWOOD, FL 33020
PS Form 3800, April 2010 Edition (5010-108-000-9001)	

7021 0350 0000 2802 4303

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fee	JUNHALLA/ HOTGOLDFISH CORP
Sent To	NOH #5639
Street and Apt. No	3125 JOHN P CURCI DRIVE, BAY 2
City, State, ZIP+4®	PEMBROKE PARK FL 33009
PS Form 3800, April 2010 Edition (5010-108-000-9001)	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>C-19 JC</i> ☒ Agent ☐ Addressee	
JUNHALLA LLC/ CURCI, JAMES T NOH #6565, #5501, #5500, #5544, #5639 7201 MCKINLEY ST HOLLYWOOD FL 33024		B. Received by (Printed Name) <i>C-19 JC</i> C. Date of Delivery <i>3/5/22</i>	
9590 9402 6379 0303 8583 29		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7021 0350 0000 2802 4518		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>Christina Vargas</i> ☒ Agent ☒ Addressee	
HOTGOLDEN CORP SANCHEZ, ANA NOH #5639 2590 Hollywood Blvd HOLLYWOOD, FL 33020		B. Received by (Printed Name) <i>Christina Vargas</i> C. Date of Delivery <i>3/7/22</i>	
9590 9402 6379 0303 8589 61		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
7021 0350 0000 2802 4297		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/25/2007	WD*	\$100	46765 / 872	\$6.00	93,751	SF
6/7/2001	WD*	\$100	31806 / 1377			
11/1/1992	WD		20124 / 704			
				Adj. Bldg. S.F. (Card, Sketch)	50984	
				Units	2	
				Eff./Act. Year Built: 1987/1986		

* Denotes Multi-Parcel Sale (See Deed)

Page 301 of 806



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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

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

Principal Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
88 Woodlake Dr.
Port Orange, FL 32129

Title MGRM

CURCI-STEVENSON, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2020	03/03/2020
2021	03/10/2021
2022	03/03/2022

Document Images

03/03/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JUNHALLA LLC)
HOTGOLDFISH CORP)

CASE NO. 5639

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 2 & 4

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #Bay 2 & 4

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC/HOTGOLDFISH CORP AT 11:48
A.M. ON THE 4 DAY OF MARCH 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.

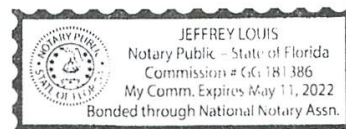
AFFIANT

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 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:
5639

Property Owner:
JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:
514229040010

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

AKA:
1425 JOHN P CURCI DR, PEMBROKE

03/04/2022 11:48



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

5639

Property Owner:

JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040010

Legal Description:

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

AKA:

3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #Bay 2 & 4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30
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1. Installed spray booth without a permit. Obtain permit, plans and inspections.
2. Installed Rack System without permits. Obtain permit, plans and inspections.
3. Tenant Buildout done without permits. Obtain permit, plans and inspections.
4. Demolished fire rated wall and combined bay 2 & 4. Obtain permit, plans and inspections.
5. Installed electrical camera system without permits. Obtain permit, plans and inspections.
6. Designated parking area is blocked by dumpster. Relocate waste dumpsters.
7. Prohibited outdoor storage. Work materials must remain inside the bay.
8. Double permit fee assessed.

Permit application (process #93901) submitted a of 08/02/21, application is in plan review and no permit has been issued for commercial alteration (remove door and close opening between bay 2 & 4) as of 03/03/2022.

Permit (#2211508-0) issued for removal of fire door and filled opening between tenant space bay 4. No other permits have been obtained and no follow up as of 03/03/2022.

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 March, 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.

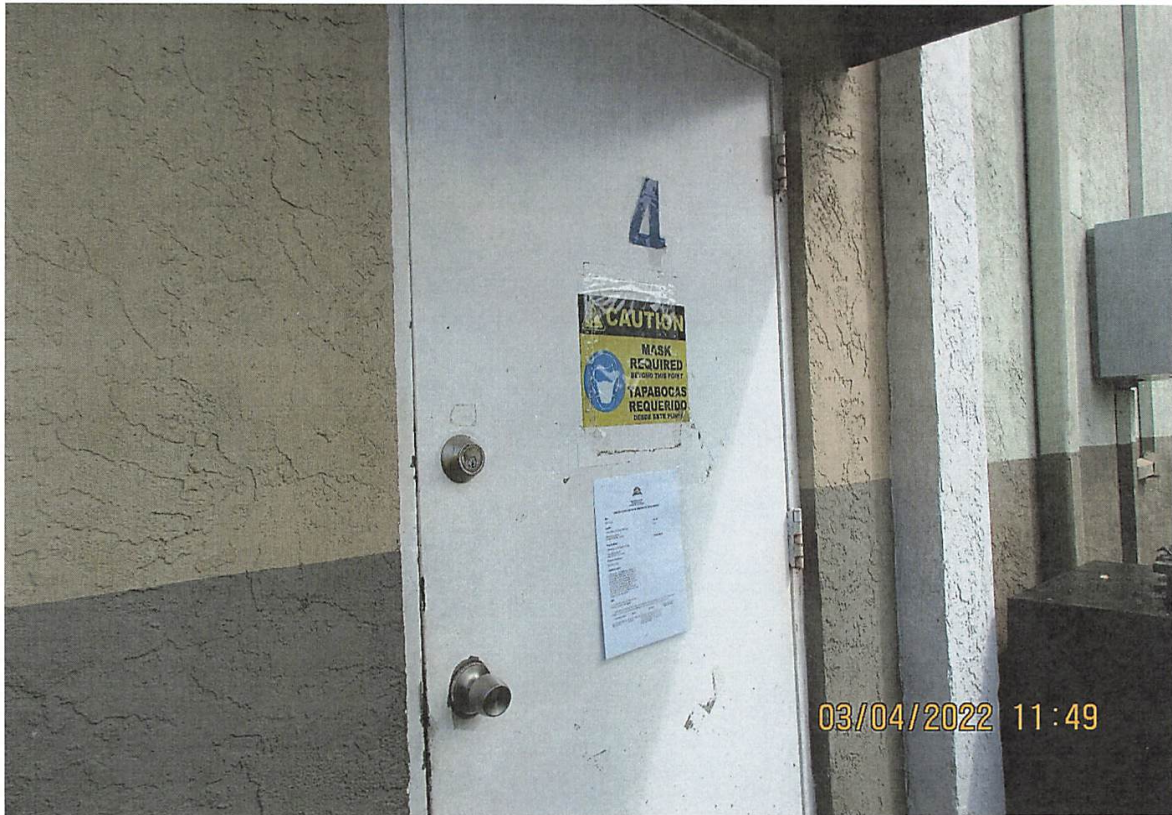
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

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


3/3/2022







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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #: 5639

Date: 03/19/2021

Property Owner: JUNHALLA LLC/HotGoldFish Corp
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description: 514229040010

Certified Mail #:

Legal Description: JUNHALLA 125-25 B PARCEL A LESS PT
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OF JOH P CURCI DR, W ALG SAME
130.50, N 197.77 TO POB AKA: PHASE 1
PER RESTATEMENT OF LEASE REC'D IN
OR 20124/708 - EXHIBIT F

AKA: 3125 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #Bay 2 & 4

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Notes/Mean of Correction:

1. Installed spray booth without a permit. Obtain permit, plans and inspections.
2. Installed Rack System without permits. Obtain permit, plans and inspections.
3. Tenant Buildout done without permits. Obtain permit, plans and inspections.
4. Demolished fire rated wall and combined bay 2 & 4. Obtain permit, plans and inspections.
5. Installed electrical camera system without permits. Obtain permit, plans and inspections.
6. Designated parking area is blocked by dumpster. Relocate waste dumpsters to
7. Prohibited outdoor storage. Work materials must remain inside the bay.
8. 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.

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Joseline Ramirez
Chief Code Enforcement Officer









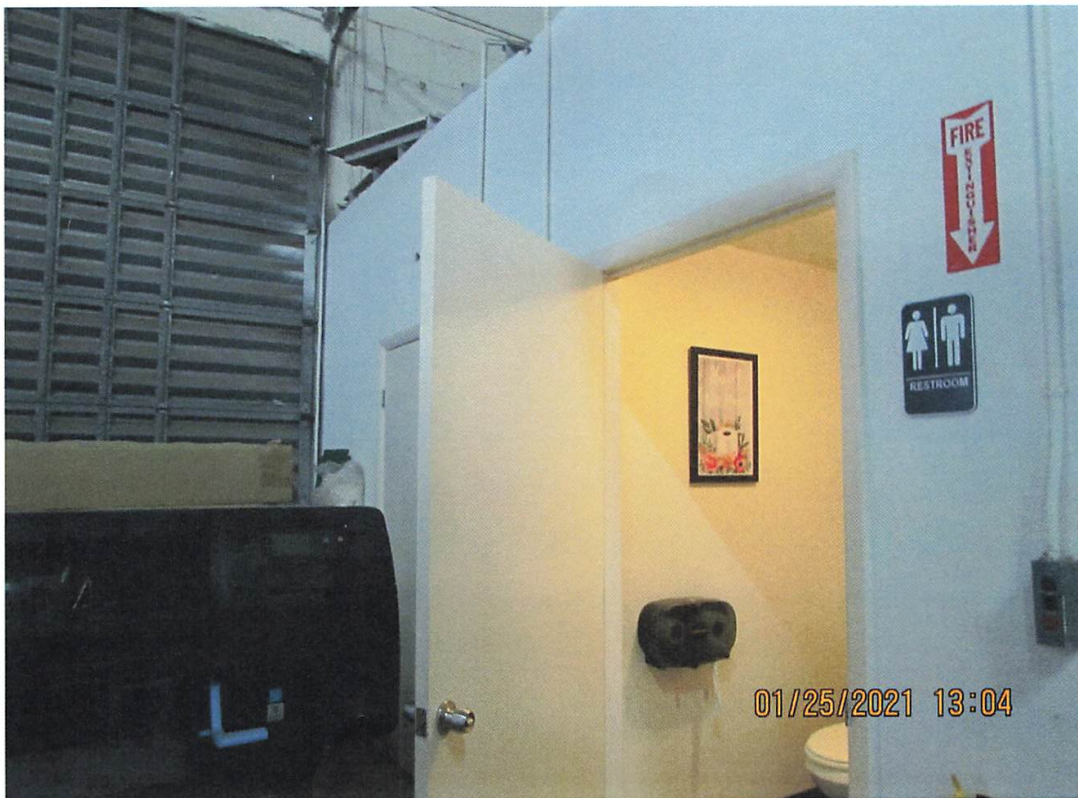


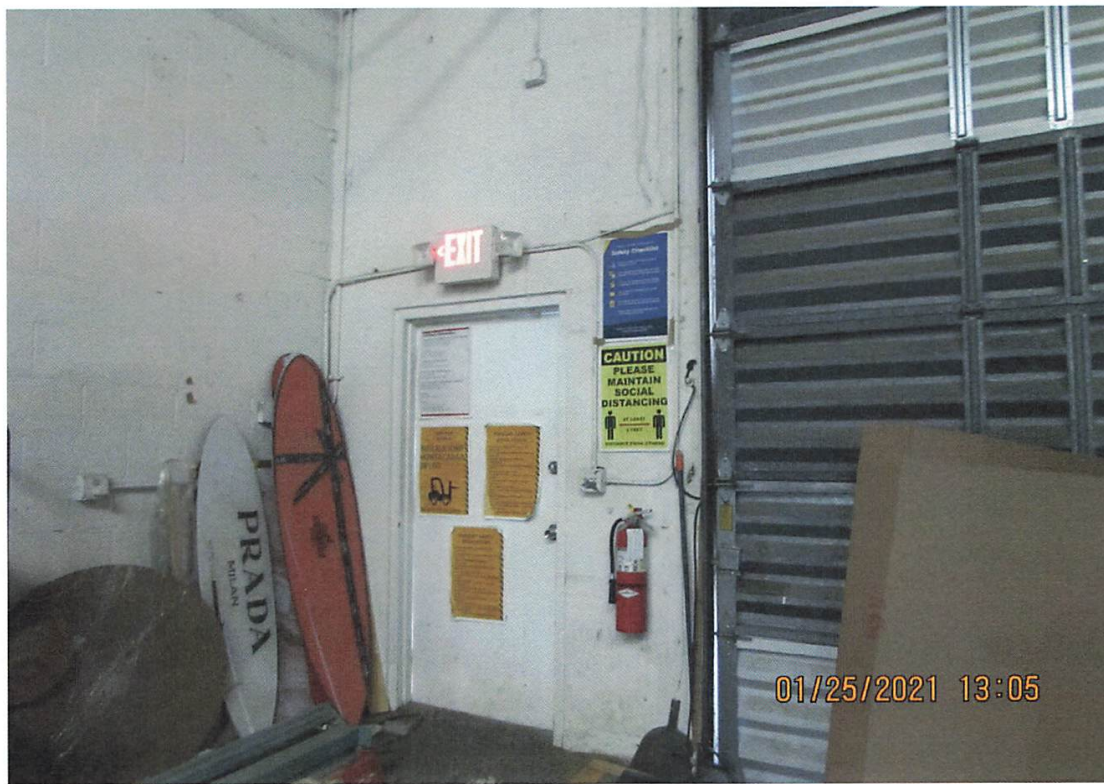














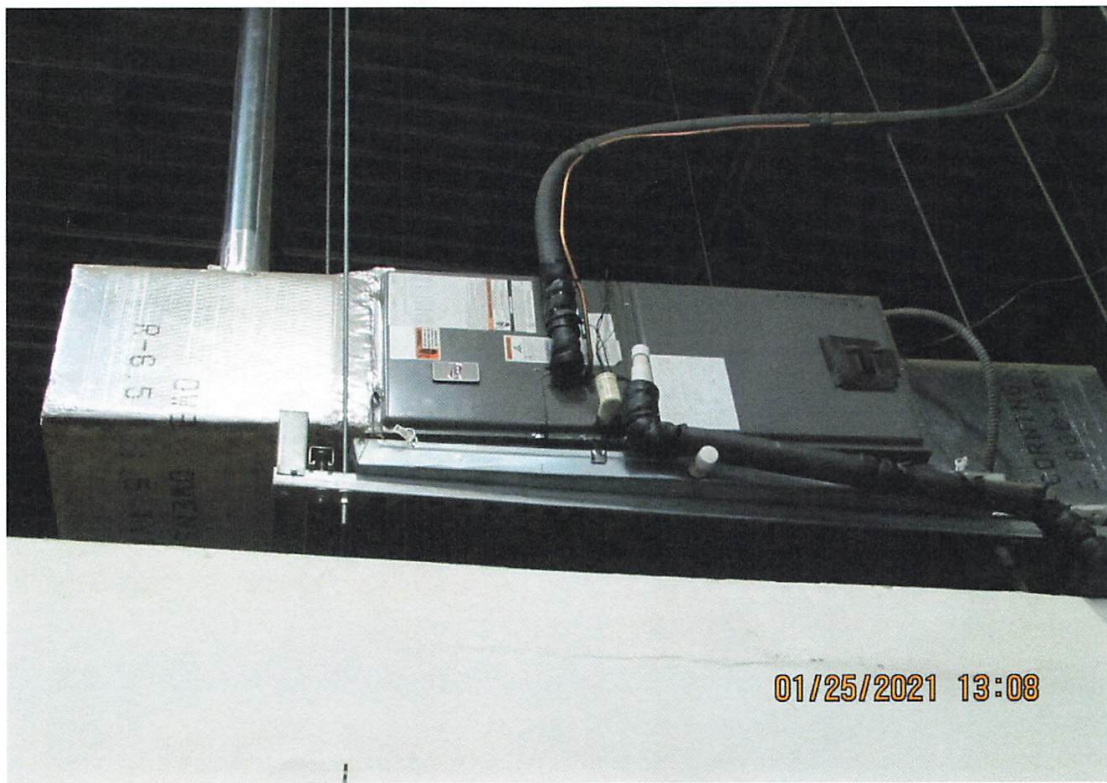








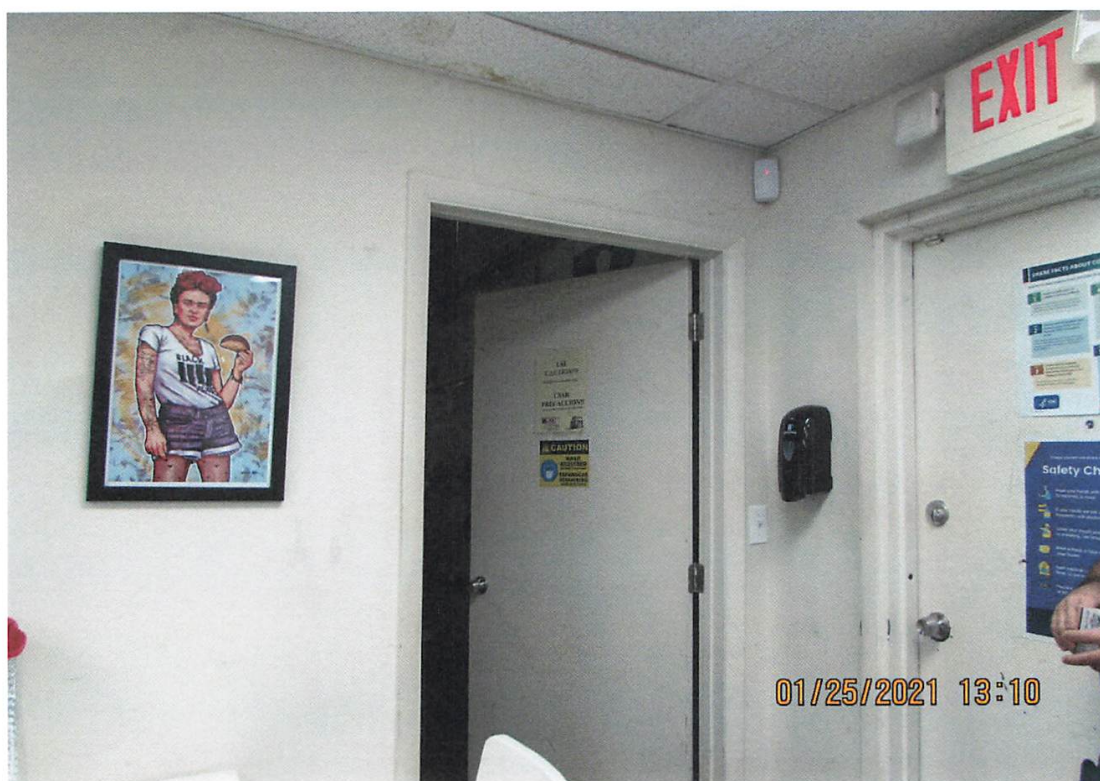
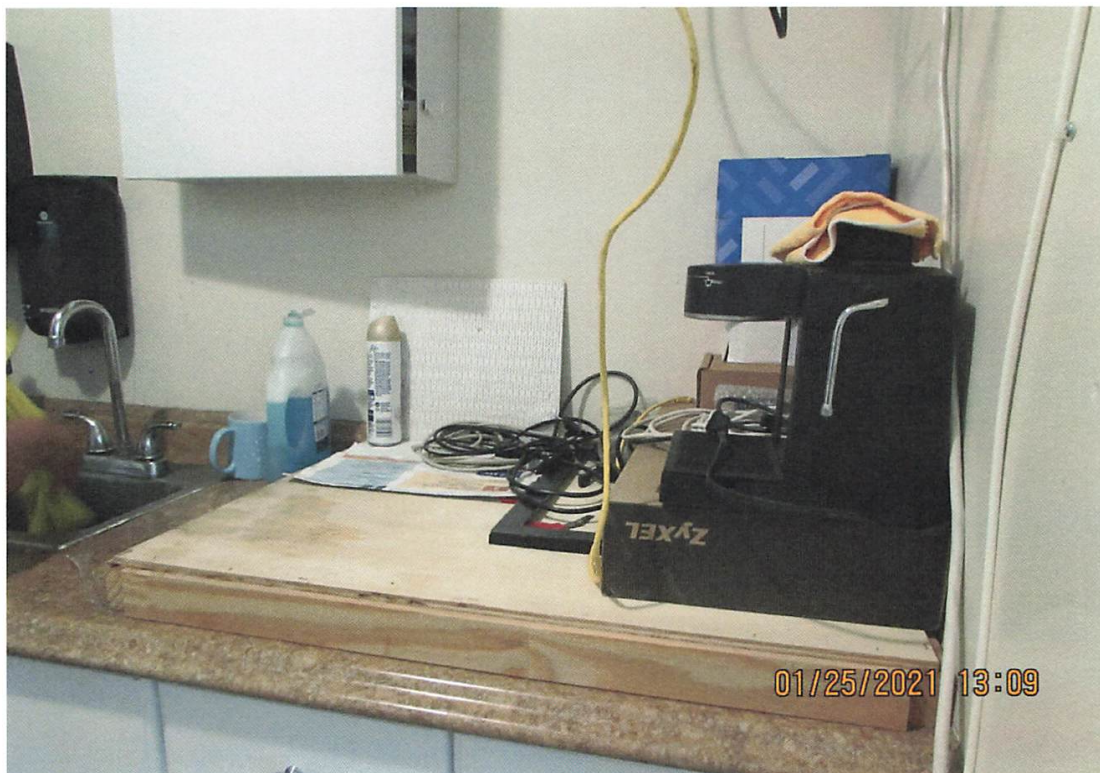




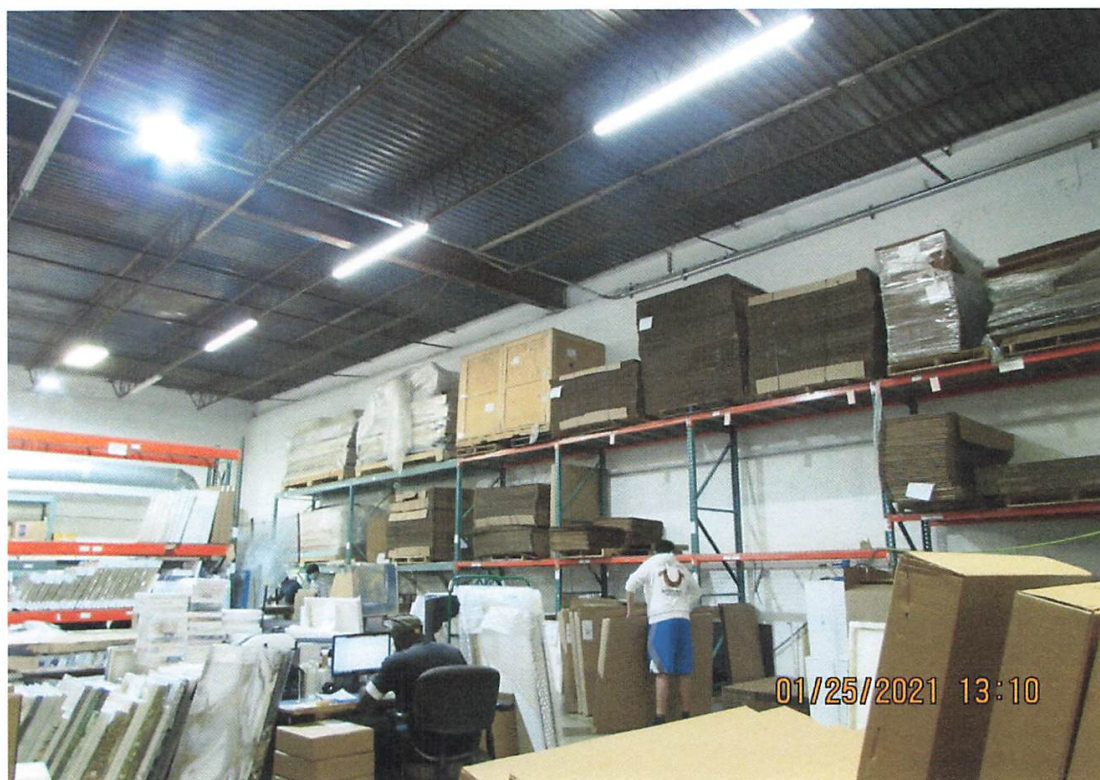


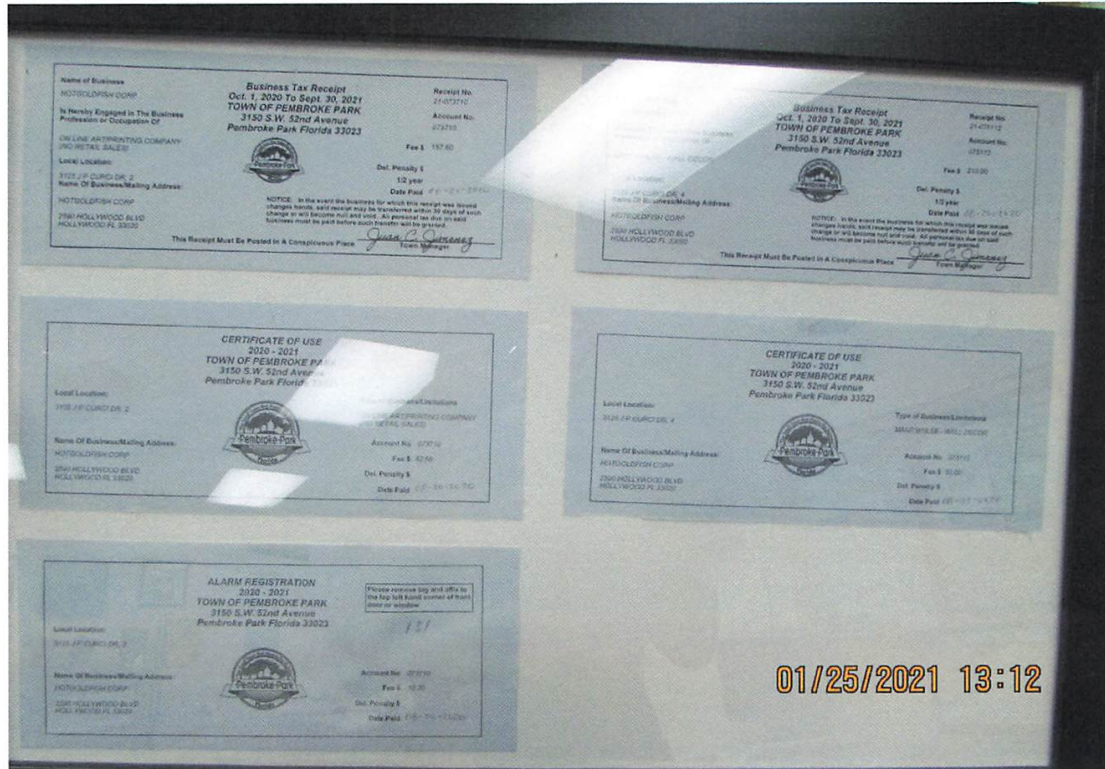




















Response Letter with Clarification of Legalization Efforts concerning NOV #5639

2/17/2022

Good morning!

In response to this morning's phone conversation and plan review comments (process #94251) requesting clarification concerning efforts to properly respond to NOV 5639 I submit the below.

Please add this letter to the permanent permit record(s) for this project.

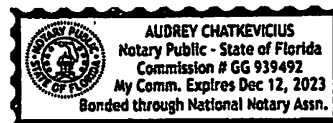
The eight items identified by NOV 5639 are listed numerically with an in-line response below each item indicating the corrective action proposed for your review:

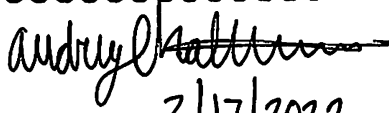
1. Installed spray booth without a permit. Obtain permit, plans and inspections.
Process #93900 - scope of work (SOW) of this application includes removal of spray booth
2. Installed Rack System without permits. Obtain permit, plans and inspections.
Process #94251 - SOW of this application includes removal of racking system
3. Tenant Buildout done without permits. Obtain permit, plans and inspections.
Process #93900 – SOW includes new tenant build out, to be submitted for plan review
4. Demolished fire rated wall and combined bay 2 & 4. Obtain permit, plans and inspections.
Process #94251 - SOW includes restoration of the fire rated wall
5. Installed electrical camera system without permits. Obtain permit, plans and inspections.
Process #93900 – electrical sub-permit SOW to include removal of electric camera system
6. Designated parking area is blocked by dumpster. Relocate waste dumpsters to
Dumpsters removed; Tenant is no longer Leasing the space.
7. Prohibited outdoor storage. Work materials must remain inside the bay.
Outside storage removed; Tenant is no longer Leasing the space.
8. Double permit fee assessed.

Noted.

Respectfully submitted,


Rick Chaples
Construction Manager and Agent for the Owner
Attached: NOV 5639




2/17/2022



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3125 JOHN P CURCI DR BAY 2

Job Name: KELSEY

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 8/2/2021 4:04:04 PM

Application Date: 8/2/2021 11:26:32 AM

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

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

Required Disciplines

Discipline	Status	Date
FIRE	Denied	1/27/2022 11:03:35 AM
STRUCTURAL	Denied	1/27/2022 9:30:13 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
CICALESE FAMILY LLC/Sunshine Provisions	1010 S OCEAN BLVD # 1210 POMPANO BEACH, FL 33062	2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

Legal Description

Case Status Open Case # 5770 Date Next Inspection 3/16/2022

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. - Business evacuated Bldg 1/10/22 inspection
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections. - No permit
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections. - No permit
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type
4/26/2021		Notice of Violation
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Hand delivered 4/26/21

Posted to Property

Regular Mail 4/29/2021

Affidavit of Service/Posted to Property 3/4/22

Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 3/16/2022

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: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 3/16/2022

OFFICE OF PEMBROKE PARK

1000 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5770 & 5771

Hasler

FIRST-CLASS MAIL

04/29/2021

US POSTAGE \$000.71⁰⁰



ZIP 33023
011D10656696

Sunshine Provisions
Cicalese Family LLC
2665 S Park Rd
Pembroke Park, FL 33009

OFFICE OF PEMBROKE PARK

1000 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5771 & 5770

Hasler

FIRST-CLASS MAIL

04/29/2021

US POSTAGE \$000.71⁰⁰



ZIP 33023
011D10656696

E & M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

OF PEMBROKE PARK

1010 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5770

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE \$000.51⁹



ZIP 33023
011D10656696

Sent To:

Case #:

CICALESE FAMILY LLC/Sunshine
Provisions

5770

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

OF PEMBROKE PARK

1010 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5771 & 5770

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE \$000.71⁹



ZIP 33023
011D10656696

Sent To:

Case #:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

5771

2649 S PARK RD
HALLANDALE BEACH, FL 33009

7021 0350 0000 2802 4556

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 **E&M PROPERTIES 2665 LLC**
NOH #5771, #5770
2649 S PARK ROAD
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4553

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 **E&M PROPERTIES 2665 LLC**
NOH #5771, #5770
2649 S PARK RD
HALLANDALE BEACH FL 33009-3815

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4549

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

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **E&M MUNCHIES HOLDINGS CORP.**
NOH #5771, #5770
736 S Military Trail
Deerfield Beach, FL 33442

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4525

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **CICALESE FAMILY LLC**
NOH #5770
2665 S PARK ROAD, PEMBROKE
PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0000 2802 4532

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **CICALESE FAMILY LLC**
CICALESE, ANGEL
NOH #5770
1010 S OCEAN BLVD # 1210
POMPANO BEACH FL 33062

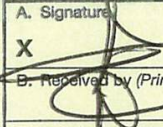
City, State, ZIP+4®

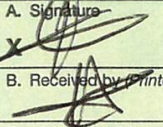
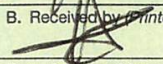
PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X <i>[Signature]</i>	
1. Article Addressed to: E&M MUNCHIES HOLDINGS CORP. NOH #5771, #5770 736 S Military Trail Deerfield Beach, FL 33442		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 cong	
9590 9402 6379 0303 8583 50 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4549		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X <i>C-19</i>	
1. Article Addressed to: CICALESE FAMILY LLC NOH #5770 2665 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 36 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4525		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X <i>Cicalese</i>	
1. Article Addressed to: CICALESE FAMILY LLC CICALESE, ANGEL NOH #5770 1010 S OCEAN BLVD #1210 POMPANO BEACH FL 33062		B. Received by (Printed Name) C. Date of Delivery <i>Angel Cicalese</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 43 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4532		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  B. Received by (Printed Name)  C. Date of Delivery 3/9	
E&M PROPERTIES 2665 LLC NOH #5771, #5770 2649 S PARK ROAD PEMBROKE PARK FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 67		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (1)	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4556			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  B. Received by (Printed Name)  C. Date of Delivery 3/9	
E&M PROPERTIES 2665 LLC NOH #5771, #5770 2649 S PARK RD HALLANDALE BEACH FL 33009-3815		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 74		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (1)	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4563			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

Detail by Entity Name

Florida Limited Liability Company
CICALESE FAMILY LLC

Filing Information

Document Number	L12000115987
FEI/EIN Number	46-0960331
Date Filed	09/11/2012
Effective Date	09/12/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	12/16/2016
Event Effective Date	10/20/2016

Principal Address

1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Changed: 02/16/2022

Mailing Address

1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Changed: 02/16/2022

Registered Agent Name & Address

CICALESE, ANGEL
1010 S OCEAN BLVD
APT 1210
POMPANO BEACH, FL 33062

Name Changed: 03/22/2020

Address Changed: 02/16/2022

Authorized Person(s) Detail

Name & Address

Title MGR

CICALESE, ANGEL
1010 S OCEAN BLVD APT 1210
POMPANO BEACH, FL 33062

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	03/03/2021
2022	02/16/2022

Document Images

02/16/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
03/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/17/2018 -- ANNUAL REPORT	View image in PDF format
03/20/2017 -- ANNUAL REPORT	View image in PDF format
12/16/2016 -- CORLCAUTH	View image in PDF format
10/20/2016 -- REINSTATEMENT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/07/2013 -- ANNUAL REPORT	View image in PDF format
09/11/2012 -- Florida Limited Liability	View image in PDF format



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2665-2681 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0067
Property Owner	CICALESE FAMILY LLC	Millage	0613
Mailing Address	1010 S OCEAN BLVD # 1210 POMPANO BEACH FL 33062	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA: LOT 2, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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*	\$54,600	\$444,730	\$499,330	\$499,330	
2021	\$54,600	\$444,730	\$499,330	\$499,330	\$10,737.91
2020	\$54,600	\$469,160	\$523,760	\$523,760	\$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$499,330	\$499,330	\$499,330	\$499,330
Portability	0	0	0	0
Assessed/SOH	\$499,330	\$499,330	\$499,330	\$499,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$499,330	\$499,330	\$499,330	\$499,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/19/2016	DR*-T	\$100	113939611	\$7.00	7,800	SF
8/2/2016	QC*-T		113853076			
9/13/2013	QC*-T	\$100	111825167			
7/9/2004	SW*-T	\$900,000	37855 / 209			
				Adj. Bldg. S.F. (Card, Sketch)		5000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CICALESE FAMILY LLC
SUNSHINE PROVISIONS

CASE NO. 5770

Respondent

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

TO BE SERVED: 2665 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2665 S PARK RD, PEMBROKE PARK, FL 33009 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CICALESE FAMILY LLC/
SUNSHINE PROVISIONS AT 11:32 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

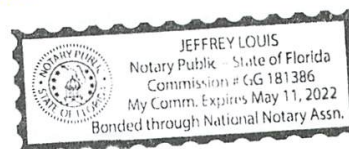
AFFIANT

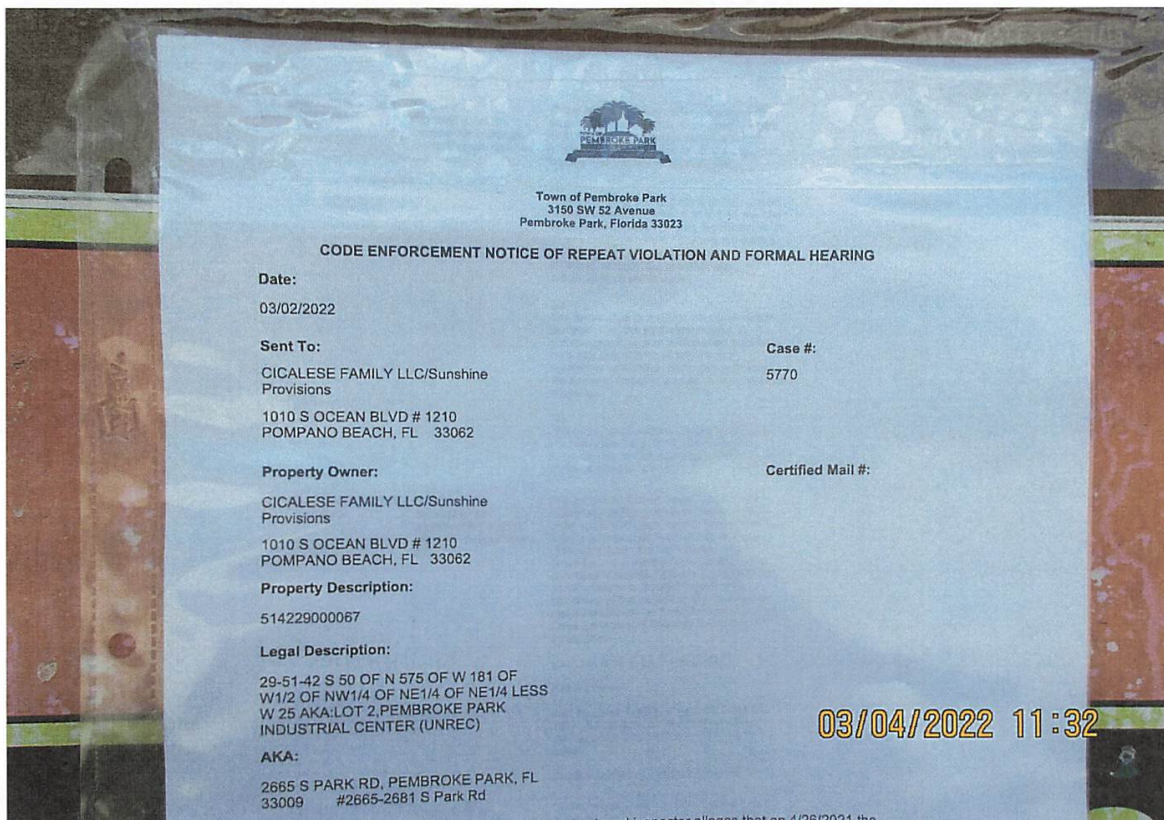
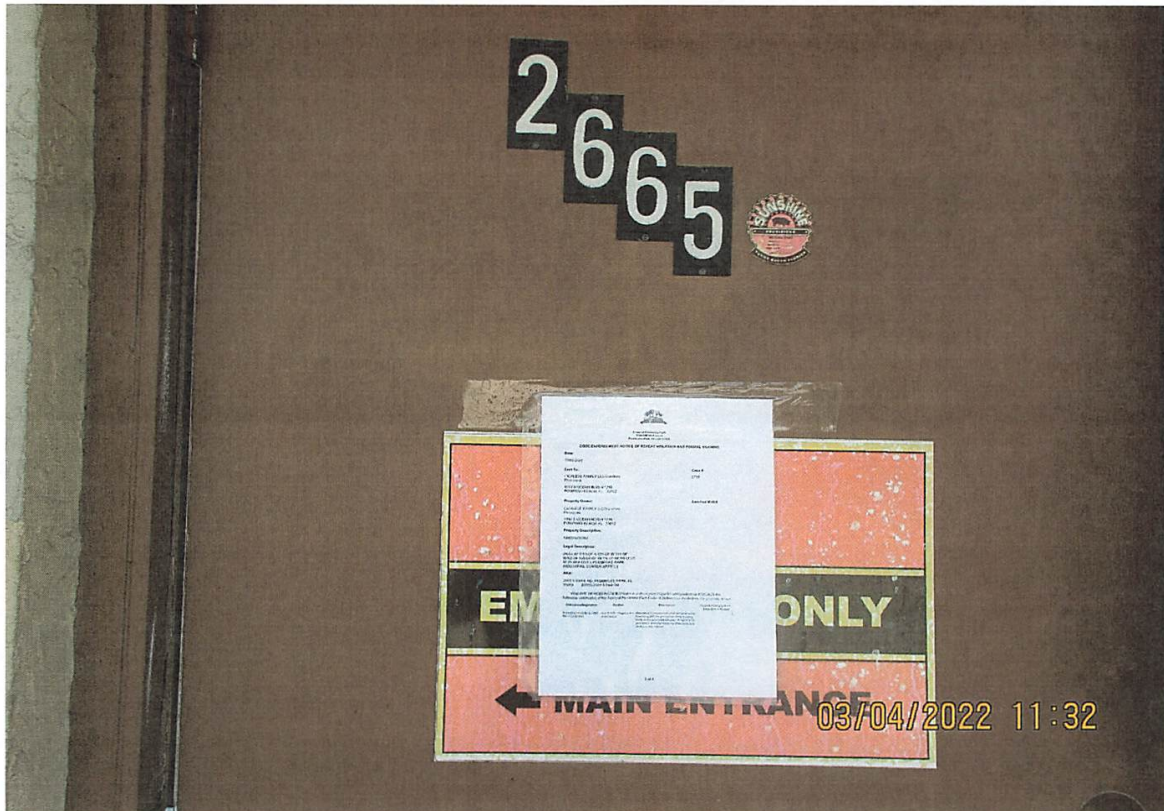
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

CICALESE FAMILY LLC/Sunshine
Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #:

5770

Property Owner:

CICALESE FAMILY LLC/Sunshine
Provisions

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Certified Mail #:

Property Description:

514229000067

Legal Description:

29-51-42 S 50 OF N 575 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS
W 25 AKA: LOT 2, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2665 S PARK RD, PEMBROKE PARK, FL
33009 #2665-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

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...	2
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.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 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


3/2/2022













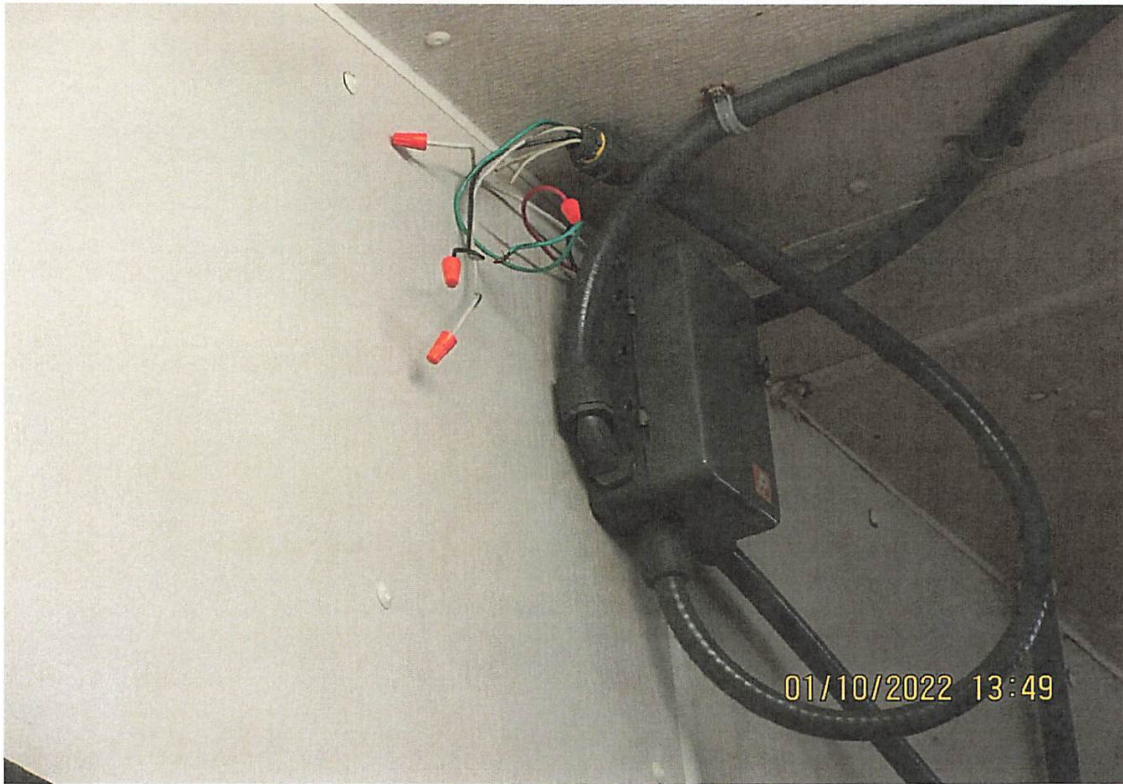














Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: CICALSE FAMILY LLC/Sunshine Provisions
1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Case #: 5770

Date: 04/26/2021

Property Owner: CICALSE FAMILY LLC/Sunshine Provisions
1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

Property Description: 514229000067

Certified Mail #:

Legal Description: 29-51-42 S 50 OF N 575 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOT 2,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2665 S PARK RD, PEMBROKE PARK, FL 33009 #2665-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 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 5-105. - 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.	2

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...	2
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.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

Notes/Means of Correction:

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. 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 Notice of Violation Notice

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

M -
Th -
Per waste mgmt

Mike Evan
Michael Zaperstein
Saperstein

Name E & M Properties 2665 LLC
Sunshine Provisions

Date 4/26/21

Site Address 2665 S Park Rd
(2649-2681 S Park Rd)

Case # _____

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 15-17; 12-76(a)(d)(e)(3)

☐ NFPA # _____ 12-76(e)(4)

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☒ Repeat Violation (Double fine)

Violation (s)

Operating without a Business TAX Receipt License.
Combined warehouse, installed electrical cameras/light fixtures
a/c replacement without a permit. Odor nuisances coming
from dumpster.

Corrective Action(s)

Obtain Business TAX Receipt, Obtain plans, permit
and inspections, Sanatize dumpster and request
frequent pick up (up to 5X a week)

All operations must cease immediately until Business TAX Receipt is obtained.

☒ Structural

☐ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 2

*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

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

Company comes out the next day pose



04/27/2021 11:15



04/27/2021 11:15













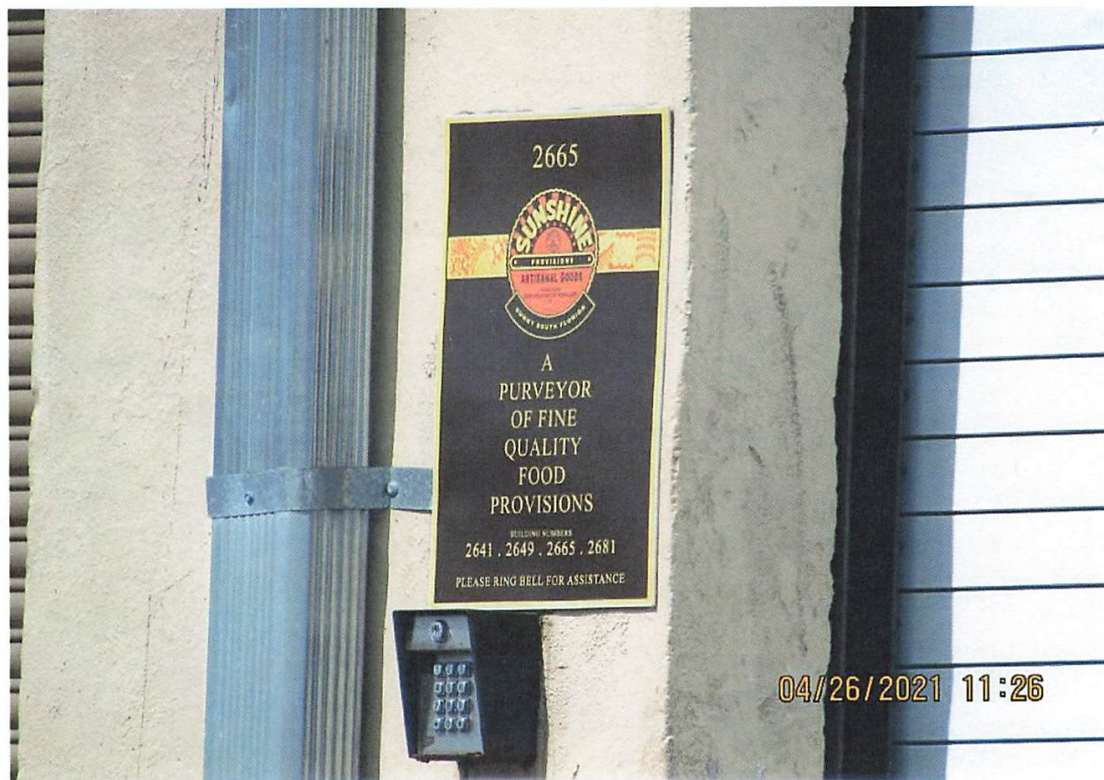


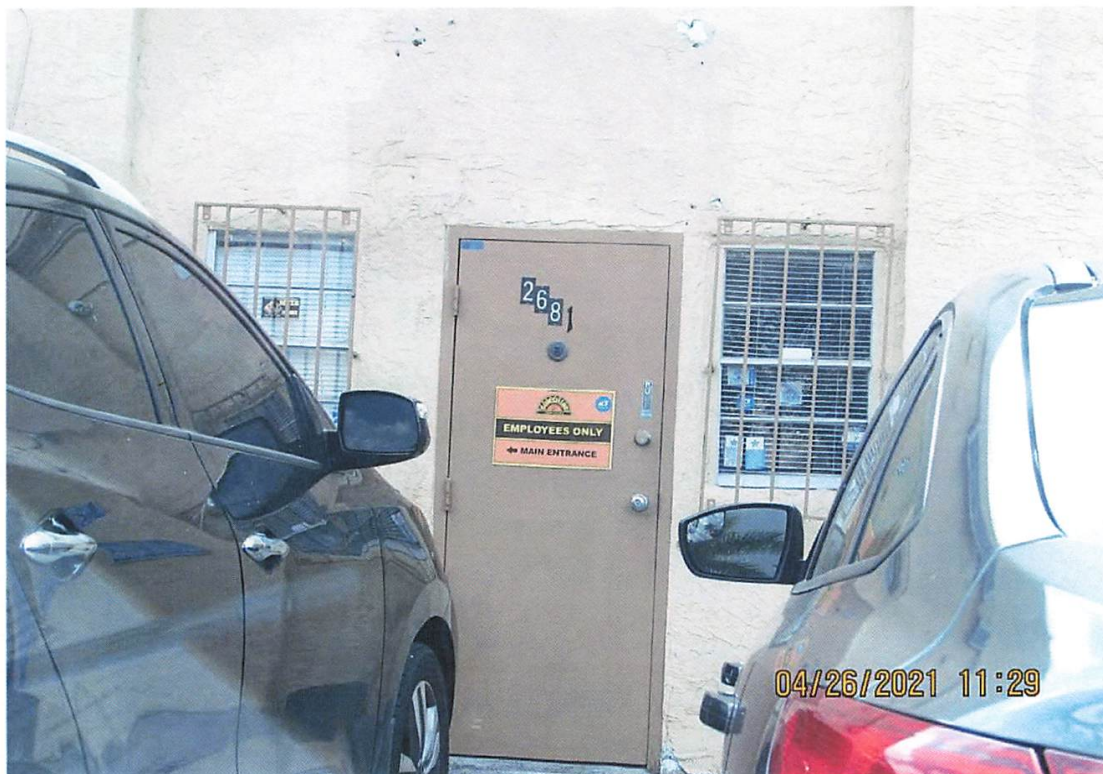
















Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s)

Case #:

4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

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

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt
Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a \$50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of \$4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

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

FOLIO #: 514229000068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS
W 25 AKA: LOT 3, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

STREET ADDRESS: 2649 S PARK RD, PEMBROKE PARK, FL
33009 #Sunshine Provision

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

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

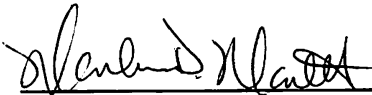
Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this February 27, 2020

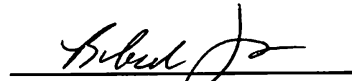
ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA



MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD



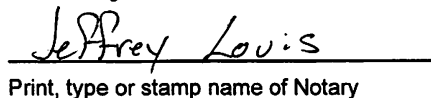
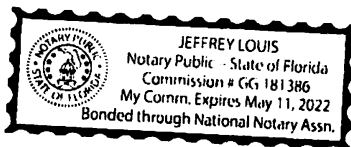
ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February

2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large
Print, type or stamp name of Notary

Commission Number, if any

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



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

Detail by Entity Name

Florida Limited Liability Company
CICALESE FAMILY LLC

Filing Information

Document Number	L12000115987
FEI/EIN Number	46-0960331
Date Filed	09/11/2012
Effective Date	09/12/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY
21	
Event Date Filed	12/16/2016
Event Effective Date	10/20/2016

Principal Address

1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Mailing Address

1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Registered Agent Name & Address

CICALESE, ANGEL
1010 S OCEAN BLVD
APT 1210
POPANO BEACH, FL 33062

Name Changed: 03/22/2020

Address Changed: 04/27/2015

Authorized Person(s) Detail

Name & Address

Title MGR

CICALESE, ANGEL
1010 S OCEAN BLVD APT 1210

Case Overview

*Repeat
Previous
4601 case*

Property/Incident Information

Owner	Address	Site Address
E&M PROPERTIES 2665 LLC/Sunshine Provisions	2649 S PARK RD HALLANDALE BEACH, FL 33009	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd

Legal Description

Case Status Open **Case #** 5771 **Date Next Inspection** 3/16/2022

Notes

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

Documents Issued

Date Issue **Hearing Date** **Document Type**

4/26/2021 Notice of Violation

3/2/2022 3/16/2022 Notice of Formal Hearing - Notice w/ NOV

Delivery

Hand 4/26/21
Regular Mail 4/29/21
Affidavit of Service/Posted to Property 3/4/22
Certified Mail 3/3/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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Case Overview

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LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
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U OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5770 & 5771

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE

\$000.71⁰



ZIP 33023
011D10656696

Sunshine Provisions
Cicalese Family LLC
2665 S Park Rd
Pembroke Park, FL 33009

U OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5771 & 5770

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE

\$000.71⁰



ZIP 33023
011D10656696

E & M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

OF PEMBROKE PARK

1010 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5770

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE \$000.51⁰⁰



ZIP 33023
011D10656696

Sent To:

Case #:

CICALESE FAMILY LLC/Sunshine
Provisions

5770

1010 S OCEAN BLVD # 1210
POMPANO BEACH, FL 33062

OF PEMBROKE PARK

1010 AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5771 & 5770

Hasler

FIRST CLASS MAIL

04/29/2021

US POSTAGE \$000.71⁰⁰



ZIP 33023
011D10656696

Sent To:

Case #:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

5771

2649 S PARK RD
HALLANDALE BEACH, FL 33009

7021 0350 0000 2802 4556

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®

E&M PROPERTIES 2665 LLC
 NOH #5771, #5770
 2649 S PARK ROAD
 PEMBROKE PARK FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

7021 0350 0000 2802 4563

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

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

Postage
 \$

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

E&M PROPERTIES 2665 LLC
 NOH #5771, #5770
 2649 S PARK RD
 HALLANDALE BEACH FL 33009-3815

PS Form 3800, April 2013 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

7021 0350 0000 2802 4549

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

E&M MUNCHIES HOLDINGS CORP.
 NOH #5771, #5770
 736 S Military Trail
 Deerfield Beach, FL 33442

PS Form 3800, April 2013 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

7021 0350 0000 2802 4525

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
 \$

Total Postage and
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

CICALESE FAMILY LLC
 NOH #5770
 2665 S PARK ROAD, PEMBROKE
 PARK FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

7021 0350 0000 2802 4532

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®

CICALESE FAMILY LLC
 CICALESE, ANGEL
 NOH #5770
 1010 S OCEAN BLVD # 1210
 POMPANO BEACH FL 33062

PS Form 3800, April 2013 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) ☒ C. Date of Delivery 3/9	
E&M PROPERTIES 2665 LLC NOH #5771, #5770 2649 S PARK ROAD PEMBROKE PARK FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 67		3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4556			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) ☒ C. Date of Delivery 3/9	
E&M PROPERTIES 2665 LLC NOH #5771, #5770 2649 S PARK RD HALLANDALE BEACH FL 33009-3815		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8583 74		3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4563			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: E&M MUNCHIES HOLDINGS CORP. NOH #5771, #5770 736 S Military Trail Deerfield Beach, FL 33442		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4549		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>COMA</i>	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee	
1. Article Addressed to: CICALESE FAMILY LLC NOH #5770 2665 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4525		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 KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0068
Property Owner	E&M PROPERTIES 2665 LLC	Millage	0613
Mailing Address	2649 S PARK RD HALLANDALE BEACH FL 33009-3815	Use	48
Abbr Legal Description	29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA: LOT 3, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)		

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*	\$54,600	\$444,730	\$499,330	\$499,330	
2021	\$54,600	\$444,730	\$499,330	\$499,330	\$10,737.91
2020	\$54,600	\$469,160	\$523,760	\$523,760	\$11,303.68

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$499,330	\$499,330	\$499,330	\$499,330
Portability	0	0	0	0
Assessed/SOH	\$499,330	\$499,330	\$499,330	\$499,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$499,330	\$499,330	\$499,330	\$499,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/22/2017	WD-Q	\$725,000	114402662	\$7.00	7,800	SF
3/27/2015	WD-D	\$400,000	112897344			
2/12/2004	SWD	\$335,000	36951 / 1764			
10/1/1987	WD*	\$1,850,000	14853 / 92			
				Adj. Bldg. S.F. (Card, Sketch)		5000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

Filing Information

Document Number	L17000021027
FEI/EIN Number	81-5279187
Date Filed	01/26/2017
Effective Date	01/26/2017
State	FL
Status	ACTIVE

Principal Address

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

Mailing Address

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

Registered Agent Name & Address

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Annual Reports

Report Year	Filed Date
-------------	------------

2020	04/28/2020
2021	03/08/2021
2022	02/28/2022

Document Images

02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
04/28/2020 -- ANNUAL REPORT	View image in PDF format
05/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISIONS

CASE NO. 5771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2649 S PARK RD HALLANDALE BEACH, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2649 S PARK RD HALLANDALE BEACH, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC
SUNSHINE PROVISIONS AT 11:32 A.M. ON THE 4 DAY OF MARCH 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

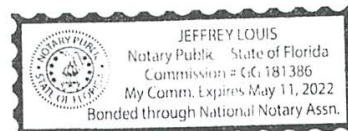
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 3, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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




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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
E&M PROPERTIES 2665
LLC/Sunshine Provisions
2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:
5771

Property Owner:
E&M PROPERTIES 2665
LLC/Sunshine Provisions
2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:
514229000068

Legal Description:
29-51-42 S 50 OF N 525 OF W 181 OF
W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4, LESS
W 25 AKA: LOT 3, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:
2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

03/04/2022 11:32

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Section	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 REPEAT VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Case #:

5771

Property Owner:

E&M PROPERTIES 2665
LLC/Sunshine Provisions

2649 S PARK RD
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229000068

Legal Description:

29-51-42 S 50 OF N 525 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS
W 25 AKA: LOT 3, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2641 S PARK RD, PEMBROKE PARK, FL
33009 #2641-2681 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

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...	2
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.	2
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained. Re-inspection required.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week). Complied.
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 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.

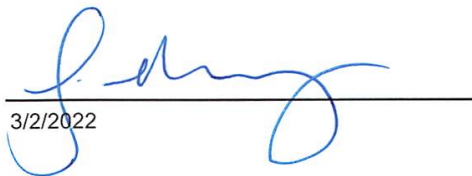
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

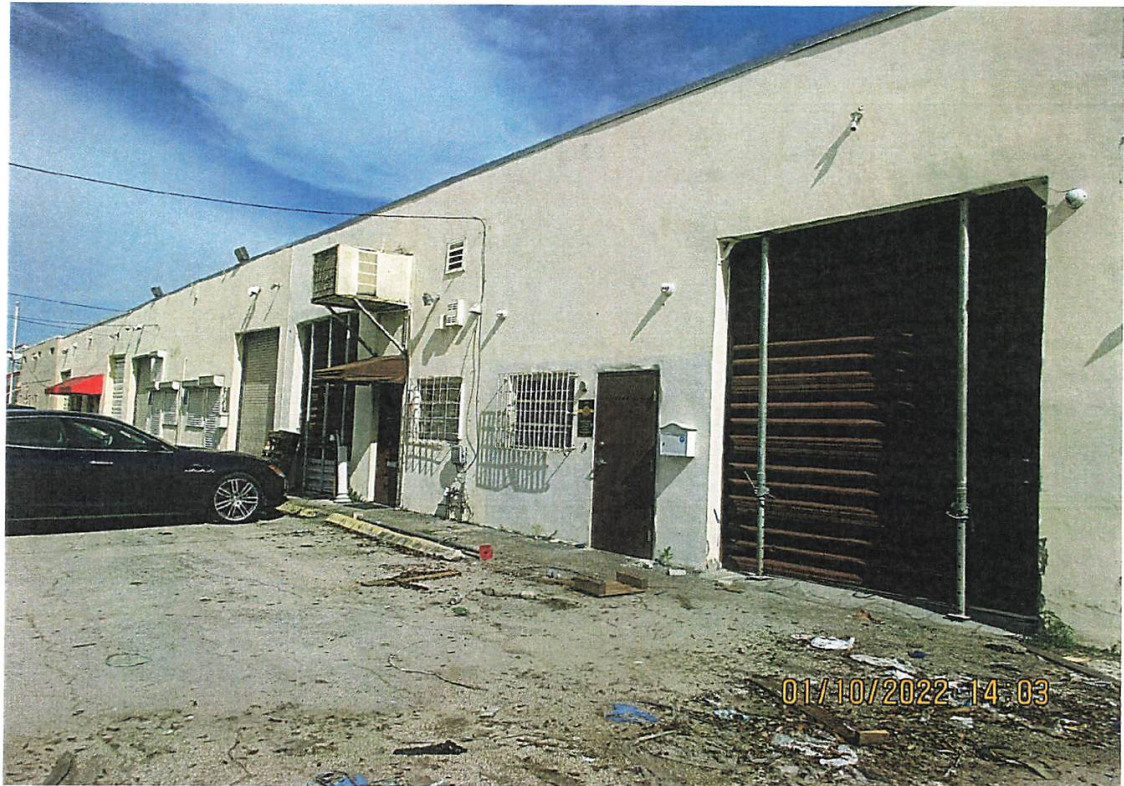
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

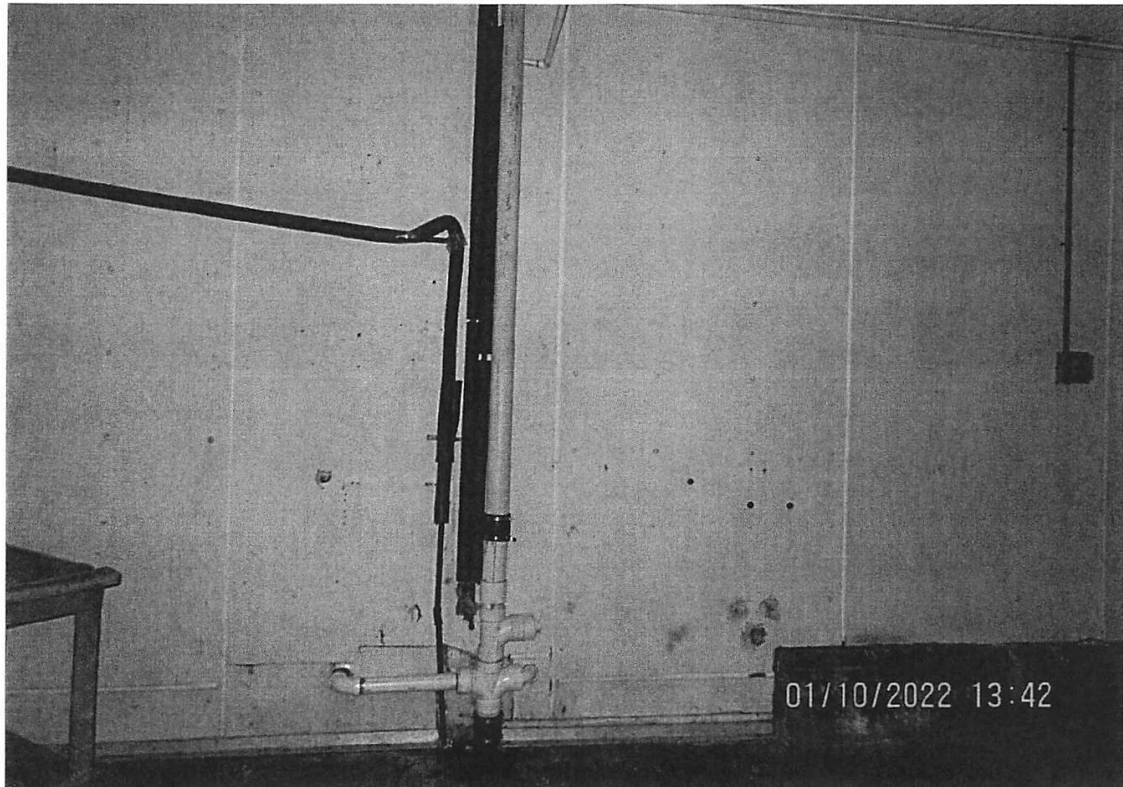
Chief Code Enforcement
Officer

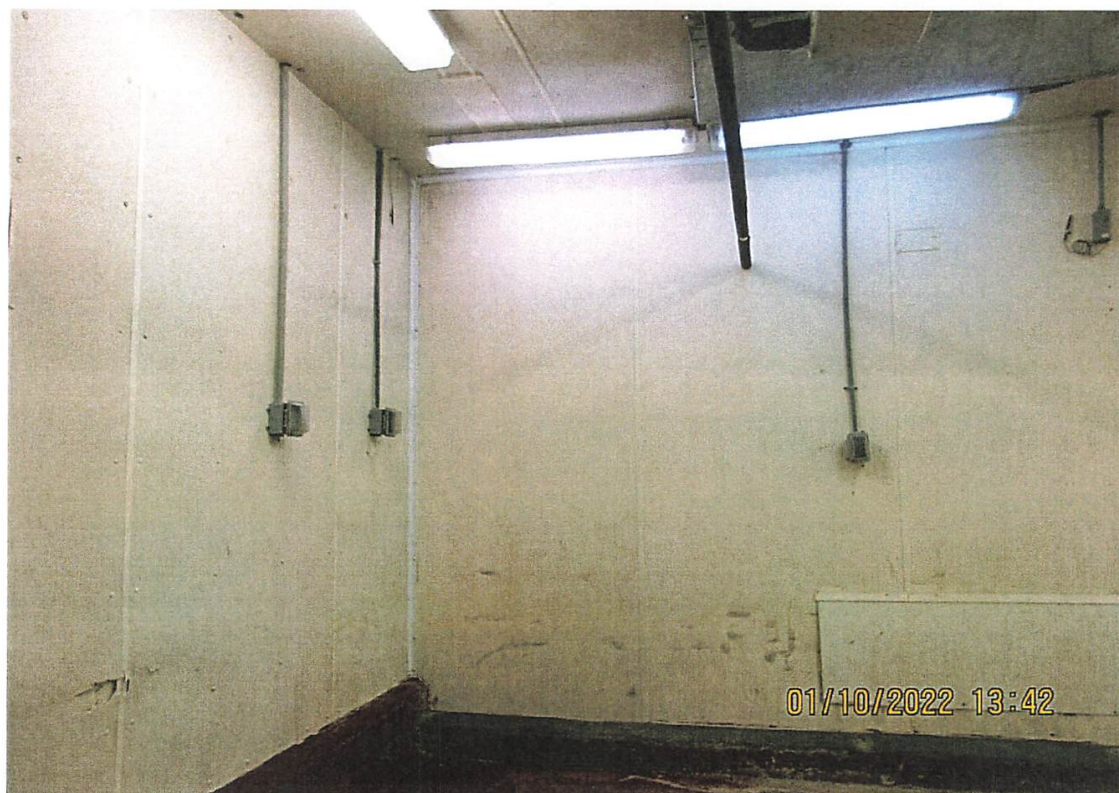


3/2/2022

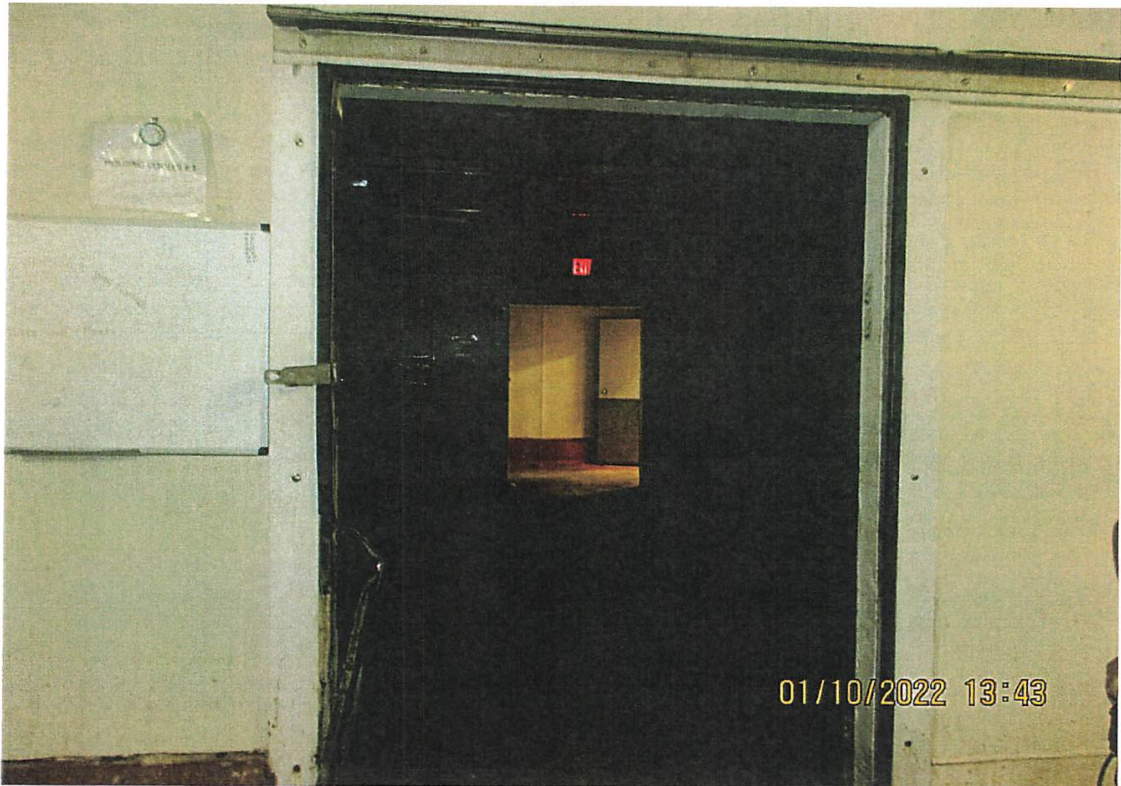


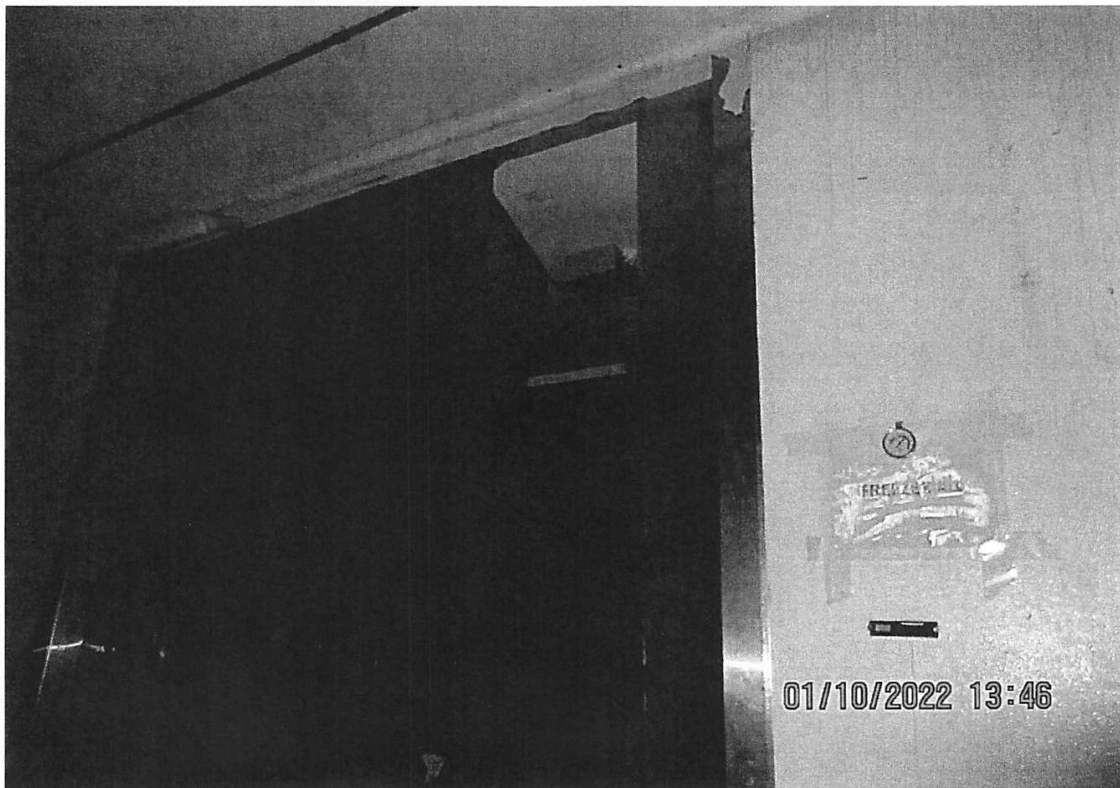
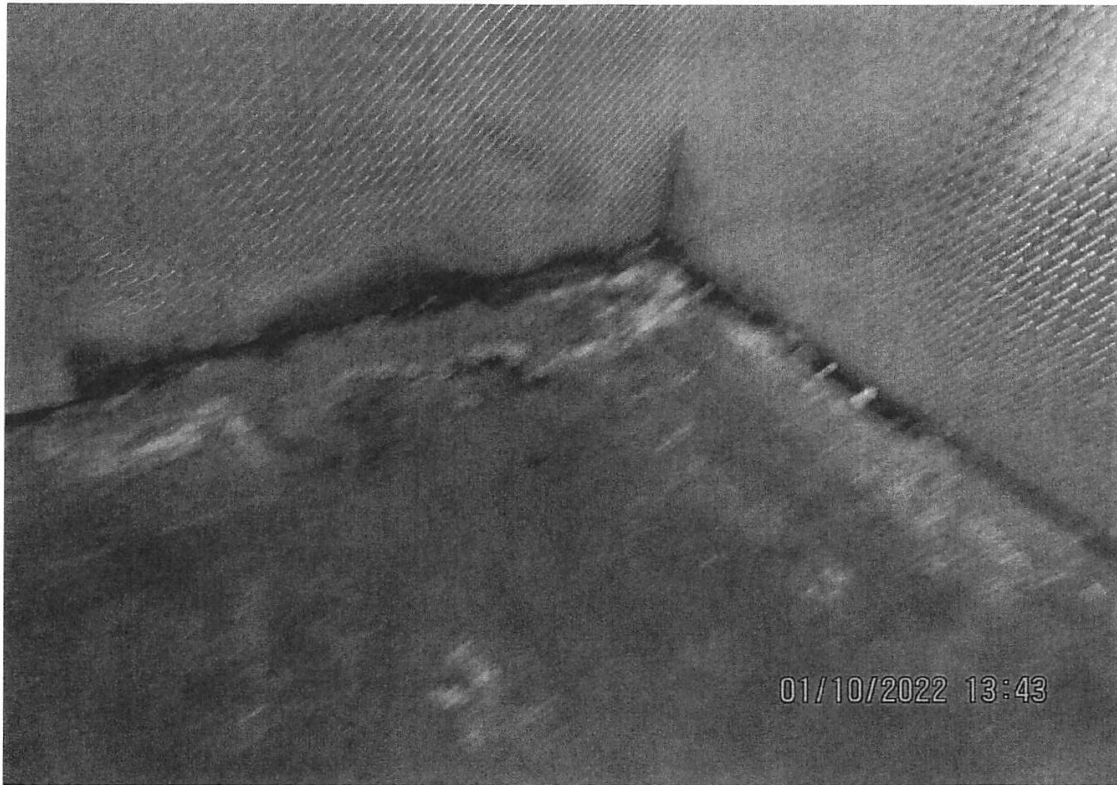




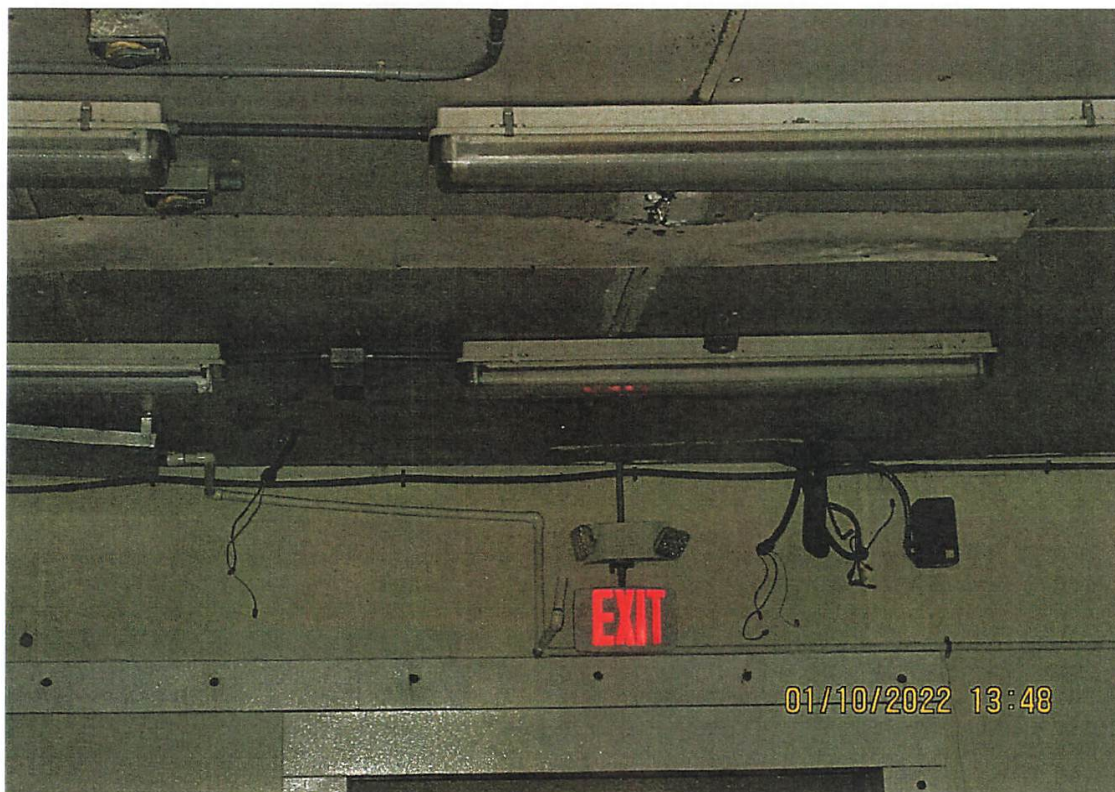
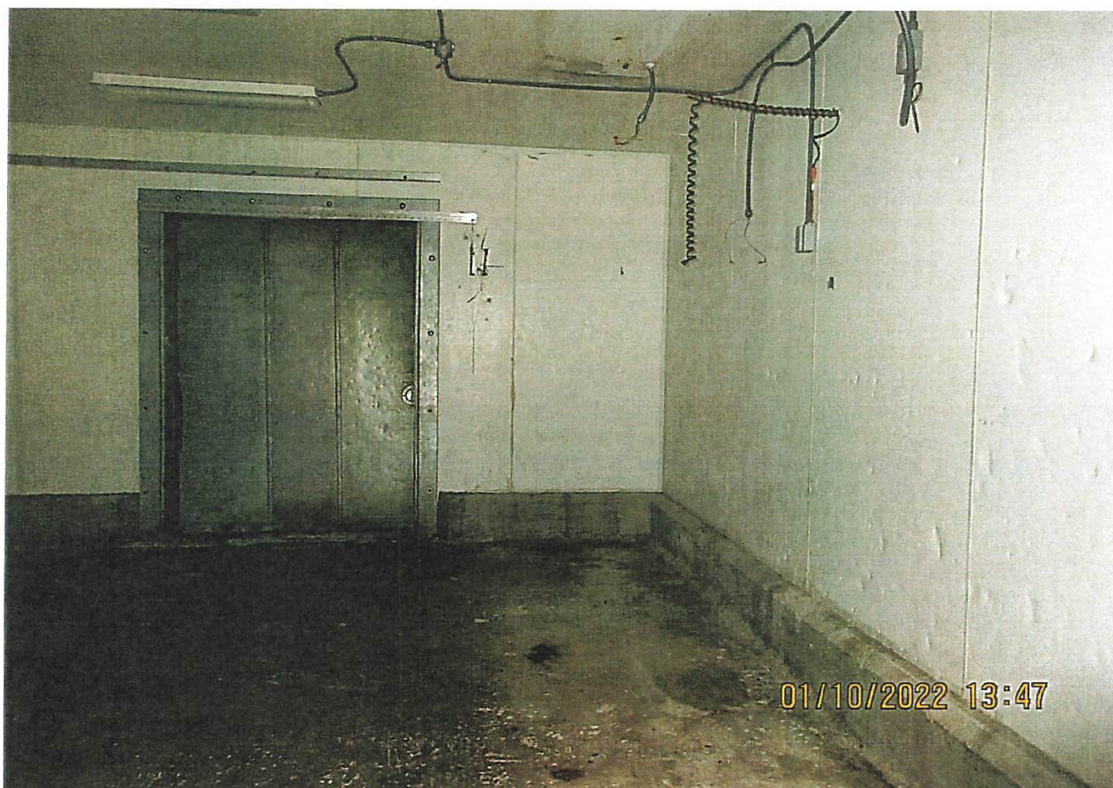


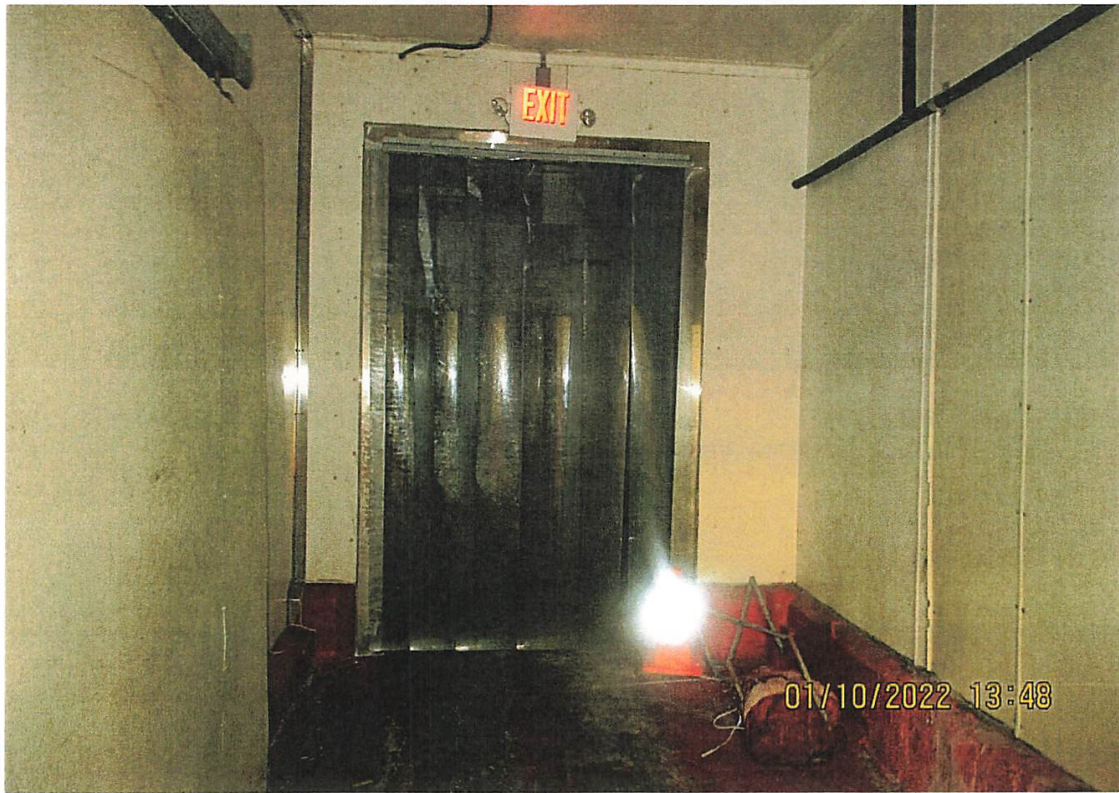


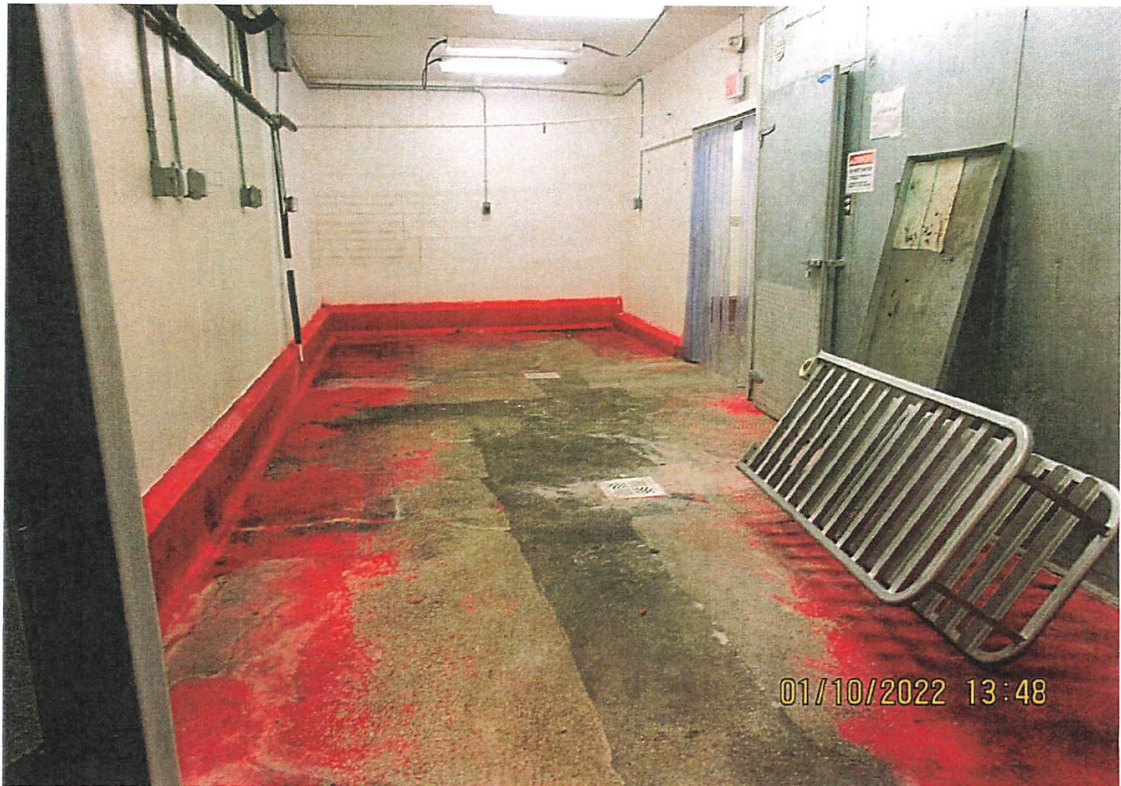


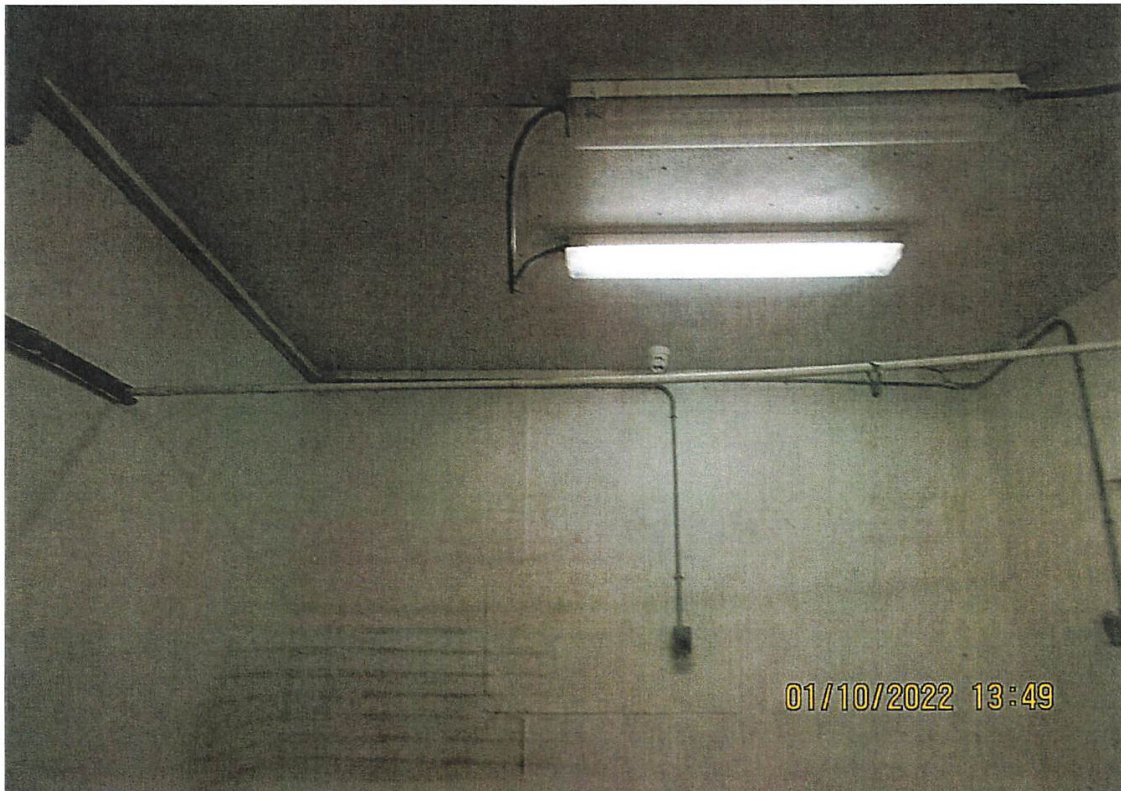
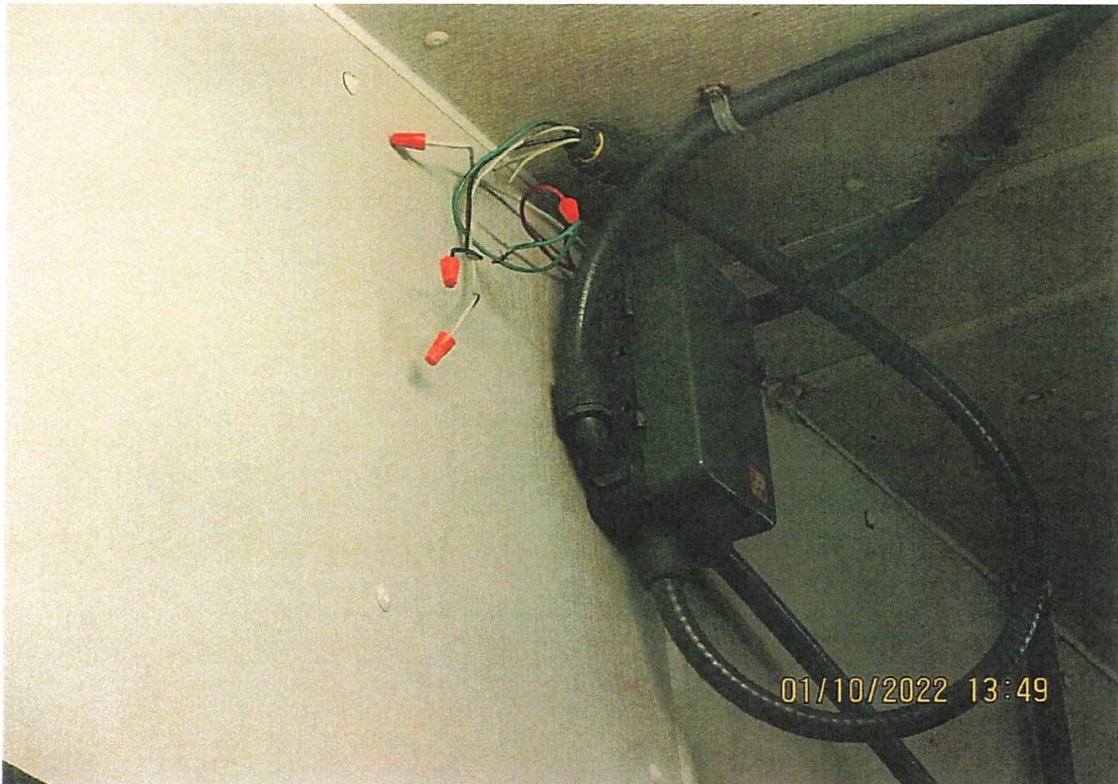














Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	5771	04/26/2021
Property Owner:	Property Description:	Certified Mail #:
E&M PROPERTIES 2665 LLC/Sunshine Provisions 2649 S PARK RD HALLANDALE BEACH, FL 33009	514229000068	
Legal Description:	AKA:	
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 25 AKA: LOT 3, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2681 S Park Rd	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2

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...	2
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HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	2
HEALTH AND SANITATION	Sec. 12-76. (d) Nuisances: duty of property owners and tenants to prevent.	(d) It shall be unlawful for any person to use a vehicle, equipment, receptacle, or container that emits objectionable odors which are detectable at any point beyond the property limits where such vehicle, equipment, receptacle, or container is located. (Ord. No. 15-01-01)	2

HEALTH AND SANITATION	Sec. 12-76. (e) Nuisances: duty of property owners and tenants to prevent.	The emission into the outdoor air of any fume, gas, dust (or other particulate), mist, substance, smoke, or vapor, odor, or any combination thereof which: (1) causes annoyance or discomfort; or, (2) produces irritation of the upper respiratory tract; or, (3) produces symptoms of nausea; or (4) befouls the atmosphere of buildings; or (5) causes an interference with normal social or family functions or lifestyles or with the enjoyment of life or property (such as but not limited to, the preparation and consumption of meals, enjoyment of the outdoors, receipt of visitors and guests at homes [or which causes changes in behavior such as over-washing of clothing, or which causes doors to be closed and windows closed to minimize indoor effects, etc.]); or (6) is detrimental to the comfort, living conditioned, welfare or repose of occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town ...	2
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)	2
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...	2

Notes/Mean of Correction:

1. Repeat Violation, operating without a Business Tax Receipt License. All operations must cease immediately until Business Tax Receipt is obtained.
2. Combined warehouses (2641 through 2681) without a Building Permit. Obtain plans, permit and inspections.
3. Installed electrical cameras, light fixtures and a/c replacement without a permit. Obtain plans, permit and inspections.
4. Odor nuisances coming from dumpster. Sanitize dumpster and request frequent pick ups (up to 5x a week).
5. 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 Notice of Violation Notice

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

M -
Th -
Per waste Mgmt

Michael
Mike Zepstein
Evan Saperstein

Name E & M Properties 2665 LLC
Sunshine Provisions
Site Address 2665 S Park Rd
(2649-2681 S Park Rd)
Permit # _____

Date 4/26/21
Case # _____
Sub/Park _____

☒ *STOP ALL WORK

- ☒ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 15-17; 12-76(a)(d)(e)(3)
☐ NFPA # _____ 12-76(e)(4)

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

Violation (s)

Operating without a Business TAX Receipt License.
Combined warehouse, installed electrical cameras/light fixtures
a/c replacement without a permit. Odor nuisances coming
Corrective Action(s) from dumpster.

Obtain Business TAX Receipt, Obtain plans, permit
and inspections, sanitize dumpster and request
frequent pick up (up to 5X a week)

- ☐ Structural
☐ Plumbing
☒ Code Enforcement
☐ Zoning

- ☐ Mechanical
☐ Business Tax Receipt
☐ Electrical
☐ Other TAX Receipt is obtained.

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 2

*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

Company
comes out
the meat







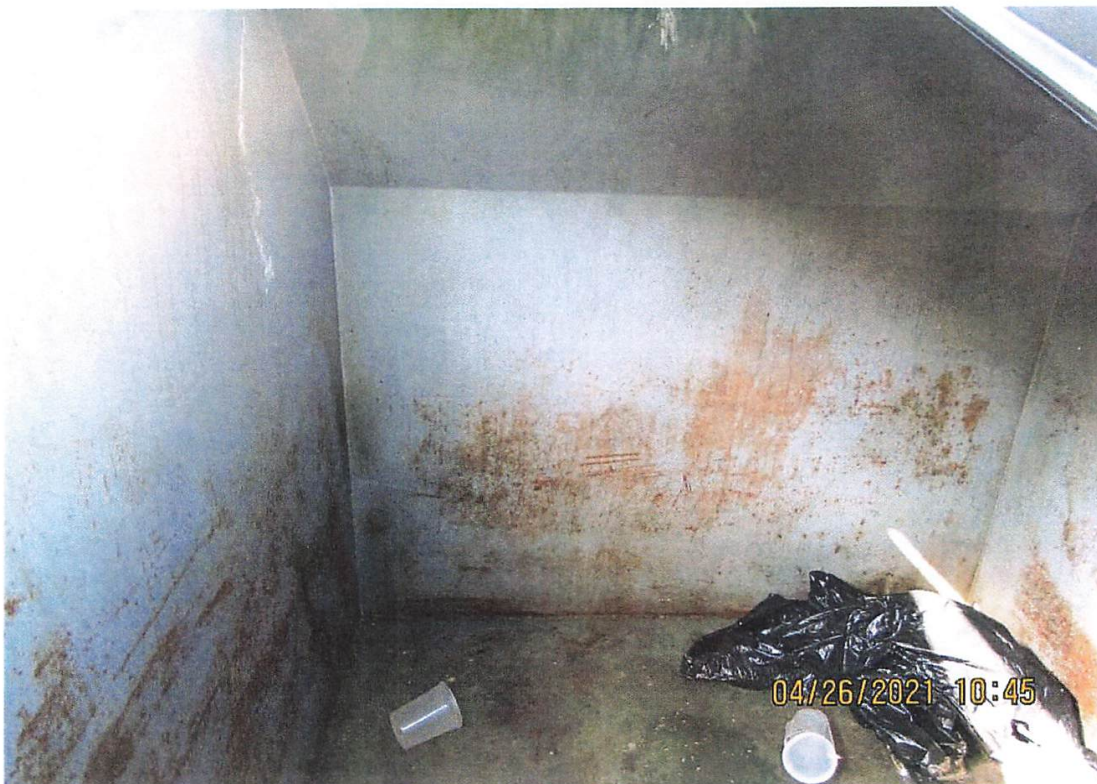








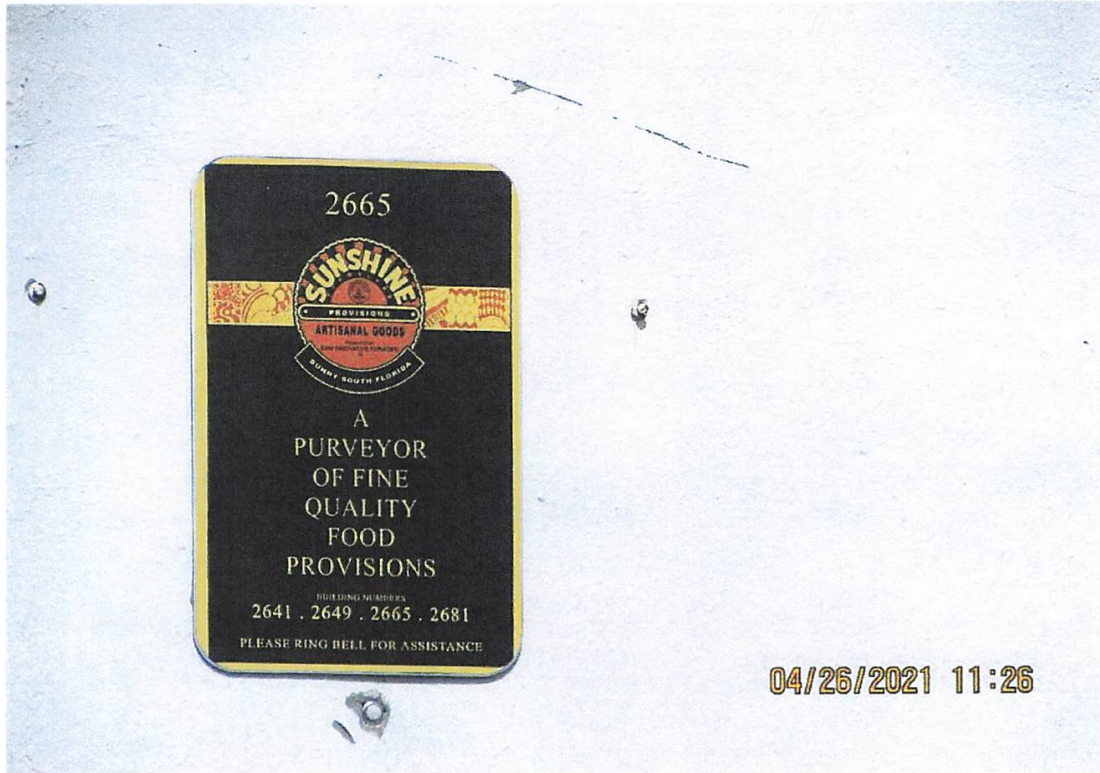


















[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

Detail by Street Address

Florida Limited Liability Company
E&M INNOVATIVE FORAGER, LLC

Filing Information

Document Number	L14000058764
FEI/EIN Number	46-5412577
Date Filed	04/10/2014
Effective Date	04/04/2014
State	FL
Status	ACTIVE

Principal Address

2665 S Park Road
Pembroke Park, FL 33009

Changed: 04/13/2016

Mailing Address

2665 S Park Road
Pembroke Park, FL 33009

Changed: 03/08/2021

Registered Agent Name & Address

E&M Munchies Holding Corp
736 S Military Trail
Deerfield Beach, FL 33442

Name Changed: 04/13/2016

Address Changed: 03/08/2021

Authorized Person(s) Detail

Name & Address

Title MGR

DAVID, EVAN S
1901 Banyan Rd
Boca Raton, FL 33432

Title MGR



DARLING INGREDIENTS INC.
5601 N MacArthur Blvd
Irving, TX 75038
813-626-1135

Google Mail



Invoice		
Invoice Number	Date	Page
11517569	04/03/2021	1 / 1
Bill To Cust No.	Terms	Billing Period
229774	Due Upon Receipt	02/28-04/03

BILL TO E AND M INNOVATIVE FORAGER LLC
2665 S PARK RD
HALLANDALE BEACH FL 33009



==

Cust No.	Store No.	Customer	Quantity	UOM	Unit Price	Extended Amount
225021		SUNSHINE PROVISIONS 2665 S PARK RD PEMBROKE PARK, FL 33009				
		MIXED PRODUCT	3,800.00	LB	0.00000	0.00
		PANDEMIC SANITATION FEE RENDERING	4.00	EA	10.00000	40.00
		SERVICE FEE RENDERING	4.00	EA	53.00000	212.00

Invoice Total: 252.00
Applied Payments: 0.00
Net Amount Due: USD 252.00

-----PLEASE DETACH AND SEND THIS COUPON WITH YOUR PAYMENT-----
SEE REVERSE SIDE FOR CREDIT PAYMENT INFORMATION



PAY YOUR INVOICE ONLINE AT:
<https://paymydarlingbill.com>

REMITTANCE ADVICE
PLEASE RETURN
WITH YOUR PAYMENT



ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	AMOUNT DUE
229774	04/03/2021	11517569	USD 252.00

REMIT TO: DARLING INGREDIENTS INC.
PO BOX 554885
DETROIT MI 48255-4885

BILL TO: E AND M INNOVATIVE FORAGER LLC
2665 S PARK RD
HALLANDALE BEACH FL 33009

015905548850022977400001151756900000000252008



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

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

E&M PROPERTIES 2665 LLC
SUNSHINE PROVISION

Respondent(s)

Case #:

4601

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL BOCA RATON, FL 33432

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

1. That the Town of Pembroke Park Code Enforcement Board did issue on 10/24/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec. 15-17. - Business Tax Receipt
Required.

The Board ordered that the Respondent(s) shall comply WITHIN FORTY-FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on 10/24/2019, or a \$50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory \$100.00 (One hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 10/24/2019. The Board considered the circumstances relating to this case and confirmed fine of \$4,150.00 (Four Thousand One Hundred Fifty and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

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

FOLIO #: 514229000068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF
W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS
W 25 AKA: LOT 3, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

STREET ADDRESS: 2649 S PARK RD, PEMBROKE PARK, FL
33009 #Sunshine Provision

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

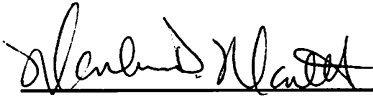
This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

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

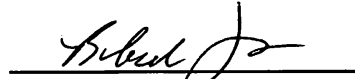
DONE AND ORDERED this February 27, 2020

ATTEST:

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD



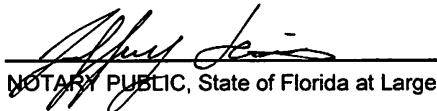
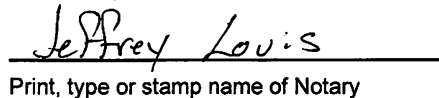
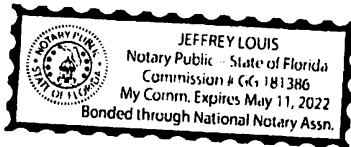
ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of February,

2020 by Marlen Martell and Robert Janzer, Code Enforcement Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC, State of Florida at Large
Print, type or stamp name of Notary

Commission Number, if any

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC.	7201 MCKINLEY ST HOLLYWOOD, FL 33024	2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing

Legal Description

Case Status Open **Case #** 6565 **Date Next Inspection** 3/16/2022

Notes

1. Exterior walls of building requires maintenance (i.e. pressure wash, repair, paint, etc.). - *Completed*
2. Exterior maintenance of parking lot requires maintenance (i.e. paving and striping). Obtain plans for permit & inspections.
3. Double compact parking in front of parking lot prohibited.
4. Prohibited parking on road. Parking only allowed on parking lots or parking zones.
5. All Towed vehicles must be parked in parking lot area within certificate of use limits.
6. Installed chain-link fence and wooden fence without a permit. Obtain plans for after the fact permits and inspections.
7. Installed electrical cameras without a Building permit. Obtain plans for after the fact permits and inspections.

For more info regarding permits contact the Building Dept. at 954-966-4600, ext 182 or via email at permits@tppfl.gov.
Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/10/2021		Notice of Violation	Regular Mail <i>12/10/21</i>
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property <i>3/4/22</i> Certified Mail <i>3/3/22</i>

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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/16/2022

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: 3/16/2022
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: 3/16/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 3/16/2022

TOWN OF PEMBROKE PARK

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

N.O.V. # 6565

Hasler

FIRST-CLASS MAIL

12/10/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

JUNHALLA LLC /ALL Ways Towing
Curci, James T
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #

6565

TOWN OF PEMBROKE PARK

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

N.O.V. # 6565

Hasler

FIRST-CLASS MAIL

12/10/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

All-Ways Towing & Storage Inc.
Novi Financial
3800 Inverrary Blvd.
104-A
Lauderhill, FL 33319

7021 0350 0000 2802 4518

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

Postage
\$

Total Postage and Fee \$

Sent To JUNHALLA LLC/ CURCI, JAMES T
NOH #6565, #5501, #5500, #5544,
#5639
Street and Apt. No. 7201 MCKINLEY ST
City, State, ZIP+4® HOLLYWOOD FL 33024

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

7021 0350 0000 2802 4501

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

Postage
\$

Total Postage and Fee \$

Sent To JUNHALLA LLC/ ALL-WAYS TOWING
& STORAGE INC.
NOH #6565
Street and Apt. No. 2550 S PARK ROAD
City, State, ZIP+4® PEMBROKE PARK FL 33009

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

7021 0350 0000 2802 4495

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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 Fee \$

Sent To NOVI FINANCIAL
NOH #6565
Street and Apt. No. 3800 INVERRARY BLVD, 101-A
City, State, ZIP+4® LAUDERHILL, FL 33319

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Address NOVI FINANCIAL NOH #6565 3800 INVERRARY BLVD, 101-A LAUDERHILL, FL 33319 9590 9402 6379 0303 8583 05 2. Article Number 7021 0350 0000 2802 4495		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 ☐ Delivery Restricted Delivery ☐ 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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Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

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

Principal Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
88 Woodlake Dr.
Port Orange, FL 32129

Title MGRM

CURCI-STEVENSON, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/03/2020
2021	03/10/2021

Document Images

03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format



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Detail by Street Address

Florida Profit Corporation
ALL-WAYS TOWING & STORAGE INC.

Filing Information

Document Number P08000008471
FEI/EIN Number 83-0508536
Date Filed 01/23/2008
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/13/2021

Principal Address

2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 04/26/2012

Mailing Address

2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 04/26/2012

Registered Agent Name & Address

Novi Financial
3800 Inverrary Blvd
101-A
Lauderhill, FL 33319

Name Changed: 10/13/2021

Address Changed: 10/13/2021

Officer/Director Detail

Name & Address

Title P

ALEGRIA, ALEXANDRA

2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	05/02/2019
2020	10/02/2020
2021	10/13/2021

Document Images

10/13/2021 -- REINSTATEMENT	View image in PDF format
10/02/2020 -- REINSTATEMENT	View image in PDF format
05/15/2020 -- Amendment	View image in PDF format
05/09/2019 -- Amendment	View image in PDF format
05/02/2019 -- ANNUAL REPORT	View image in PDF format
10/02/2018 -- REINSTATEMENT	View image in PDF format
02/15/2018 -- Amendment	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
06/05/2015 -- Amendment	View image in PDF format
01/13/2015 -- Amendment	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
11/18/2010 -- REINSTATEMENT	View image in PDF format
10/13/2009 -- REINSTATEMENT	View image in PDF format
05/22/2008 -- Amendment	View image in PDF format
01/23/2008 -- Domestic Profit	View image in PDF format



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Page 457 of 806

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JUNHALLA LLC

ALL-WAYS TOWING & STORAGE INC.

CASE NO. 6565

Respondent

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

TO BE SERVED: 2550 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2550 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JUNHALLA LLC /ALL-WAYS TOWING & STORAGE INC. AT 11:35 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

AFFIANT

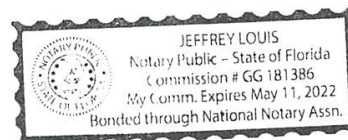
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
JUNHALLA LLC /ALL-WAYS
TOWING & STORAGE INC.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:
6565

Property Owner:
JUNHALLA LLC /ALL-WAYS
TOWING & STORAGE INC.
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:
514229040022

Legal Description:
JUNHALLA 125-25 B PT PARCEL B DESC
AS COMM AT NW COR OF PARCEL B ELY
ALG N/L FOR 461.55 TO POB CONT ELY
143,SELY 35.36,SLY 75,WLY 168,NLY 100
TO POB

AKA:
2550 S PARK RD, PEMBROKE PARK, FL
33009 #ALL Ways Towing

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

03/04/2022 11:35



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

JUNHALLA LLC /ALL-WAYS
TOWING & STORAGE INC.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

6565

Property Owner:

JUNHALLA LLC /ALL-WAYS
TOWING & STORAGE INC.

7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Certified Mail #:

Property Description:

514229040022

Legal Description:

JUNHALLA 125-25 B PT PARCEL B DESC
AS, COMM AT NW COR OF PARCEL B, ELY
ALG N/L FOR 461.55 TO POB, CONT ELY
143, SELY 35.36, SLY 75, WLY 168, NLY 100
TO POB

AKA:

2550 S PARK RD, PEMBROKE PARK, FL
33009 #ALL Ways Towing

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	30

1. Exterior walls of building requires maintenance (i.e. pressure wash, repair, paint, etc.).
 2. Exterior maintenance of parking lot requires maintenance (i.e. paving and striping). Obtain plans for permit & inspections.
 3. Double compact parking in front of parking lot prohibited.
 4. Prohibited parking on road. Parking only allowed on parking lots or parking zones.
 5. All Towed vehicles must be parked in parking lot area within certificate of use limits.
 6. Installed chain-link fence and wooden fence without a permit. Obtain plans for after the fact permits and inspections.
 7. Installed electrical cameras without a Building permit. Obtain plans for after the fact permits and inspections.
- For more info regarding permits contact the Building Dept. at 954-966-4600, ext 182 or via email at permits@tppl.gov.
Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


3/2/2022

























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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: JUNHALLA LLC /ALL Ways Towing
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #: 6565

Date: 12/10/2021

Property Owner: JUNHALLA LLC /ALL Ways Towing
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Property Description: 514229040022

Certified Mail #:

Legal Description: JUNHALLA 125-25 B PT PARCEL B DESC AS, COMM AT NW COR OF PARCEL B, ELY ALG N/L FOR 461.55 TO POB, CONT ELY 143, SELY 35.36, SLY 75, WLY 168, NLY 100 TO POB

AKA: 2550 S PARK RD, PEMBROKE PARK, FL 33009 #ALL Ways Towing

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Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

N.O.V. #6565

Hasler

FIRST-CLASS MAIL

12/10/2021

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

All-Ways Towing & Storage inc
Junhalla LLC
2550 S. Park Rd.
Pembroke Park, FL 33009



Site Address	2550 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 04 0022
Property Owner	JUNHALLA LLC	Millage	0613
Mailing Address	7201 MCKINLEY ST HOLLYWOOD FL 33024	Use	18
Abbr Legal Description	JUNHALLA 125-25 B PT PARCEL B DESC AS,COMM AT NW COR OF PARCEL B,ELY ALG N/L FOR 461.55 TO POB,CONT ELY 143,SELY 35.36,SLY 75,WLY 168,NLY 100 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	\$115,420	\$353,080	\$468,500	\$468,500		
2021	\$115,420	\$353,080	\$468,500	\$468,500	\$10,074.92	
2020	\$115,420	\$354,480	\$469,900	\$469,900	\$10,141.29	
2022 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$468,500	\$468,500	\$468,500	\$468,500		
Portability	0	0	0	0		
Assessed/SOH	\$468,500	\$468,500	\$468,500	\$468,500		
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	\$468,500	\$468,500	\$468,500	\$468,500		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/25/2007	WD*	\$100	46765 / 872	\$7.00	16,488	SF
6/7/2001	WD*	\$100	31806 / 1377			
7/5/1992	QCD	\$117	19852 / 91			
				Adj. Bldg. S.F. (Card, Sketch)		3381
				Eff./Act. Year Built: 1968/1962		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company

JUNHALLA, LLC

Filing Information

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

Principal Address

7201 MCKINLEY STREET
 HOLLYWOOD, FL 33024

Mailing Address

7201 MCKINLEY STREET
 HOLLYWOOD, FL 33024

Registered Agent Name & Address

CURCI, JAMES T
7201 MCKINLEY STREET
HOLLYWOOD, FL 33024

Authorized Person(s) Detail

Name & Address

Title MGRM

CURCI, JAMES T
 7201 MCKINLEY STREET
 HOLLYWOOD, FL 33024

Title MGRM

CURCI, JEROME W
 88 Woodlake Dr.
 Port Orange, FL 32129

Title MGRM

CURCI-STEVENSON, LINDA MARY

10 WINDWOOD DR
Candler, NC 28715

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/03/2020
2021	03/10/2021

Document Images

03/10/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
01/21/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
01/12/2012 -- ANNUAL REPORT	View image in PDF format
04/08/2011 -- ANNUAL REPORT	View image in PDF format
03/11/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
06/10/2008 -- ANNUAL REPORT	View image in PDF format
10/12/2007 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

Detail by Street Address

Florida Profit Corporation

ALL-WAYS TOWING & STORAGE INC.

Filing Information

Document Number P08000008471
FEI/EIN Number 83-0508536
Date Filed 01/23/2008
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/13/2021

Principal Address

2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 04/26/2012

Mailing Address

2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 04/26/2012

Registered Agent Name & Address

Novi Financial
3800 Inverrary Blvd
101-A
Lauderhill, FL 33319

Name Changed: 10/13/2021

Address Changed: 10/13/2021

Officer/Director Detail

Name & Address

Title P

ALEGRIA, ALEXANDRA

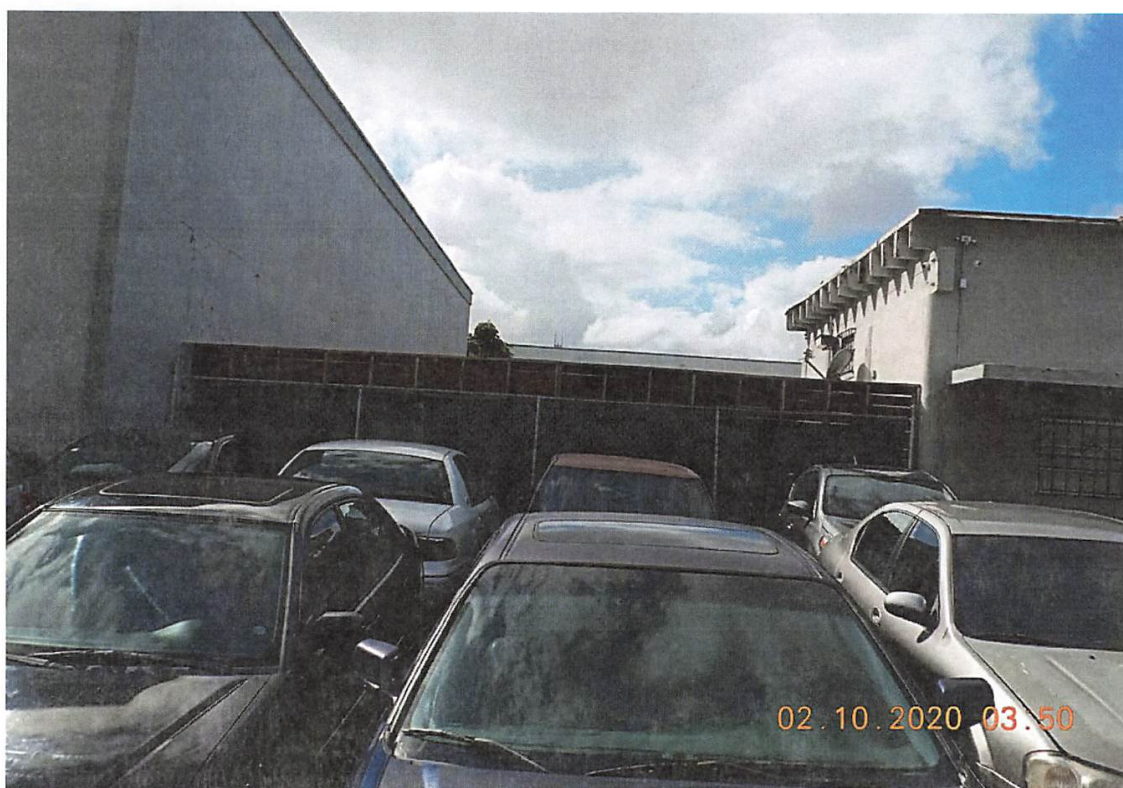
2550 S PARK ROAD
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2019	05/02/2019
2020	10/02/2020
2021	10/13/2021

Document Images

10/13/2021 -- REINSTATEMENT	View image in PDF format
10/02/2020 -- REINSTATEMENT	View image in PDF format
05/15/2020 -- Amendment	View image in PDF format
05/09/2019 -- Amendment	View image in PDF format
05/02/2019 -- ANNUAL REPORT	View image in PDF format
10/02/2018 -- REINSTATEMENT	View image in PDF format
02/15/2018 -- Amendment	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
06/05/2015 -- Amendment	View image in PDF format
01/13/2015 -- Amendment	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
04/26/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
11/18/2010 -- REINSTATEMENT	View image in PDF format
10/13/2009 -- REINSTATEMENT	View image in PDF format
05/22/2008 -- Amendment	View image in PDF format
01/23/2008 -- Domestic Profit	View image in PDF format



















04/27/2021 11:36



04/27/2021 11:37



Search Results

[Search](#) > Properties located at/on/near '...2550...'

4 permits were found for
2550 PARK RD

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details	2235	P0300076	BACKFLOW PREVENTER	07/23/03	08/01/03
Details	2875	P0400046	SEPTIC TANK,PUNCH,PUMP AND FILL	04/26/04	05/10/04
Details	2909	B0400170	PAVING	04/26/04	05/10/04
Details	3662	P0500028	BACKFLOW PREVENTER	03/17/05	03/18/05

2 properties were found.

View	STREET ADDRESS	OWNER	FOLIO #	PERMITS
Permits	2550 PARK RD	CURCI,JOHN JR & CURCI,JAMES T & CURCI,JEROME W TR	514229040022	4
Permits	2550 SW 30 AV	MESSINGSCHLAGER,R D & PEGGY	514221010131	2

Job Address ▼ 2550 s park

Find

Clear

SEARCH - [CLOSE]

	Permit #	Folio #	Company	Job Address	Status	Job
<u>74522</u>	124434-0	514229040	COASTAL COMFORT INC	2550 S PARK Rd	Permit Comple	Commercial A/C - New
<u>76545</u>	135251-0	514229040	Strickland Electric	2550 S PARK Rd PEMBROKE PARK, FL	Permit Comple	Commercial Electrical Work
<u>79989</u>	156045-0	514229040	OWNER/BL	2550 S PARK Rd	Permit Comple	40 Year Building Inspection Safety Program
<u>95234</u>		514229040	Arrow Asphalt	2550 S PARK RD	Plan Review	Commercial Paving & Restripping









Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	5737	Date Next Inspection	3/16/2022
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Notes

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex

There are several water heaters that have been installed without a permit

There are several roofs throughout the property that are damaged and leaking

There is electrical work that has been done unlawfully throughout this complex without a permit

The entire parking lot is in disrepair and requires repair

There are several broken and unpainted parking bumpers inside this complex

The sidewalk inside this complex has several broken, cracked and uneven sections

There are several exterior lights that are broken and inoperable

There are several broken mailboxes throughout this complex

The entire property has excessive overgrowth that requires cutting and removal

There is bulk trash all throughout the property

There are vehicles without license plates, tags, expired tags and or are abandoned

There are several overgrown trees throughout this complex that present an immediate health and safety concern

There are bare spots on the grass all throughout this complex

There are several exposed pipes throughout this complex- this is a health and safety concern

The sidewalks inside this complex are dirty and require cleaning

To comply with these violations please take the following actions:

- 1) A permit must be acquired for every single A/C unit that was installed without a permit
- 2) Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
- 3) Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
- 4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
- 5) Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
- 6) Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
- 7) Repair/Replace all broken, damaged and uplifted sections of the sidewalk
- 8) Repair all exterior lights and ensure they are in proper working condition
- 9) Repair/Replace all broken/damaged mailboxes
- 10) Remove all excessive overgrowth from this property
- 11) Remove all bulk trash from this property
- 12) Remove all abandoned vehicles from this property
- 13) Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
- 14) Re-sod all bare spots on the lawn of this property
- 15) Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
- 16) Clean all sidewalks and remove the discoloration

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/24/2022		Notice of Violation	Posted to Property
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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: 3/16/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 3/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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.	Not in Compliance - Reinspection Date: 3/16/2022
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	Not in Compliance - Reinspection Date: 3/16/2022
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	Not in Compliance - Reinspection Date: 3/16/2022

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

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

OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☒ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

To \$

Postmark Here

LAW OFFICES OF ISAAC BENMERGUI,
 P.A. / (NOH-5737)
 10800 BISCAYNE BLVD
 NORTH MIAMI BEACH, FL 33161

Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☒ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

To \$

Postmark Here

(NOH-5737)
 3252 SW 52 AVE,
 PEMBROKE PARK, FL 33023

Instructions

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

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

OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

To \$

Postmark Here

INFINITY AZURE LLC
 (NOH-5737)
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

Instructions

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

(NOH-5737)
 3252 SW 52 AVE,
 PEMBROKE PARK, FL 33023

2. Article Number (Transfer from service label)

9590 9402 6379 0303 8579 19

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

4. Date of Delivery

5. Is delivery address different from item 1? ☐ Yes ☐ No

6. If YES, enter delivery address below:

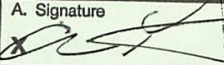
7. Received by (Printed Name)

8. Agent ☐ Addresssee ☐

9. Signature

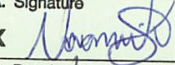
10. COMPLETE THIS SECTION ON DELIVERY

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC (NOH-5737) 9520 HARDING AVE STE 1 SURFSIDE FL 33154 2. Article Number (Transfer from service label) 7021 0350 0000 2802 2477		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAW OFFICES OF ISAAC BENMERGUI, P.A. / (NOH-5737) 10800 BISCAYNE BLVD NORTH MIAMI BEACH, FL 33161 2. Article Number (Transfer from service label) 7021 0350 0000 2802 2484		A. Signature  ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ 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

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

Hasler FIRST-CLASS MAIL
01/24/2022
US POSTAGE \$000.73⁰



ZIP 33023
011D10656696

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

5737



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Page 506 of 806



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number NONE
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

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

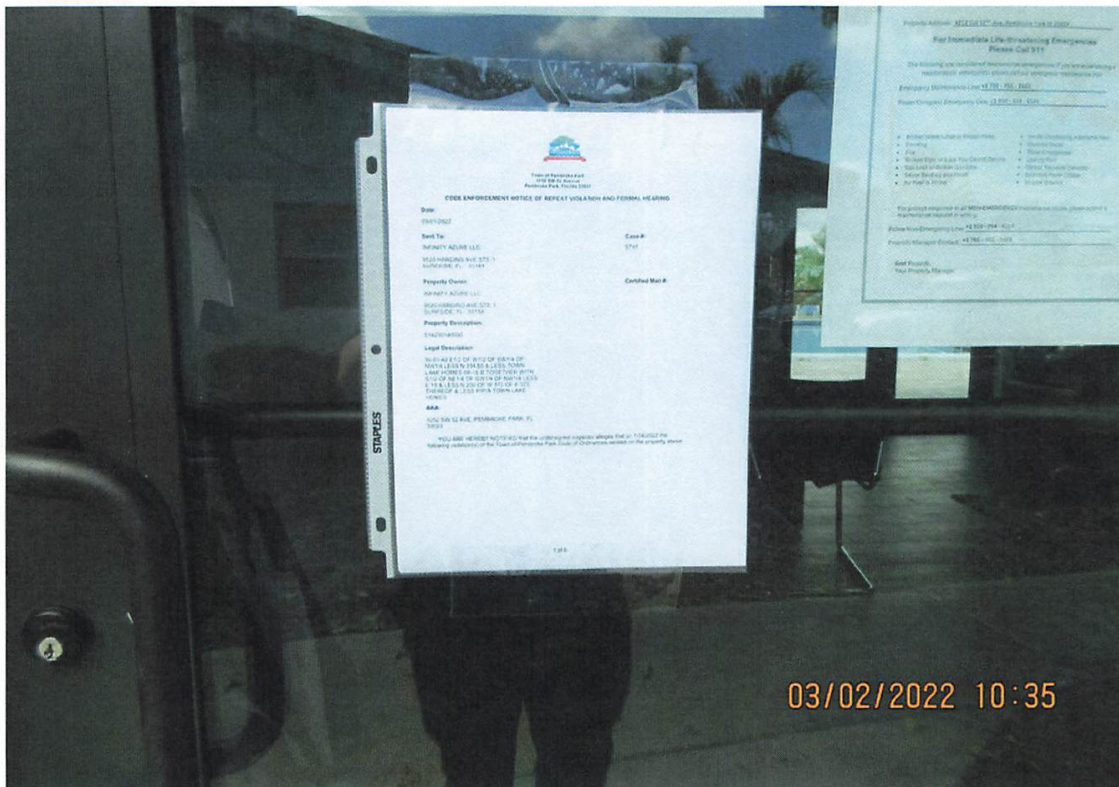
Annual Reports

No Annual Reports Filed

Document Images

[03/19/2021 -- Florida Limited Liability](#) [View image in PDF format](#)







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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

5737

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES 68-16 B TOGETHER WITH
S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS
E 15 & LESS N 200 OF W 310 OF E 325
THEREOF & LESS P/P/A TOWN LAKE
HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces. Sidewalks need repair, parking lot needs repair, parking bumpers need repair	30
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 (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
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	(Ord. No. 13-09-01, § 2, 9-11-13) Electrical permit must be obtained, A/C installation permit must be obtained Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	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

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.	30
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	30
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ... Re-sod all bare spots on the lawn of this complex	30

There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
 There are several water heaters that have been installed without a permit
 There are several roofs throughout the property that are damaged and leaking
 There is electrical work that has been done unlawfully throughout this complex without a permit
 The entire parking lot is in disrepair and requires repair
 There are several broken and unpainted parking bumpers inside this complex
 The sidewalk inside this complex has several broken, cracked and uneven sections
 There are several exterior lights that are broken and inoperable
 There are several broken mailboxes throughout this complex
 The entire property has excessive overgrowth that requires cutting and removal
 There is bulk trash all throughout the property
 There are vehicles without license plates, tags, expired tags and or are abandoned
 There are several overgrown trees throughout this complex that present an immediate health and safety concern
 There are bare spots on the grass all throughout this complex
 There are several exposed pipes throughout this complex- this is a health and safety concern
 The sidewalks inside this complex are dirty and require cleaning
 To comply with these violations please take the following actions:
 1)A permit must be acquired for every single A/C unit that was installed without a permit
 2)Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
 3)Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
 4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
 5)Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
 6)Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
 7)Repair/Replace all broken, damaged and uplifted sections of the sidewalk
 8)Repair all exterior lights and ensure they are in proper working condition
 9)Repair/Replace all broken/damaged mailboxes
 10)Remove all excessive overgrowth from this property
 11)Remove all bulk trash from this property
 12)Remove all abandoned vehicles from this property
 13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
 14)Re-sod all bare spots on the lawn of this property
 15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
 16)Clean all sidewalks and remove the discoloration

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 March, 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.

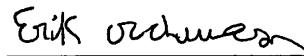
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



3/1/2022



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

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

Case #: 5737

Date: 01/24/2022

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

Property Description: 514230140090

Certified Mail #:

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 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(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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 (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
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	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)	30
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	Cross reference - Vegetation, Ch. 27. 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.	30
UTILITIES	Sec. 26-116. - Litter; littering material.	The accumulation, placing, sweeping, scattering, throwing, or dumping of litter, or littering material such as dead plants, yard clippings, stagnant water, rubbish, debris, trash, including any wrecked, derelict or partially dismantled motor vehicle, trailer, boats, machinery, appliances, furniture or similar article, or any unsanitary, hazardous or significant material upon any surface area, stormwater management or water body within the Town is hereby prohibited. (Ord. No. 04-04-01, § 11, 4-14-04)	30

VEGETATION

Sec. 27-32.1. -
Enforcement.

(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit.

(b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...

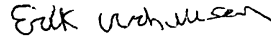
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Notes/Mean of Correction:

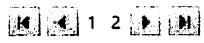
There are multiple A/C units that have been unlawfully installed without a permit all throughout this complex
There are several water heaters that have been installed without a permit
There are several roofs throughout the property that are damaged and leaking
There is electrical work that has been done unlawfully throughout this complex without a permit
The entire parking lot is in disrepair and requires repair
There are several broken and unpainted parking bumpers inside this complex
The sidewalk inside this complex has several broken, cracked and uneven sections
There are several exterior lights that are broken and inoperable
There are several broken mailboxes throughout this complex
The entire property has excessive overgrowth that requires cutting and removal
There is bulk trash all throughout the property
There are vehicles without license plates, tags, expired tags and or are abandoned
There are several overgrown trees throughout this complex that present an immediate health and safety concern
There are bare spots on the grass all throughout this complex
There are several exposed pipes throughout this complex- this is a health and safety concern
The sidewalks inside this complex are dirty and require cleaning
To comply with these violations please take the following actions:
1)A permit must be acquired for every single A/C unit that was installed without a permit
2)Halt any further installation of water heaters in this complex-Obtain a permit for all previous work and all future work
3)Obtain a permit and Repair/Replace all roofs that are damaged and ensure there is no remaining water leak
4) Halt any further electrical work immediately. Acquire a permit for all electrical work that has been done
5)Repair/Re-blacktop the entire parking lot and ensure it is in a smooth well graded condition
6)Repair/Replace all broken and damaged parking bumpers and repaint all of parking bumpers
7)Repair/Replace all broken, damaged and uplifted sections of the sidewalk
8)Repair all exteriors lights and ensure they are in proper working condition
9)Repair/Replace all broken/damaged mailboxes
10)Remove all excessive overgrowth from this property
11)Remove all bulk trash from this property
12)Remove all abandoned vehicles from this property
13)Trim/Remove all overgrown trees and ensure that no tree branches are over roofs and sidewalks
14)Re-sod all bare spots on the lawn of this property
15)Ensure that all piping is properly covered inside this complex and acquire a permit for any work required
16)Clean all sidewalks and remove the discoloration

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

Permit #	Folio #	Company	Job Address	Status	Job
<u>93382</u>	51423014009	UNITED BREEZE GROUP LLC	5429 SW 32 ST UNIT 8-2L	Sub Applicator	Residential A.C. Changeouts
<u>93382</u>	51423014009	UNITED BREEZE GROUP LLC	5429 SW 32 ST UNIT 8-2L	Voided	Residential A.C. Changeouts
<u>93384</u>	51423014009	UNITED BREEZE GROUP LLC	5441 SW 32 ST UNIT 9-1R	Sub Applicator	Residential A.C. Changeouts
<u>93384</u>	51423014009	UNITED BREEZE GROUP LLC	5441 SW 32 ST UNIT 9-1R	Voided	Residential A.C. Changeouts
 Page size: 50 54 items in 2 pages					

		GROUP LLC			
<u>93370</u>	51423014009	UNITED BREEZE GROUP LLC	5325 SW 32 ST UNIT 6-2R	Sub Applicator	Residential A.C. Changeouts
<u>93370</u>	51423014009	UNITED BREEZE GROUP LLC	5325 SW 32 ST UNIT 6-2R	Voided	Residential A.C. Changeouts
<u>93372</u>	51423014009	UNITED BREEZE GROUP LLC	3161 SW 54 AVE UNIT 15-1R	Sub Applicator	Residential A.C. Changeouts
<u>93372</u>	51423014009	UNITED BREEZE GROUP LLC	3161 SW 54 AVE UNIT 15-1R	Voided	Residential A.C. Changeouts
<u>93374</u>	51423014009	UNITED BREEZE GROUP LLC	3179 SW 54 AVE UNIT 16-3L	Sub Applicator	Residential A.C. Changeouts
<u>93374</u>	51423014009	UNITED BREEZE GROUP LLC	3179 SW 54 AVE UNIT 16-3L	Voided	Residential A.C. Changeouts
<u>93376</u>	51423014009	UNITED BREEZE GROUP LLC	3185 SW 54 AVE UNIT 17-2R	Sub Applicator	Residential A.C. Changeouts
<u>93376</u>	51423014009	UNITED BREEZE GROUP LLC	3185 SW 54 AVE UNIT 17-2R	Voided	Residential A.C. Changeouts
<u>93378</u>	51423014009	UNITED BREEZE GROUP LLC	5423 SW 32 ST UNIT 8-2R	Sub Applicator	Residential A.C. Changeouts
<u>93378</u>	51423014009	UNITED BREEZE GROUP LLC	5423 SW 32 ST UNIT 8-2R	Voided	Residential A.C. Changeouts
<u>93380</u>	51423014009	UNITED BREEZE GROUP LLC	5405 SW 32 ST UNIT 7-3R	Sub Applicator	Residential A.C. Changeouts
<u>93380</u>	51423014009	UNITED BREEZE GROUP LLC	5405 SW 32 ST UNIT 7-3R	Voided	Residential A.C. Changeouts

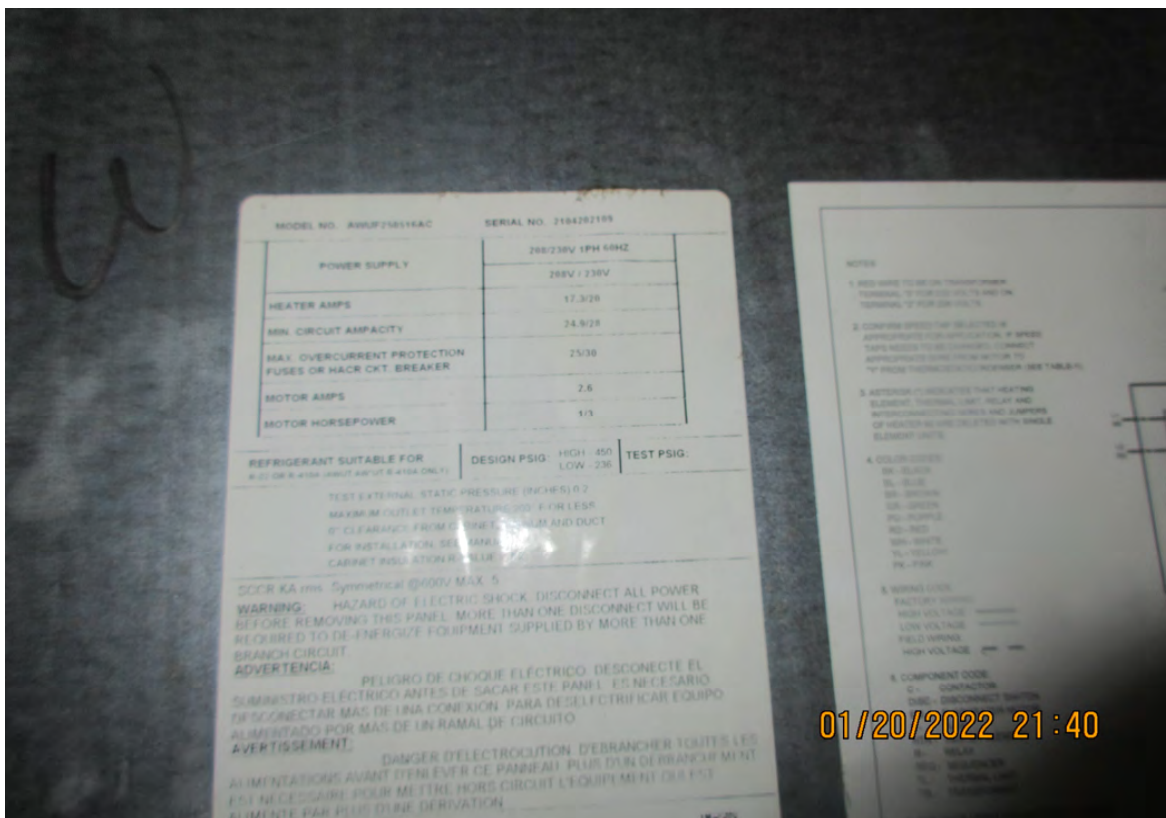
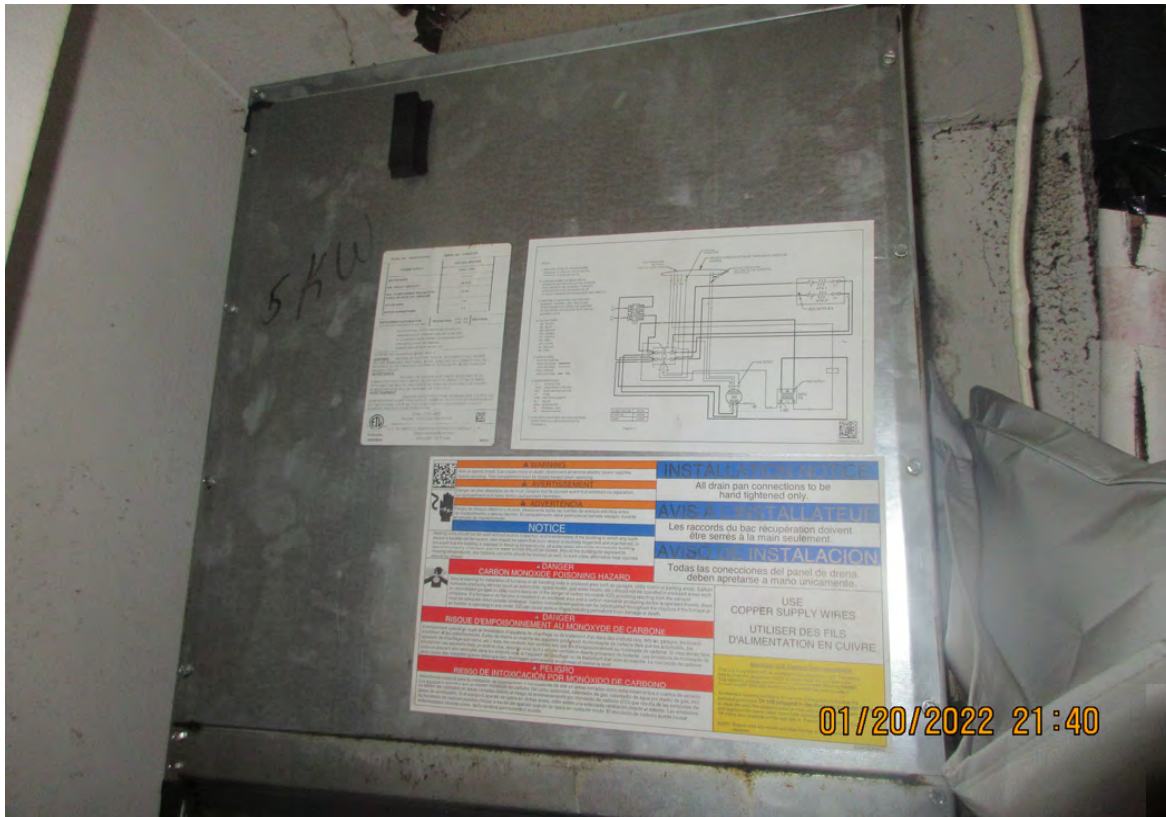
		GROUP LLC			
<u>93303</u>	51423014009	UNITED BREEZE GROUP LLC	5431 SW 32 ST UNIT 8-3 L	Voided	Residential A.C. Changeouts
<u>93306</u>	51423014009	UNITED BREEZE GROUP LLC	5447 SW 32 ST UNIT 9-1L	Sub Applicator	Residential A.C. Changeouts
<u>93306</u>	51423014009	UNITED BREEZE GROUP LLC	5447 SW 32 ST UNIT 9-1L	Voided	Residential A.C. Changeouts
<u>93308</u>	51423014009	UNITED BREEZE GROUP LLC	5449 SW 32 ST UNIT 9-2L	Sub Applicator	Residential A.C. Changeouts
<u>93308</u>	51423014009	UNITED BREEZE GROUP LLC	5449 SW 32 ST UNIT 9-2L	Voided	Residential A.C. Changeouts
<u>93355</u>	51423014009	UNITED BREEZE GROUP LLC	5467 SW 32 ST UNIT # 10-1L	Sub Applicator	Residential A.C. Changeouts
<u>93355</u>	51423014009	UNITED BREEZE GROUP LLC	5467 SW 32 ST UNIT # 10-1L	Voided	Residential A.C. Changeouts
<u>93357</u>	51423014009	UNITED BREEZE GROUP LLC	5489 SW 32 ST UNIT 11-2L	Sub Applicator	Residential A.C. Changeouts
<u>93357</u>	51423014009	UNITED BREEZE GROUP LLC	5489 SW 32 ST UNIT 11-2L	Voided	Residential A.C. Changeouts
<u>93359</u>	51423014009	UNITED BREEZE GROUP LLC	5465 SW 32 ST UNIT 10-3R	Sub Applicator	Residential A.C. Changeouts
<u>93359</u>	51423014009	UNITED BREEZE GROUP LLC	5465 SW 32 ST UNIT 10-3R	Voided	Residential A.C. Changeouts
<u>93361</u>	51423014009	UNITED BREEZE GROUP LLC	5463 SW 32 ST UNIT 10-2R	Sub Applicator	Residential A.C. Changeouts
<u>93361</u>	51423014009	UNITED BREEZE GROUP LLC	5463 SW 32 ST UNIT 10-2R	Voided	Residential A.C. Changeouts
<u>93363</u>	51423014009	UNITED BREEZE GROUP LLC	5487 SW 32 ST UNIT 11-1L	Sub Applicator	Residential A.C. Changeouts
<u>93363</u>	51423014009	UNITED BREEZE GROUP LLC	5487 SW 32 ST UNIT 11-1L	Voided	Residential A.C. Changeouts
<u>93365</u>	51423014009	UNITED BREEZE GROUP LLC	5225 SW 32 ST UNIT 3-1L	Sub Applicator	Residential A.C. Changeouts
<u>93365</u>	51423014009	UNITED BREEZE GROUP LLC	5225 SW 32 ST UNIT 3-1L	Voided	Residential A.C. Changeouts
<u>93368</u>	51423014009	UNITED BREEZE GROUP LLC	5227 SW 32 ST UNIT 3-2L	Plan Review	Residential A.C. Changeouts
<u>93368</u>	51423014009	UNITED BREEZE	5227 SW 32 ST UNIT 3-2L	Sub Applicator	Residential A.C. Changeouts

	Permit #	Folio #	Company	Job Address	Status	Job
<u>93251</u>		51423014009	UNITED BREEZE GROUP LLC	5333 SW 32 ST UNIT 6-3L	Sub Applicator	Residential A.C. Changeouts
<u>93251</u>	2110931-0	51423014009	UNITED BREEZE GROUP LLC	5333 SW 32 ST UNIT 6-3L	Permit Complete	Residential A.C. Changeouts
<u>93253</u>		51423014009	UNITED BREEZE GROUP LLC	5237 SW 32 ST UNIT 4-2L	Sub Applicator	Residential A.C. Changeouts
<u>93253</u>	2110930-0	51423014009	UNITED BREEZE GROUP LLC	5237 SW 32 ST UNIT 4-2L	Permit Complete	Residential A.C. Changeouts
<u>93255</u>		51423014009	UNITED BREEZE GROUP LLC	5311 SW 32 ST unit 5- 1R	Sub Applicator	Residential A.C. Changeouts
<u>93255</u>	2110929-0	51423014009	UNITED BREEZE GROUP LLC	5311 SW 32 ST unit 5- 1R	Permit Complete	Residential A.C. Changeouts
<u>93258</u>		51423014009	UNITED BREEZE GROUP LLC	5213 SW 32 ST UNIT 2-2R	Sub Applicator	Residential A.C. Changeouts
<u>93258</u>	2110928-0	51423014009	UNITED BREEZE GROUP LLC	5213 SW 32 ST UNIT 2-2R	Permit Complete	Residential A.C. Changeouts
<u>93262</u>		51423014009	UNITED BREEZE GROUP LLC	5323 SW 32 ST UNIT 6-1R	Sub Applicator	Residential A.C. Changeouts
<u>93262</u>	2110927-0	51423014009	UNITED BREEZE GROUP LLC	5323 SW 32 ST UNIT 6-1R	Permit Complete	Residential A.C. Changeouts
<u>93264</u>		51423014009	UNITED BREEZE GROUP LLC	5321 SW 32 ST UNIT 5-3L	Sub Applicator	Residential A.C. Changeouts
<u>93264</u>	2110926-0	51423014009	UNITED BREEZE GROUP LLC	5321 SW 32 ST UNIT 5-3L	Permit Complete	Residential A.C. Changeouts
<u>93266</u>		51423014009	UNITED BREEZE GROUP LLC	3163 SW 54 AVE UNIT 15-2R	Sub Applicator	Residential A.C. Changeouts
<u>93266</u>	2110932-0	51423014009	UNITED BREEZE GROUP LLC	3163 SW 54 AVE UNIT 15-2R	Permit Complete	Residential A.C. Changeouts
<u>93299</u>		51423014009	UNITED BREEZE GROUP LLC	5425 SW 32 ST UNIT 8-3R	Sub Applicator	Residential A.C. Changeouts
<u>93299</u>		51423014009	UNITED BREEZE GROUP LLC	5425 SW 32 ST UNIT 8-3R	Voided	Residential A.C. Changeouts
<u>93301</u>		51423014009	UNITED BREEZE GROUP LLC	5421 SW 32 ST UNIT R-1 R	Sub Applicator	Residential A.C. Changeouts
<u>93301</u>		51423014009	UNITED BREEZE GROUP LLC	5421 SW 32 ST UNIT R-1 R	Voided	Residential A.C. Changeouts
<u>93303</u>		51423014009	UNITED BREEZE	5431 SW 32 ST UNIT 8-3 L	Sub Applicator	Residential A.C. Changeouts

<https://fl-pembrokepark.inkforce.net/BPT/BPTAuthorized/control...> 3/2/2022























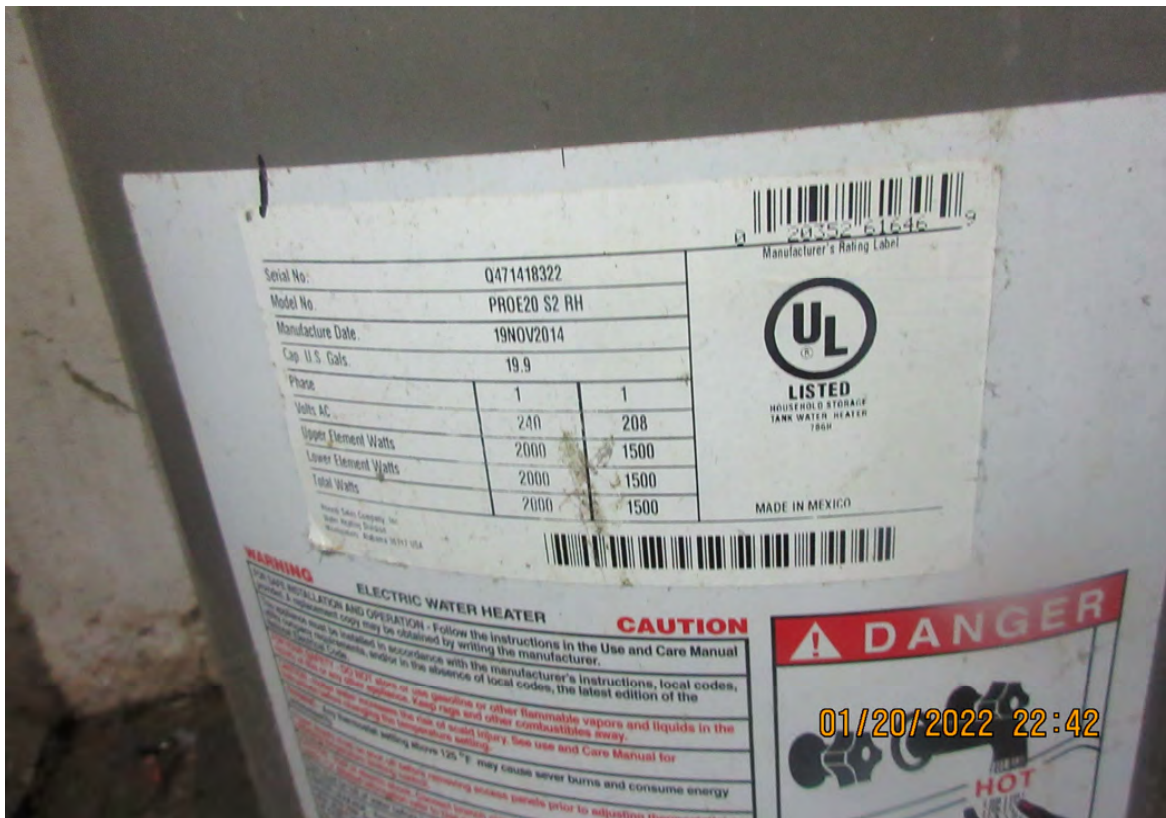
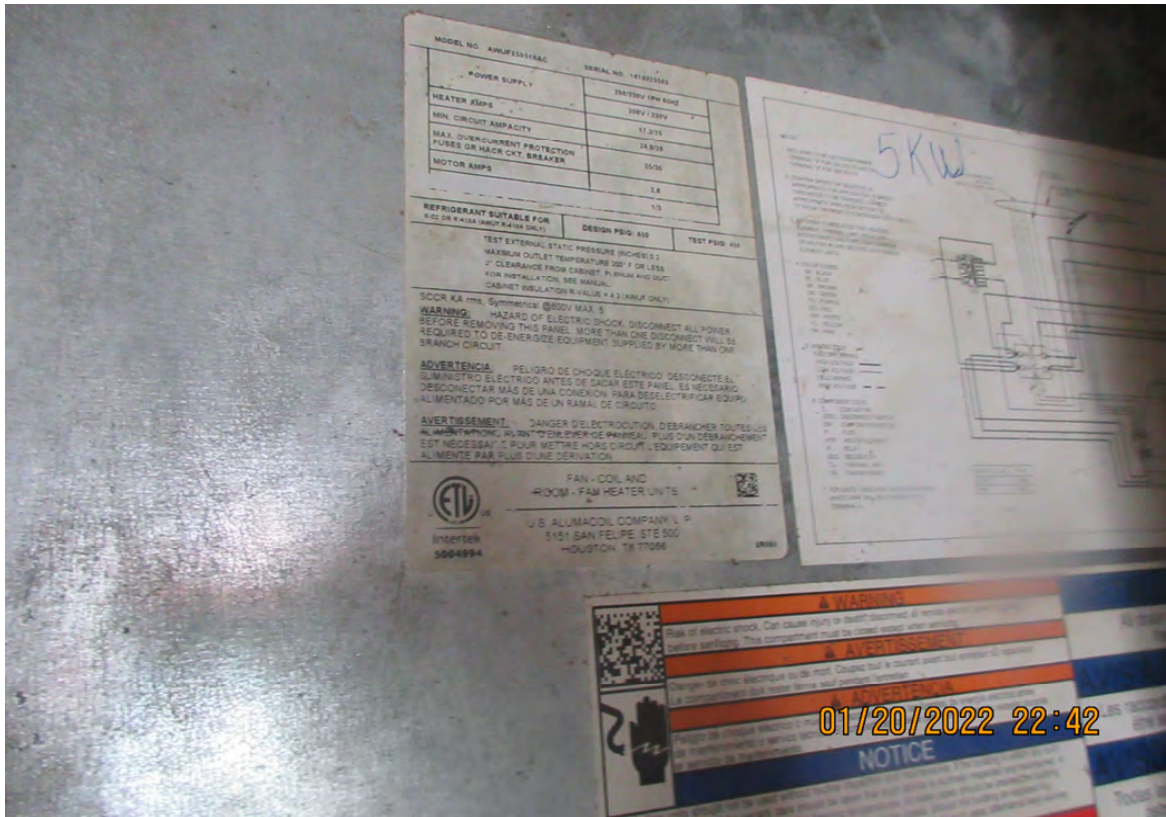






















01/20/2022 22:28



01/20/2022 22:29















Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS	3140 W HALLANDALE BEACH BLVD LOT 516 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516

Legal Description

Case Status	Open	Case #	6133	Date Next Inspection	3/16/2022
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Notes

1. Wooden fence installed prior of obtaining a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify if concrete hardening and patio area including the concrete stairs were permitted if not obtain permit for the concrete hardening and patio area including the concrete stairs, rails, and sliding glass doors with plans and inspections.
3. Addition at back of mobile home is added without a permit. Obtain a permit for the addition including any electrical with plans and inspection.
4. Remove all prohibited outside stored items from the property and keep it maintained leaving only lawn/patio furniture only.
5. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/9/2021		Notice of Violation	Posted to Property Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/16/2022

7021 0350 0000 2802 3211

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Domestic Mail Only

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

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

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

Postage
 \$ _____

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HOLIDAY HALLANDALE MHC LLC/(NOH-6133)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS _____ Instructions

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U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

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 \$ _____

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

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

Postage
 \$ _____

Postmark Here

RALPH JEAN FRANCOIS
(NOH-6133)
3140 W HALLANDALE BEACH BLVD
LOT 516
PEMBROKE PARK, FL 33009

PS _____ Instructions

7021 0350 0000 2802 4136

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

OFFICIAL USE

Certified Mail Fee
 \$ **43.75**

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

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

Postage
 \$ **0.58**

Postmark Here
MAR - 4 2022
03/04/2022

HOLIDAY HALLANDALE MHC LLC
(NOH-6133)
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

PS _____ Instructions

#0133

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/09/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Corporation Service Company
1201 Hays Street
Tallahassee, FL
32301

#0133

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/09/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 N BRONX AVE
2nd Floor
Skokie, IL
60077



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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$5,226,240	\$220,080	\$5,446,320	\$4,360,080	
2020	\$3,733,030	\$325,730	\$4,058,760	\$4,058,760	\$87,595.34
2019	\$3,359,730	\$369,140	\$3,728,870	\$3,728,870	\$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,446,320	\$5,446,320	\$5,446,320	\$5,446,320
Portability	0	0	0	0
Assessed/SOH	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$7.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE

2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS)

CASE NO. 6133

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516

I, Erik Richwagen HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS AT 10:07 A.M. ON THE 2 DAY OF MARCH 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

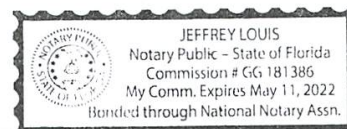
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/RALPH JEAN FRANCOIS

3140 W HALLANDALE BEACH BLVD LOT 516
PEMBROKE PARK , FL 33009

Case #:

6133

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/RALPH JEAN FRANCOIS

3140 W HALLANDALE BEACH BLVD LOT 516
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 #516

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden fence installed prior of obtaining a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify if concrete hardening and patio area including the concrete stairs were permitted if not obtain permit for the concrete hardening and patio area including the concrete stairs, rails, and sliding glass doors with plans and inspections.
3. Addition at back of mobile home is added without a permit. Obtain a permit for the addition including any electrical with plans and inspection.
4. Remove all prohibited outside stored items from the property and keep it maintained leaving only lawn/patio furniture only.
5. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 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 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



3/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: RALPH JEAN FRANCOIS
Case #: 6133
Date: 08/09/2021
3140 W HALLANDALE BEACH BLVD LOT 516
PEMBROKE PARK , FL 33009

Property Owner: RALPH JEAN FRANCOIS
Property Description: 514229000300
Certified Mail #:
3140 W HALLANDALE BEACH BLVD LOT 516
PEMBROKE PARK , FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4
AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #516

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

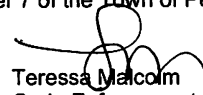
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Wooden fence installed prior of obtaining a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify if concrete hardening and patio area including the concrete stairs were permitted if not obtain permit for the concrete hardening and patio area including the concrete stairs, rails, and sliding glass doors with plans and inspections.
3. Addition at back of mobile home is added without a permit. Obtain a permit for the addition including any electrical with plans and inspection.
4. Remove all prohibited outside stored items from the property and keep it maintained leaving only lawn/patio furniture only.
5. A double permit fee has been assessed.

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

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


Teresa Malcom
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 Ralph Jean Francois
Site Address 3140 W H BB Lot 516
Pembroke Park, FL 33009
Permit # _____

Date 8.6.2021
Case # _____
Sub/Park Holiday

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 12-18

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

owner installed a wooden fence to m/h,
verify if a permit was pulled for the concrete
hardening on the mobile home with patio rails,
stairs with an addition in back of house without a
permit.

Obtain the permit for the addition to wooden
fence. Clean up & maintain the property from all
prohibited outdoor stored 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

[Signature]
Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

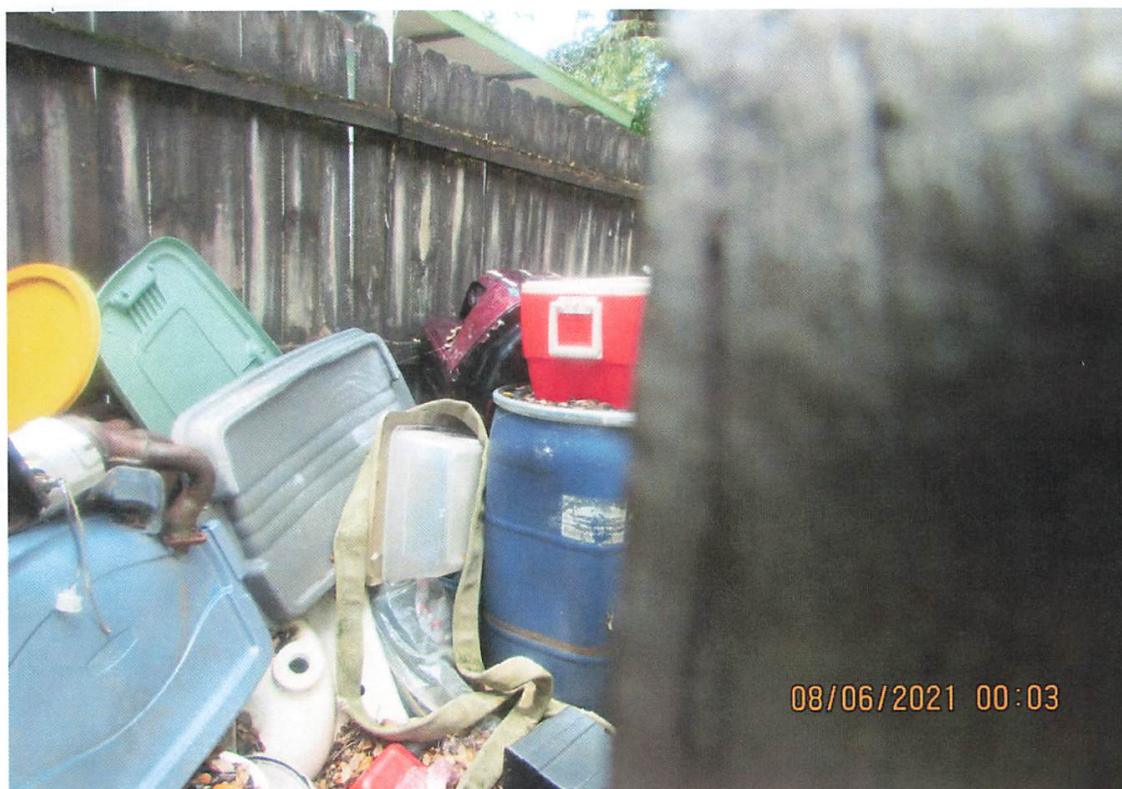
Cardstock: Violator



















08/06/2021 00:04



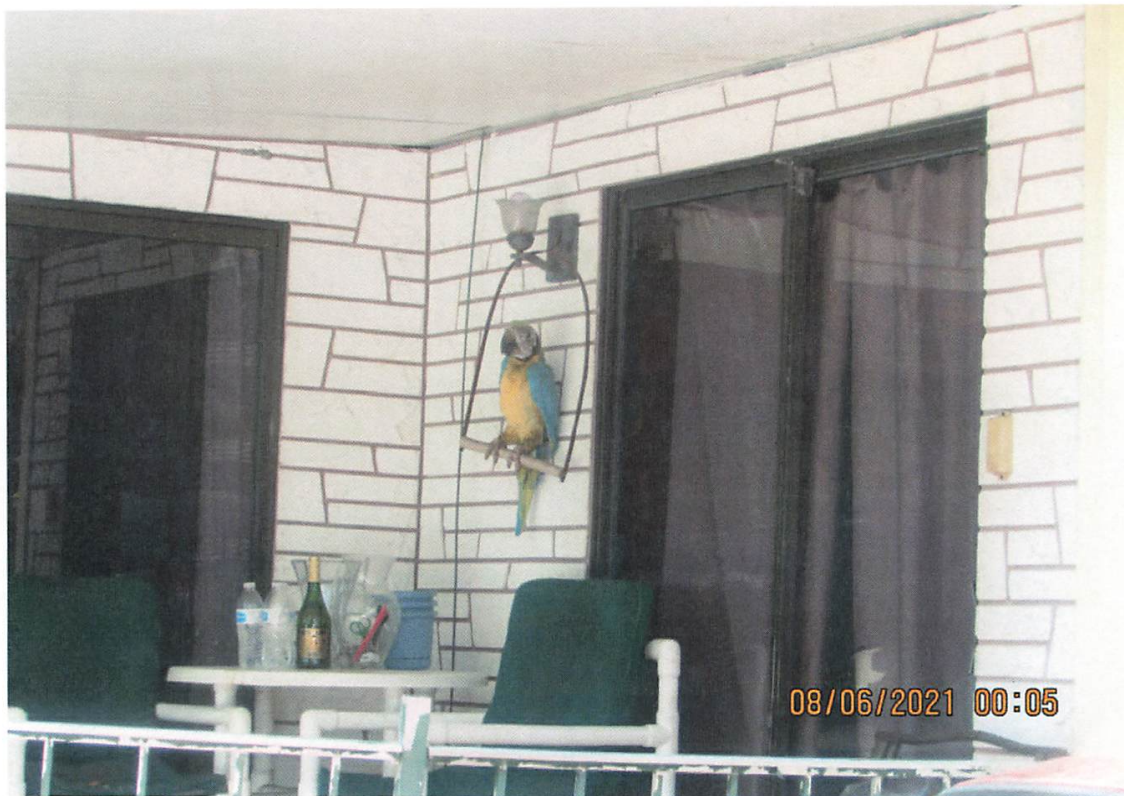
08/06/2021 00:04















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

Sent To:	Case #:	Date:
RALPH JEAN FRANCOIS	6133	8/9/2021 12:00:00 AM
3140 W HALLANDALE BEACH BLVD LOT 516 PEMBROKE PARK , FL 33009		

Property Owner:	Property Description:
RALPH JEAN FRANCOIS	514229000300
3140 W HALLANDALE BEACH BLVD LOT 516 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 #516

Mailing Purposes Only

10V #6133
OF PEMBROKE PARK
RD AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

HOLIDAY HALLANDALE MHC LLC
3140 W HALLANDALE BEACH
BLVD
PEMBROKE PARK
FL
33009

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/09/2021
US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent to:

Case #:

RALPH JEAN FRANCOIS

6133

3140 W HALLANDALE BEACH BLVD LOT 516
PEMBROKE PARK, FL 33009

Property Owner:

Property:

Case Overview

Property/Incident Information

Owner	Address	Site Address
DPT GROUP LLC	3136 John P Curci Drive # 1 HALLANDALE BEACH, FL 33009	3136 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #1

Legal Description

Case Status	Open	Case #	6135	Date Next Inspection	3/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. No current business tax receipt for DPT Group LLC. DPT Group LLC account (044175) is delinquent and needs attention. Obtain the current business tax receipt and pay all fees due within 24 hours from my visit on 08/06/2021.
2. Demo of demising wall done without a permit. Obtain a permit for the demo of the demising wall and repair from the holes bored on the exterior from the illegal dumping with plans and inspections.
3. Verify if a permit was obtained to install the machinery currently installed if not obtain the permit with plans and inspections.
4. A double permit fee has been assessed for all work done without a permit.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/9/2021		Notice of Violation	Hand Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13.5-24. - Stormwater management	(a)Purpose and intent.(1)This section is intended and shall be interpreted to protect, maintain, and enhance both the immediate and the long-term health, safety and general welfare of the citizens of Pembroke Park through the following:a.Protecting and maintaining the chemical, physical and biological integrity of ground and surface waters.b.Preventing activities which adversely affect ground and surface waters.c.Encouraging the construction of stormwater management systems that aesthetically and functionally approximate natural systems, consistent with regulatory agency requirements.d.Protecting natural drainage systems.e.Minimizing runoff pollution to ground and surface waters.f.Minimizing erosion and sedimentation of receiving waters.	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	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: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022

252E 2082 0000 05E0 T207

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

White, Michael Alan
 (NOH-6135)
 3136 John P Curci Drive Bay 1
 Pembroke Park, FL 33009

For Instructions

922E 2082 0000 05E0 T207

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

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

BARNFAIR INC % KELSEY,
 CHARLES M LESSER/(NOH-6135)
 1812 SW 31 AVE
 HALLANDALE BEACH FL 33009

For Instructions

542E 2082 0000 05E0 T207

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

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

OFFICIAL USE

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

(NOH-6135)
 3136 John P Curci Drive # 1
 PEMBROKE PARK, FL 33009

For Instructions

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
 White, Michael Alan
 (NOH-6135)
 3136 John P Curci Drive Bay 1
 Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
 9590 9402 6379 0303 8580 60
 7021 0350 0000 2802 3252

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent

B. Received by (Printed Name)
☐ Addressee

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Insured Mail (over \$500)
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: (NOH-6135) 3136 John P Curci Drive # 1 PEMBROKE PARK, FL 33009		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																	
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8580 53 7021 0350 0000 2802 3245		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
☐ Adult Signature	☐ Priority Mail Express®																		
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																		
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																		
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																		
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																		
☐ Collect on Delivery Restricted Delivery																			
☐ Insured Mail																			
☐ Insured Mail Restricted Delivery (over \$500)																			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt																	

NOV # 6135
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler F
08/09/2021
US POSTAGE \$C



Barnfield Inc
1812 SW 31 Ave
Pembroke Park
FL
33009

01

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

Hasler F
08/09/2021
US POSTAGE \$C



01

Sent To:

DPT GROUP LLC

3136 John P Curci Drive # 1
WALTONDALE BEACH, FL 33009

Case #:

6135



Site Address	3136 JOHN P CURCI DRIVE, PEMBROKE PARK FL 33009	ID #	5142 29 04 0016
Property Owner	BARNFAIR INC % KELSEY, CHARLES M LESSER	Millage	0613
Mailing Address	1812 SW 31 AVE HALLANDALE BEACH FL 33009	Use	48
Abbr Legal Description	JUNHALLA 125-25 B PART OF PARCEL B DESC'D AS,COMM AT NE COR OF SAID SUB,S 232.27, W 342.00,S 25,CONT S 304.98,WLY 148.55,NLY 304.98,ELY 148.55 TO POB AKA: BUILDING 3B OF PHASE 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$271,840	\$1,829,670	\$2,101,510	\$2,043,750	
2020	\$271,840	\$1,586,120	\$1,857,960	\$1,857,960	\$40,098.11
2019	\$271,840	\$1,586,120	\$1,857,960	\$1,857,960	\$40,566.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,101,510	\$2,101,510	\$2,101,510	\$2,101,510
Portability	0	0	0	0
Assessed/SOH	\$2,043,750	\$2,101,510	\$2,043,750	\$2,043,750
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	\$2,043,750	\$2,101,510	\$2,043,750	\$2,043,750

Sales History

Date	Type	Price	Book/Page or CIN
10/27/1997	CE*	\$2,200,000	27207 / 62

Land Calculations

Price	Factor	Type
\$6.00	45,306	SF
Adj. Bldg. S.F. (Card, Sketch)		20640
Eff./Act. Year Built: 1988/1987		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Foreign Profit Corporation

BARNFAIR, INC.

Filing Information

Document Number F92000000828

FEI/EIN Number 13-2866243

Date Filed 12/21/1992

State DE

Status ACTIVE

Principal Address

% KIN PROPERTIES, INC.

185 NW SPANISH RIVER BLVD-STE 100

BOCA RATON, FL 33431-4230

Changed: 01/06/2003

Mailing Address

185 NW SPANISH RIVER BLVD

STE 100

BOCA RATON, FL 33431-4230

Changed: 01/06/2003

Registered Agent Name & Address

SANREAL PROPERTIES INC

185 NW SPANISH RIVER BLVD

100

BOCA RATON, FL 33431-4230

Name Changed: 01/05/2006

Address Changed: 01/05/2006

Officer/Director Detail

Name & Address

Title PD

SANDELMAN, JEFFREY

3905 S OCEAN BLVD

HIGHLAND BEACH, FL 33487

Title VDT

SCHREIER, ANDREW
17987 LAKE ESTATES DRIVE
BOCA RATON, FL 33496

Title DS

SCHREIER, ALISON
17987 LAKE ESTATE DR
BOCA RATON, FL 33496

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	05/11/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/22/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
01/27/2012 -- ANNUAL REPORT	View image in PDF format
03/10/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
01/14/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
01/05/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
01/13/2004 -- ANNUAL REPORT	View image in PDF format
01/06/2003 -- ANNUAL REPORT	View image in PDF format
01/16/2002 -- ANNUAL REPORT	View image in PDF format
08/07/2001 -- ANNUAL REPORT	View image in PDF format
02/05/2000 -- ANNUAL REPORT	View image in PDF format
01/27/1999 -- ANNUAL REPORT	View image in PDF format
12/02/1998 -- Reg. Agent Change	View image in PDF format
01/29/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
01/31/1996 -- ANNUAL REPORT	View image in PDF format
01/31/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DPT GROUP LLC

CASE NO. 6135

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3136 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #1

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3136 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #1

I, Erik Richwagen HEREBY CERTIFY that I SERVED: DPT GROUP LLC AT 11:11 A.M. ON THE 2 DAY OF MARCH 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

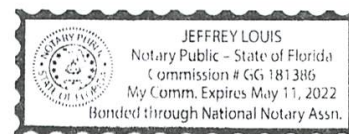
AFFIANT

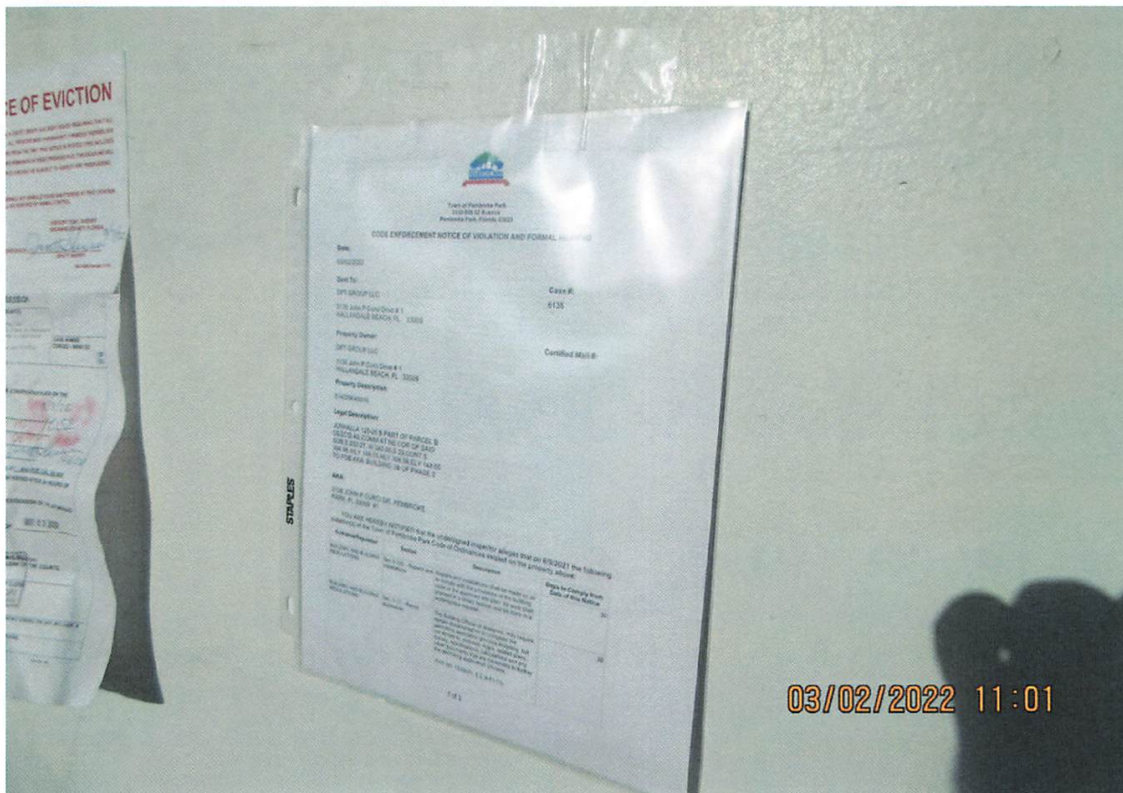
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

DPT GROUP LLC

3136 John P Curci Drive # 1
HALLANDALE BEACH, FL 33009

Case #:

6135

Property Owner:

DPT GROUP LLC

3136 John P Curci Drive # 1
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514229040016

Legal Description:

JUNHALLA 125-25 B PART OF PARCEL B
DESC'D AS, COMM AT NE COR OF SAID
SUB, S 232.27, W 342.00, S 25, CONT S
304.98, WLY 148.55, NLY 304.98, ELY 148.55
TO POB AKA: BUILDING 3B OF PHASE 3

AKA:

3136 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 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

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13.5-24. - Stormwater management	(a)Purpose and intent.(1)This section is intended and shall be interpreted to protect, maintain, and enhance both the immediate and the long-term health, safety and general welfare of the citizens of Pembroke Park through the following:a.Protecting and maintaining the chemical, physical and biological integrity of ground and surface waters.b.Preventing activities which adversely affect ground and surface waters.c.Encouraging the construction of stormwater management systems that aesthetically and functionally approximate natural systems, consistent with regulatory agency requirements.d.Protecting natural drainage systems.e.Minimizing runoff pollution to ground and surface waters.f.Minimizing erosion and sedimentation of receiving waters.	30
LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

1. No current business tax receipt for DPT Group LLC. DPT Group LLC account (044175) is delinquent and needs attention. Obtain the current business tax receipt and pay all fees due within 24 hours from my visit on 08/06/2021.
2. Demo of demising wall done without a permit. Obtain a permit for the demo of the demising wall and repair from the holes bored on the exterior from the illegal dumping with plans and inspections.
3. Verify if a permit was obtained to install the machinery currently installed if not obtain the permit with plans and inspections.
4. A double permit fee has been assessed for all work done without a permit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Erik Richwagen

Code Enforcement Officer



3/2/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DPT GROUP LLC	6135	08/09/2021
3136 John P Curci Drive # 1 HALLANDALE BEACH, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
DPT GROUP LLC	514229040016	
3136 John P Curci Drive # 1 HALLANDALE BEACH, FL 33009		
Legal Description:	AKA:	
JUNHALLA 125-25 B PART OF PARCEL B DESC'D AS, COMM AT NE COR OF SAID SUB, S 232.27, W 342.00, S 25, CONT S 304.98, WLY 148.55, NLY 304.98, ELY 148.55 TO POB AKA: BUILDING 3B OF PHASE 3	3136 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #1	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 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

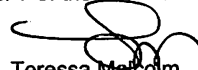
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13.5-24. - Stormwater management	(a)Purpose and intent.(1)This section is intended and shall be interpreted to protect, maintain, and enhance both the immediate and the long-term health, safety and general welfare of the citizens of Pembroke Park through the following:a.Protecting and maintaining the chemical, physical and biological integrity of ground and surface waters.b.Preventing activities which adversely affect ground and surface waters.c.Encouraging the construction of stormwater management systems that aesthetically and functionally approximate natural systems, consistent with regulatory agency requirements.d.Protecting natural drainage systems.e.Minimizing runoff pollution to ground and surface waters.f.Minimizing erosion and sedimentation of receiving waters.	30
LICENSES AND BUSINESS REGULATIONS	15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	30

Notes/Mean of Correction:

1. No current business tax receipt for DPT Group LLC. DPT Group LLC account (044175) is delinquent and needs attention. Obtain the current business tax receipt and pay all fees due within 24 hours from my visit on 08/06/2021.
2. Demo of demising wall done without a permit. Obtain a permit for the demo of the demising wall and repair from the holes bored on the exterior from the illegal dumping with plans and inspections.
3. Verify if a permit was obtained to install the machinery currently installed if not obtain the permit with plans and inspections.
4. A double permit fee has been assessed for all work done without a permit.

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

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


Teresa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name PPT GROUP LLC
Site Address 3136 J P CURTIS DR #7
PEMBROKE PARK, FL 33009
Permit # _____

Date 8.6.2021
Case # _____
Sub/Park _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 15-24;

☐ NFPA # _____ 13.3-24; 15-40

Violation (s)

NO CURRENT BUSINESS TAX RECEIPT ON FILE
DELINQUENT ACCOUNT # 044175. DEMO OF WALL
WITHOUT PERMIT.

Corrective Action(s)

OBTAIN THE CURRENT BUSINESS TAX RECEIPT
PAY ALL FEES DUE FOR DELINQUENT ACCOUNT.

OBTAIN A PERMIT FOR THE REMOVAL OF THE
DEMISING WALL IN THE BAYARDI HOLES DRILLED ON

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☒ Zoning

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 24 hours

*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

[Signature]
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

Teressa Malcolm

From: Teressa Malcolm
Sent: Monday, August 9, 2021 8:52 AM
To: Michelle Grooms; Michael@Terrakore.com
Cc: Joseline Ramirez
Subject: RE: Receipt for Fees 2019-2021/Updated Bill FY 21/22 & App Form

Good morning,

Thank you for the update Michelle.

Michael:

Thank you for the swift compliance with keeping your Business Tax Receipt up to date.

Also please be sure to have that new Business Tax Receipt displayed in your office and we will stay connected to resolve the permitting portion.

Have a wonderful day everyone!



Teressa Malcolm

Code Enforcement Officer

P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppfl.gov

Town of Pembroke Park / Code Enforcement

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

Effective immediately Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

From: Michelle Grooms <mgrooms@tppfl.gov>
Sent: Friday, August 6, 2021 2:04 PM
To: Michael@Terrakore.com
Cc: Joseline Ramirez <jramirez@tppfl.gov>; Teressa Malcolm <tmalcolm@tppfl.gov>
Subject: Receipt for Fees 2019-2021/Updated Bill FY 21/22 & App Form
Importance: High

Good Afternoon,

I have included the receipt for payment of business-related fee for 2019-2021.

You will also see attached an updated renewal billing for 2021-2022 due by Sep. 30 2021, to avoid additional penalties.

You have the option to pay by mail / use Drop Box in Town Hall Lobby
(using check/money order - include Account #044175 on payment)
Payable to the "Town of Pembroke Park".

or on-line (Credit or Debit cards only) - see instructions below:

All balances must be paid in full plus a 3% processing fee.

Click link below to make an online payment.

<https://fl-pembrokepark.inkforce.net/spl/Tasks.aspx>

Then click on "Make a Payment"

Need help making a payment on-line click help under this option

You will need your application number: 89264

To update the Business Tax Receipt for your company, complete the attached application form and return for processing.

You have several ways to submit documentation - see information below:

By Mail Town of Pembroke Park
 Attn: Business Tax/Billing Division
 3150 SW 52 Avenue
 Pembroke Park, FL 33023

Drop box Located inside Town Hall first floor lobby

By Email mgrooms@tppl.gov

By Fax (954) 961-4760

Thank you for your response in advance.

Sincerely,



Michelle Grooms
Billing Administrator, Town of Pembroke Park
954.966.4600 ext. 214 | mgrooms@tppl.gov
954.961.4760 Fax
www.townofpembrokepark.com
3150 SW 52nd 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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park FL, 33023
Phone (954) 966-4600 x211
Fax (954) 966-5310

Sold To

**DPT GROUP LLC DBA TERRAKORE
STONE**

3136 J P CURCI DR, BAY 1
PEMBROKE PK, FL 33009
Check 0000000219

Transaction #	Payment Method	Amount	Sale Date
23401	Check	\$674.63	8/6/2021 1:11:29 PM

Date Applied	Application #	Qty	Item	Total
8/6/2021	AP-89267	105.00	Business Tax - Deferred Billing	\$105.00
8/6/2021	AP-89267	52.50	Certificate Of Use - Deferred Billing	\$52.50
8/6/2021	AP-89267	38.38	Penalty Fee / Late Charges	\$38.38
8/6/2021	AP-89267	1.00	Penalty Fee / Late Charges	\$1.00
8/6/2021	AP-89267	250.00	Penalty Fee / Late Charges	\$250.00
8/6/2021	AP-89267	105.00	Business Tax - Deferred Billing	\$105.00
8/6/2021	AP-89267	52.50	Certificate Of Use - Deferred Billing	\$52.50
8/6/2021	AP-89267	15.75	Penalty Fee / Late Charges	\$15.75
8/6/2021	AP-89267	10.00	Penalty Fee / Late Charges	\$10.00
8/6/2021	AP-89267	7.88	Penalty Fee / Late Charges	\$7.88
8/6/2021	AP-89267	6.85	Penalty Fee / Late Charges	\$6.85
8/6/2021	AP-89267	7.87	Penalty Fee / Late Charges	\$7.87
8/6/2021	AP-89267	6.96	Penalty Fee / Late Charges	\$6.96
8/6/2021	AP-89267	7.88	Penalty Fee / Late Charges	\$7.88
8/6/2021	AP-89267	7.06	Penalty Fee / Late Charges	\$7.06
	Total			\$674.63

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 961-4760



DPT GROUP LLC
 3136 J P CURCI DR, 1
 PEMBROKE PK FL 33009

Updated billing
 remaining balance
 as of 8/6/21

ANNUAL BILLING STATEMENT

ACCOUNT NO.
044175

DATE
8/6/2021

BUSINESS DESCRIPTION
 GRANITE - FABRICATOR

BUSINESS ADDRESS
 3136 J P CURCI DR, 1

DATE	DESCRIPTION	AMOUNT
FY 2021	Penalty Fee / Late Charges	250.00
	- Mar 1-Penalty(Town Code 15-40c)	
FY 2022	Business Tax	105.00
FY 2022	Certificate Of Use	52.50

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	SUB-TOTAL	\$407.50
TO AVOID THE FOLLOWING PENALTIES!!(F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%		
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st	PLEASE PAY	\$407.50
<u>an additional penalty of \$250.00 will be imposed (P.P. Code 15-40c)</u>		



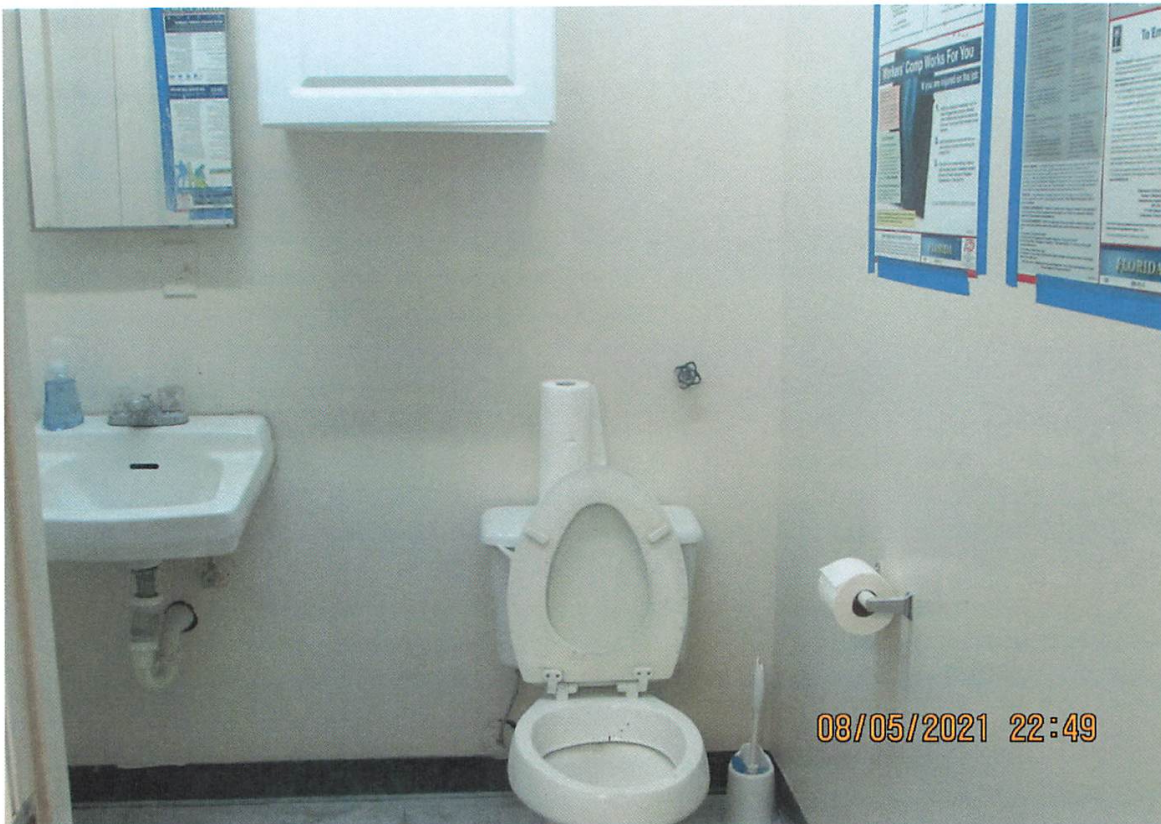






























Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Sent To:

DPT GROUP LLC

3136 John P Curci Drive # 1
HALLANDALE BEACH, FL 33009

Case #:

6135

Date:

8/9/2021 12:00:00 AM

Property Owner:

DPT GROUP LLC

3136 John P Curci Drive # 1
HALLANDALE BEACH, FL 33009

Property Description:

514229040016

Legal Description:

JUNHALLA 125-25 B PART OF PARCEL B
DESC'D AS, COMM AT NE COR OF SAID
SUB, S 232.27, W 342.00, S 25, CONT S
304.98, WLY 148.55, NLY 304.98, ELY 148.55
TO POB AKA: BUILDING 3B OF PHASE 3

AKA:

3136 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 #1

Mailing Purposes Only

Case Overview

Property/Incident Information

Owner	Address	Site Address
3133 SW 25 LLC	3133 SW 25 ST PEMBROKE PARK, FL 33009	3133 SW 25 ST, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6723	Date Next Inspection	3/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

Operating without a business Tax License
 The loading ramp is being demolished without a permit
 The parking lot is being repaved and has new asphalt being added without a permit
 To comply with these violations please take the following actions:
 1) Halt all work immediately until you obtain a demolition permit and contact the building department at (954 966-4600 EXT-182)
 2) Halt all work immediately and obtain a demolition permit along with a zoning permit and contact the building department at (954 966-4600 EXT-182)
 3) Obtain your business tax receipt by contacting Michelle Grooms (954 966-4600 EXT-214)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/7/2022		Notice of Violation	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-27. - Issuance; list.	All business tax receipts shall be issued by the Town upon payment of the business tax and compliance with the requirements of this Article. A list of all business tax receipts shall be preserved showing the date of issuance, name of the party to whom issued, the number of the business tax receipt, the nature of the business, profession or occupation licensed and the location of same, and the amount received. (Ord. No. 58-2-1(#7), § 10, 2-4-58; Ord. No. 14-06-04, § 11, 6-11-14)	Not in Compliance - Reinspection Date: 3/16/2022

7021 0350 0000 2802 2453

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

3133 SW 25 LLC
 (NOH-6723)
 3133 SW 25 ST,
 PEMBROKE PARK, FL 33009

for instructions

7021 0350 0000 2802 2460

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

GLIKSHTEIN GAL, ASAF
 (NOH-6723)
 2590 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020

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:

3133 SW 25 LLC
 (NOH-6723)
 3133 SW 25 ST,
 PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8578 72

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2453

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent
X ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☐ Certified Mail® ☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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:

GLIKSHTEIN GAL, ASAF
 (NOH-6723)
 2590 HOLLYWOOD BLVD.
 HOLLYWOOD, FL 33020



9590 9402 6379 0303 8578 89

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2460

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent
X ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
 Cristina Vargas 3-3-22
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type ☐ Priority Mail Express®
☐ Adult Signature ☐ Registered Mail™
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery
☐ Certified Mail® ☐ Signature Confirmation™
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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

NOV-6723

Hasler
02/08/2022
FIRST-CLASS MAIL
US POSTAGE \$000.53⁰

ZIP 33023
011D10656696

Sent To:
3133 SW 25 LLC
3133 SW 25 ST
PEMBROKE PARK, FL 33009

Case #:
6723



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3133 SW 25 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 08 0020
Property Owner	3133 SW 25 LLC	Millage	0613
Mailing Address	3133 SW 25 ST PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	WILPON PARK 114-31 B PARCEL A, WEST 1/2		

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\(8\)](#).

* 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*	\$312,540	\$2,718,990	\$3,031,530	\$3,031,530	
2021	\$312,540	\$2,718,990	\$3,031,530	\$2,951,490	\$63,987.83
2020	\$312,540	\$2,370,640	\$2,683,180	\$2,683,180	\$57,907.86

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,031,530	\$3,031,530	\$3,031,530	\$3,031,530
Portability	0	0	0	0
Assessed/SOH	\$3,031,530	\$3,031,530	\$3,031,530	\$3,031,530
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	\$3,031,530	\$3,031,530	\$3,031,530	\$3,031,530

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/19/2021	WD-Q	\$4,400,000	117191356	\$6.00	52,090	SF
11/18/1997	WD	\$775,000	27365 / 679			
1/1/1993	WD	\$662,700	20465 / 585			
10/1/1991	WD	\$425,000				
6/1/1988	WD	\$1,125,000				
				Adj. Bldg. S.F. (Card, Sketch)		29825
				Eff./Act. Year Built: 1987/1986		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
3133 SW 25 LLC

Filing Information

Document Number	L21000048382
FEI/EIN Number	NONE
Date Filed	01/26/2021
Effective Date	01/26/2021
State	FL
Status	ACTIVE

Principal Address

2590 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Mailing Address

2590 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Registered Agent Name & Address

GLIKSHTEIN GAL, ASAF
2590 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

GLIKSHTEIN GAL, ASAF
2590 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Title MGR

SANCHEZ GAL, ANA M
2590 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

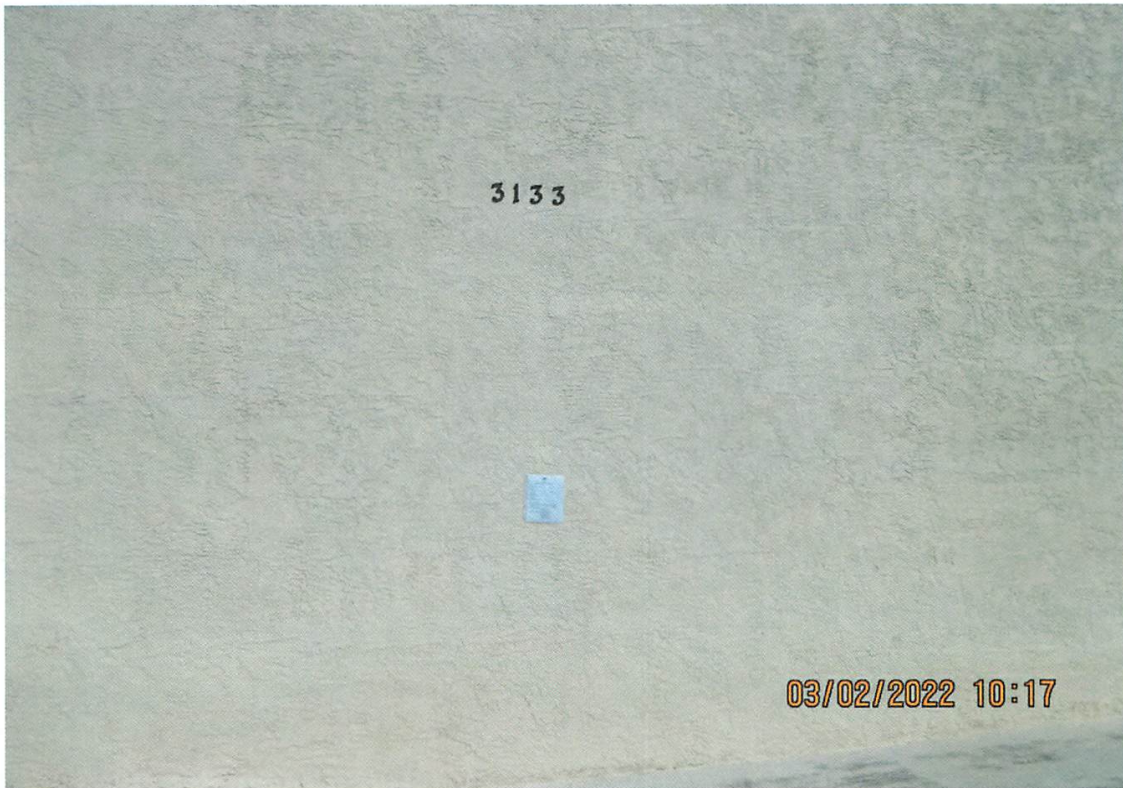
Document Images

[01/26/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 3133 SW 25 LLC) CASE NO. 6723
)
 Respondent)





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

3133 SW 25 LLC

3133 SW 25 ST
PEMBROKE PARK, FL 33009

Case #:

6723

Property Owner:

3133 SW 25 LLC

3133 SW 25 ST
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220080020

Legal Description:

WILPON PARK 114-31 B PARCEL A, WEST
1/2

AKA:

3133 SW 25 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 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(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.	27
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	27

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.	27
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)	27
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)	27
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	27
LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	27

All business tax receipts shall be issued by the Town upon payment of the business tax and compliance with the requirements of this Article. A list of all business tax receipts shall be preserved showing the date of issuance, name of the party to whom issued, the number of the business tax receipt, the nature of the business, profession or occupation licensed and the location of same, and the amount received.

(Ord. No. 58-2-1(#7), § 10, 2-4-58; Ord. No. 14-06-04, § 11, 6-11-14)

Operating without a business Tax License

The loading ramp is being demolished without a permit

The parking lot is being repaved and has new asphalt being added without a permit

To comply with these violations please take the following actions:

1) Halt all work immediately until you obtain a demolition permit and contact the building department at (954) 966-4600 EXT-182)

2) Halt all work immediately and obtain a demolition permit along with a zoning permit and contact the building department at (954) 966-4600 EXT-182)

3) Obtain your business tax receipt by contacting Michelle Grooms (954) 966-4600 EXT-214)

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 March, 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

3/1/2022



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

Sent To:

3133 SW 25 LLC
3133 SW 25 ST
PEMBROKE PARK, FL 33009

Case #:

6723

Date:

2/7/2022 12:00:00 AM

Property Owner:

3133 SW 25 LLC
3133 SW 25 ST
PEMBROKE PARK, FL 33009

Property Description:

514220080020

Legal Description:

WILPON PARK 114-31 B PARCEL A, WEST
1/2

AKA:

3133 SW 25 ST, PEMBROKE PARK, FL
33009

Mailing Purposes Only



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: 3133 SW 25 LLC
3133 SW 25 ST
PEMBROKE PARK, FL 33009

Case #: 6723

Date: 02/07/2022

Property Owner: 3133 SW 25 LLC
3133 SW 25 ST
PEMBROKE PARK, FL 33009

Property Description: 514220080020

Certified Mail #:

Legal Description: WILPON PARK 114-31 B PARCEL A, WEST 1/2

AKA: 3133 SW 25 ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 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(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.	27
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	27
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.	27

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)	27
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)	27
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	27
LICENSES AND BUSINESS REGULATIONS	Sec. 15-180. - Sanctions for violation or noncompliance.	(a)Any person, firm or corporation who shall violate or fail to comply with any of the provisions of this article or any of the requirements thereof, shall be brought before the Special Master for a hearing. The Special Master may assess a fine and impose a lien to the maximum amount allowed by Town Ordinance and Florida Statute, or in the alternative, the violation may be brought before the Broward County Court. Each day such violation shall be permitted to exist shall constitute a separate offense. The owner/applicant of any building or premises, or part thereof, where anything in violation of these regulations shall be placed or shall exist, and any agent, person or corporation employed in connection therewith and who has assisted in the commission or any such violation may be guilty of a separate offense, and upon conviction, fined as provided by this article.(b)In addition to the imposition of a fine as set forth in the preceding subsection, the Special Master may either revoke or...	27

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-27. - Issuance;
list.

All business tax receipts shall be issued by the Town upon payment of the business tax and compliance with the requirements of this Article. A list of all business tax receipts shall be preserved showing the date of issuance, name of the party to whom issued, the number of the business tax receipt, the nature of the business, profession or occupation licensed and the location of same, and the amount received.

(Ord. No. 58-2-1(#7), § 10, 2-4-58; Ord. No. 14-06-04, § 11, 6-11-14)

27

Notes/Mean of Correction:

Operating without a business Tax License

The loading ramp is being demolished without a permit

The parking lot is being repaved and has new asphalt being added without a permit

To comply with these violations please take the following actions:

1) Halt all work immediately until you obtain a demolition permit and contact the building department at (954 966-4600 EXT-182)

2) Halt all work immediately and obtain a demolition permit along with a zoning permit and contact the building department at (954 966-4600 EXT-182)

3) Obtain your business tax receipt by contacting Michelle Grooms (954 966-4600 EXT-214)

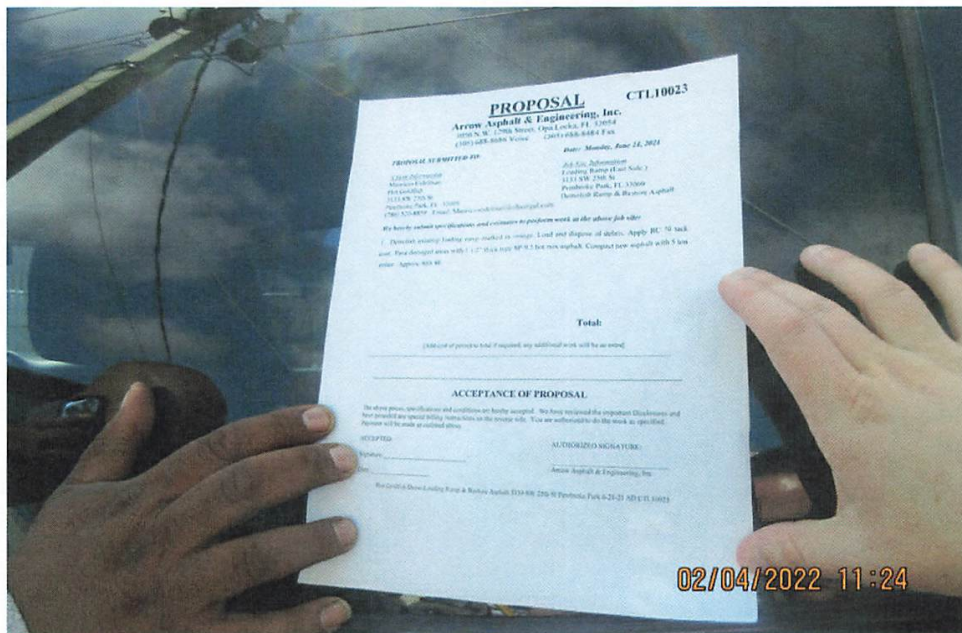
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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





Case Overview

Property/Incident Information

Owner	Address	Site Address
GLENWOOD CORT HOMEOWNERS ASSOC % PRECEDENCE PROPERTY MANAGEMENT	4613 N UNIVERSITY DR. #565 CORAL SPRINGS, FL 33067	3900 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6728	Date Next Inspection	3/16/2022
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Notes

The stop sign at the front of this complex is broken and needs to be replaced
 The entire parking lot is in disrepair and has potholes
 The entire parking lot needs to be re-striped
 To comply with these violations please take the following actions:
 1)Repair/Replace the stop sign
 2)Repair/Re-blacktop the entire parking lot/this will require a permit please contact the building department (954 966-4600 EXT-182)
 3)Re-stripe the entire parking lot and obtain a permit and inspections also contact the building department (954 966-4600 EXT-182)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2022		Notice of Violation	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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: 3/16/2022

7021 0350 0000 2802 3177

7021, 0350 0000 2802 3160

ESTD 2092 0000 0530 1202

Domestic Return Receipt



Site Address	3900 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 20 0410
Property Owner	GLENWOOD CORT HOMEOWNERS ASSOC % PRECEDENCE PROPERTY MANAGEMENT	Millage	0613
Mailing Address	4613 N UNIVERSITY DR. #565 CORAL SPRINGS FL 33067	Use	09
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PT TR 16 DESC AS,BEG AT SE COR TR 16,W 40,N 71.5,W 62.66,SLY 54.67,W 19.95,N 54.67,W 62.66,S 54.67,W 19.95,N 54.67,W 62.66,S 54.67,W 19.95,N 54.67,W 124.66, S 54.67,W 19.95,N 54.67,W 124.66 S 71.5,W 15.18,N 167.08,E 15,SLY 71.5,E 124.66,N 54.67,E 20,SLY 54.67,E 104,N 54.67,E 20,S 54.67 E 83.33,N 71.5,E 81.53,S 71.5, E 83.33,N 71.5,E 40,S 167.01 TO POB AKA: COMMON AREA FOR 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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement		Just / Market Value		Assessed / SOH Value		Tax
2022*	\$10			\$10		\$10		
2021	\$10			\$10		\$10		
2020	\$10			\$10		\$10		
2022* Exemptions and Taxable Values by Taxing Authority								
		County	School Board	Municipal	Independent			
Just Value		\$10	\$10	\$10	\$10			
Portability		0	0	0	0			
Assessed/SOH		\$10	\$10	\$10	\$10			
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 20		\$10	\$10	\$10	\$10			
Taxable		0	0	0	0			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/9/1979	QCD	\$1,750	8603 / 605	\$10	0.78	AC		
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
GLENWOOD CORT HOMEOWNERS ASSOC % PRECEDENCE PROPERTY MANAGEMENT	4613 N UNIVERSITY DR. #565 CORAL SPRINGS, FL 33067	3900 SW 52 AVE, PEMBROKE PARK, FL 33023
Legal Description		

Case Status	Open	Case #	6728	Date Next Inspection	3/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

The stop sign at the front of this complex is broken and needs to be replaced
 The entire parking lot is in disrepair and has potholes
 The entire parking lot needs to be re-stripped
 To comply with these violations please take the following actions:
 1)Repair/Replace the stop sign
 2)Repair/Re-blacktop the entire parking lot/this will require a permit please contact the building department (954 966-4600 EXT-182)
 3)Re-stripe the entire parking lot and obtain a permit and inspections also contact the building department (954 966-4600 EXT-182)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/8/2022		Notice of Violation	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022
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: 3/16/2022

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

NOV-6728.

Hasler FIRST-CLASS MAIL
02/08/2022
US POSTAGE \$000.53⁰
 ZIP 33023
011D10656696

Sent To:
GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT
4613 N UNIVERSITY DR. #565

Case #:
6728



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

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
02/27/2015 -- ANNUAL REPORT	View image in PDF format
03/21/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format

03/22/2011 -- ANNUAL REPORT	View image in PDF format
01/25/2010 -- ANNUAL REPORT	View image in PDF format
03/26/2009 -- ANNUAL REPORT	View image in PDF format
08/25/2008 -- ANNUAL REPORT	View image in PDF format
04/11/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
05/05/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
03/27/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
05/17/2001 -- ANNUAL REPORT	View image in PDF format
08/08/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
01/22/1998 -- ANNUAL REPORT	View image in PDF format
01/31/1997 -- ANNUAL REPORT	View image in PDF format
06/24/1996 -- ANNUAL REPORT	View image in PDF format
03/08/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GLENWOOD CORT HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY MANAGEMENT

CASE NO. 6728

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3900 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3900 SW 52 AVE, PEMBROKE PARK, FL 33023

I, Erik Richwagen HEREBY CERTIFY that I SERVED: GLENWOOD CORT HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY MANAGEMENT AT 11:11 A.M. ON THE 2 DAY OF MARCH 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

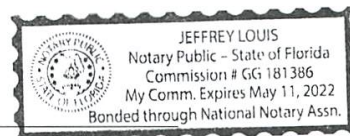
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

GLENWOOD CORT
 HOMEOWNERS ASSOC %
 PRECEDENCE PROPERTY
 MANAGEMENT

4613 N UNIVERSITY DR. #565
 CORAL SPRINGS, FL 33067

Case #:

6728

Property Owner:

GLENWOOD CORT
 HOMEOWNERS ASSOC %
 PRECEDENCE PROPERTY
 MANAGEMENT

4613 N UNIVERSITY DR. #565
 CORAL SPRINGS, FL 33067

Certified Mail #:**Property Description:**

514230200410

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
 PT TR 16 DESC AS,BEG AT SE COR TR
 16,W 40,N 71.5,W 62.66,SLY 54.67,W
 19.95,N 54.67,W 62.66,S 54.67,W 19.95,N
 54.67,W 62.66,S 54.67,W 19.95,N 54.67,W
 124.66, S 54.67,W 19.95,N 54.67,W 124.66
 S 71.5,W 15.18,N 167.08,E 15,SLY 71.5,E
 124.66,N 54.67,E 20,SLY 54.67,E 104,N
 54.67,E 20,S 54.67 E 83.33,N 71.5,E
 81.53,S 71.5, E 83.33,N 71.5,E 40,S 167.01
 TO POB AKA: COMMON AREA FOR
 GLENWOOD CORT TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2022 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(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. Stop sign needs to be repaired	28
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.	28

(Ord. No. 13-09-01, § 2, 9-11-13)

The stop sign at the front of this complex is broken and needs to be replaced

The entire parking lot is in disrepair and has potholes

The entire parking lot needs to be re-striped

To comply with these violations please take the following actions:

1)Repair/Replace the stop sign

2)Repair/Re-blacktop the entire parking lot/this will require a permit please contact the building department (954 966-4600 EXT-182)

3)Re-stripe the entire parking lot and obtain a permit and inspections also contact the building department (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 March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

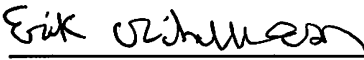
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Erik Richwagen

Code Enforcement Officer



3/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT

4613 N UNIVERSITY DR. #565
CORAL SPRINGS, FL 33067

Case #:

6728

Date:

02/08/2022

Property Owner:

GLENWOOD CORT
HOMEOWNERS ASSOC %
PRECEDENCE PROPERTY
MANAGEMENT

4613 N UNIVERSITY DR. #565
CORAL SPRINGS, FL 33067

Property Description:

514230200410

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PT TR 16 DESC AS,BEG AT SE COR TR
16,W 40,N 71.5,W 62.66,SLY 54.67,W
19.95,N 54.67,W 62.66,S 54.67,W 19.95,N
54.67,W 62.66,S 54.67,W 19.95,N 54.67,W
124.66, S 54.67,W 19.95,N 54.67,W 124.66
S 71.5,W 15.18,N 167.08,E 15,SLY 71.5,E
124.66,N 54.67,E 20,SLY 54.67,E 104,N
54.67,E 20,S 54.67 E 83.33,N 71.5,E
81.53,S 71.5, E 83.33,N 71.5,E 40,S 167.01
TO POB AKA: COMMON AREA FOR
GLENWOOD CORT TOWNHOMES

AKA:

3900 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/8/2022 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(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.	28
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.	28
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.	28

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

The stop sign at the front of this complex is broken and needs to be replaced

The entire parking lot is in disrepair and has potholes

The entire parking lot needs to be re-stripped

To comply with these violations please take the following actions:

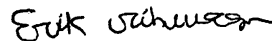
1)Repair/Replace the stop sign

2)Repair/Re-blacktop the entire parking lot/this will require a permit please contact the building department (954 966-4600 EXT-182)

3)Re-stripe the entire parking lot and obtain a permit and inspections also contact the building department (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.

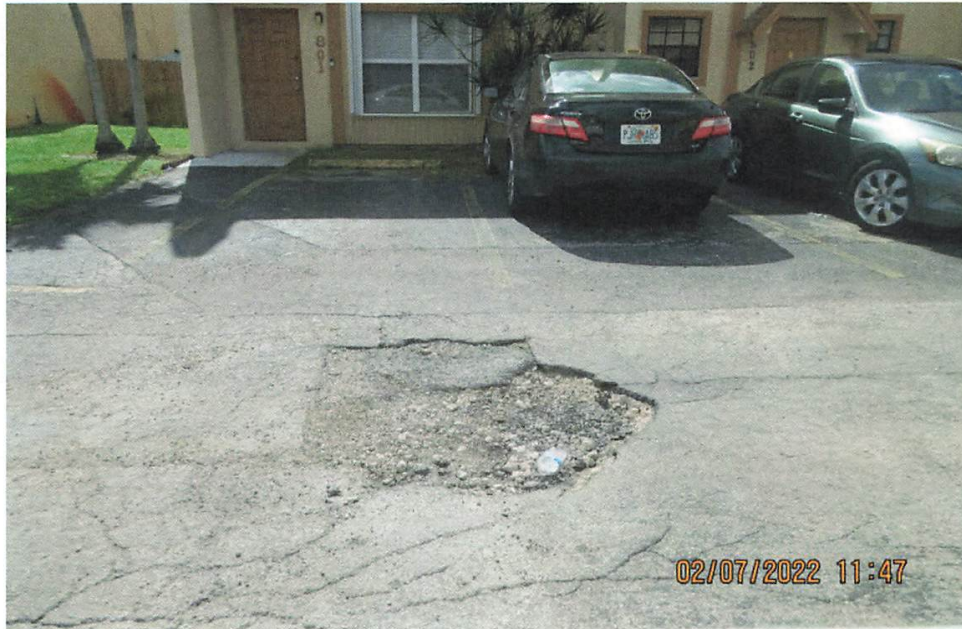
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Erik Richwagen
Code Enforcement Officer









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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6729
Petitioner,)
)
vs.)
PEMBROKE PARK AFFORDABLE)
HOUSING LTD)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3700 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK AFFORDABLE
HOUSING LTD

FOLIO NO.: 514230260010

LEGAL DESCRIPTION: OGLESBY PLAT 150-15 B TRACT A

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) 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). **WITHIN DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the

1 time specified, the Respondent(s) shall pay \$ _____ PER DIEM (PER DAY) FOR EACH
2 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
3 ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
4 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
5 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
6

7
8 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
9 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
10 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
11 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
12 DETERMINE IF COMPLIANCE HAS OCCURRED.
13

14
15 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
16 this 16th day of March 2022.
17

18
19
20 **TOWN OF PEMBROKE PARK**
21

22
23
24
25 _____
26 Rafael Suarez-Rivas, Special Magistrate
27

28
29 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
30 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
31

32
33 Certificate of Service
34

35 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
36 copy of this order was mailed through the United States Mail to the Respondent(s) at the
37 address set forth above in this Final Order on this _____ day of _____, 2022.
38
39
40

41
42 _____
43 Erik Richwagen
44 Code Enforcement Officer
45 Town of Pembroke Park
46 3150 SW 52 AVE
47 Pembroke Park, FL 33023
48
49
50

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK AFFORDABLE HOUSING LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	3700 SW 52 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6729	Date Next Inspection	3/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes

There is discoloration on the exterior building walls inside of this complex
 There are several areas throughout this complex with discoloration on the curbs
 The sidewalks inside this complex are discolored and in need of cleaning
 The stairwells inside this complex have discoloration on them
 The perimeter walls inside this complex have discoloration on them
 There are abandoned vehicles with no tags, expired tags or are in a state of disrepair being stored inside this complex
 To comply with these violations please take the following actions:
 1) Remove all discoloration from the exterior building walls
 2) Remove all discoloration from the curbs
 3) Remove all discoloration from the sidewalks
 4) Remove all discoloration from the stairwells
 5) Remove all discoloration from the perimeter walls
 6) Remove all abandoned vehicles from this complex. This includes expired tags, no tags and or vehicles in a state of disrepair

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/9/2022		Notice of Violation	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 3/16/2022
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: 3/16/2022

Case Overview

7019 1120 0000 9007 8139

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Domestic Mail Only

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

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

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PEMBROKE PARK AFFORDABLE
 HOUSING LTD/ (NOH-6729)
 7735 NW 146 ST #306
 MIAMI LAKES FL 33016

For Instructions

7021 0350 0000 2802 3108

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

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

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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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\$	

(NOH-6729)
 3700 SW 52 AVE
 PEMBROKE PARK, FL 33023

For Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	
\$	

SWEZY, LEWIS V
 (NOH-6729)
 7735 NW 146TH STREET, STE 306
 MIAMI LAKE, FL 33016

For Instructions

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

NOV-6729

Hasler

FIRST-CLASS MAIL

02/09/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK AFFORDABLE
HOUSING LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6729



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

Detail by Entity Name

Florida Limited Partnership

PEMBROKE PARK AFFORDABLE HOUSING, LTD.

Filing Information

Document Number A94000001650
FEI/EIN Number 65-0582174
Date Filed 12/06/1994
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 05/11/1999

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKE, FL 33016

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKE, FL 33016

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKE, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P94000088224

PEMBROKE PARK AFFORDABLE CORP.
7735 NW 146 Street Suite 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	06/23/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/14/2014 -- ANNUAL REPORT	View image in PDF format
04/09/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
02/29/2000 -- ANNUAL REPORT	View image in PDF format
05/11/1999 -- ANNUAL REPORT	View image in PDF format
04/02/1998 -- Amendment	View image in PDF format
04/02/1998 -- Contribution Change	View image in PDF format
12/26/1997 -- ANNUAL REPORT	View image in PDF format
11/12/1996 -- ANNUAL REPORT	View image in PDF format



Site Address	3700-3722 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 26 0010
Property Owner	PEMBROKE PARK AFFORDABLE HOUSING LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03
Abbr Legal Description	OGLESBY PLAT 150-15 B TRACT A		

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

* 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*	\$2,333,670	\$4,422,910	\$6,756,580	\$6,756,580				
2021	\$2,333,670	\$4,422,910	\$6,756,580	\$6,756,580	\$72,648.79			
2020	\$2,333,670	\$4,422,910	\$6,756,580	\$6,756,580	\$72,909.60			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$6,756,580	\$6,756,580	\$6,756,580	\$6,756,580				
Portability	0	0	0	0				
Assessed/SOH	\$6,756,580	\$6,756,580	\$6,756,580	\$6,756,580				
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				
Affordable Housing	\$6,756,580	\$6,756,580	\$6,756,580	\$6,756,580				
Taxable	0	0	0	0				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/30/1997	DRR	\$807,000	27082 / 617	\$5.00	437,114	SF		
1/30/1997	WD	\$393,000	25969 / 27	\$5.00	29,620	SF		
				Adj. Bldg. S.F. (Card, Sketch)		138392		
				Units		176		
				Eff./Act. Year Built: 1999/1998				
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.)

)

PEMBROKE PARK AFFORDABLE HOUSING LTD

CASE NO. 6729

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3700 SW 52 AVE, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3700 SW 52 AVE, PEMBROKE PARK, FL 33023

I, Erik Richwagen HEREBY CERTIFY that I SERVED: PEMBROKE PARK AFFORDABLE HOUSING LTD AT
10:41 A.M. ON THE 2 DAY OF MARCH 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

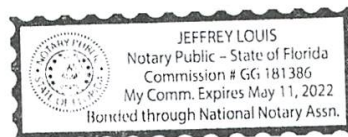
STATE OF FLORIDA
COUNTY OF BROWARD

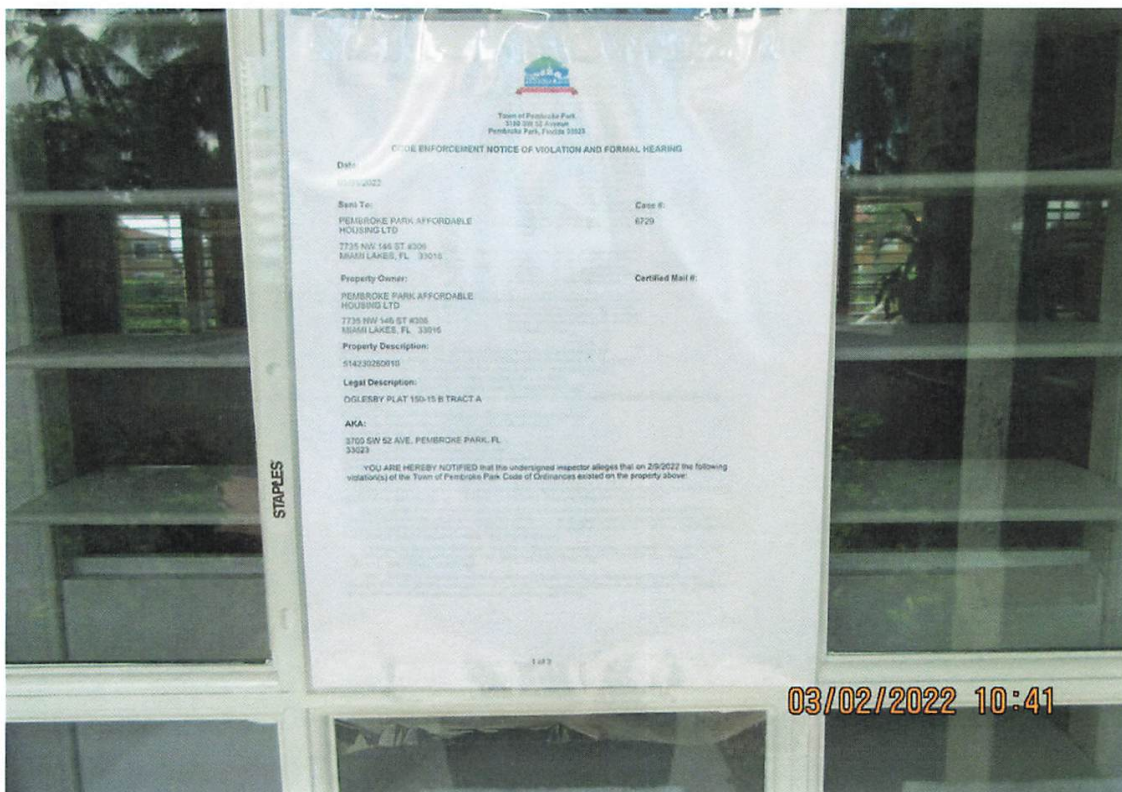
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

PEMBROKE PARK AFFORDABLE
HOUSING LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6729

Property Owner:

PEMBROKE PARK AFFORDABLE
HOUSING LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230260010

Legal Description:

OGLESBY PLAT 150-15 B TRACT A

AKA:

3700 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2022 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.	28
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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.	28

There is discoloration on the exterior building walls inside of this complex
There are several areas throughout this complex with discoloration on the curbs
The sidewalks inside this complex are discolored and in need of cleaning
The stairwells inside this complex have discoloration on them
The perimeter walls inside this complex have discoloration on them
There are abandoned vehicles with no tags, expired tags or are in a state of disrepair being stored inside this complex

To comply with these violations please take the following actions:

- 1) Remove all discoloration from the exterior building walls
- 2) Remove all discoloration from the curbs
- 3) Remove all discoloration from the sidewalks
- 4) Remove all discoloration from the stairwells
- 5) Remove all discoloration from the perimeter walls
- 6) Remove all abandoned vehicles from this complex. This includes expired tags, no tags and or vehicles in a state of disrepair

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 March, 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.

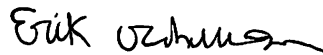
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



3/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE PARK AFFORDABLE HOUSING LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	6729	02/09/2022
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK AFFORDABLE HOUSING LTD 7735 NW 146 ST #306 MIAMI LAKES, FL 33016	514230260010	
Legal Description:	AKA:	
OGLESBY PLAT 150-15 B TRACT A	3700 SW 52 AVE, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2022 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.	28
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.	28

Notes/Mean of Correction:

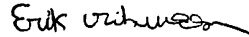
There is discoloration on the exterior building walls inside of this complex
There are several areas throughout this complex with discoloration on the curbs
The sidewalks inside this complex are discolored and in need of cleaning
The stairwells inside this complex have discoloration on them
The perimeter walls inside this complex have discoloration on them
There are abandoned vehicles with no tags, expired tags or are in a state of disrepair being stored inside
this complex

To comply with these violations please take the following actions:

- 1) Remove all discoloration from the exterior building walls
- 2) Remove all discoloration from the curbs
- 3) Remove all discoloration from the sidewalks
- 4) Remove all discoloration from the stairwells
- 5) Remove all discoloration from the perimeter walls
- 6) Remove all abandoned vehicles from this complex. This includes expired tags, no tags and or vehicles
in a state of disrepair

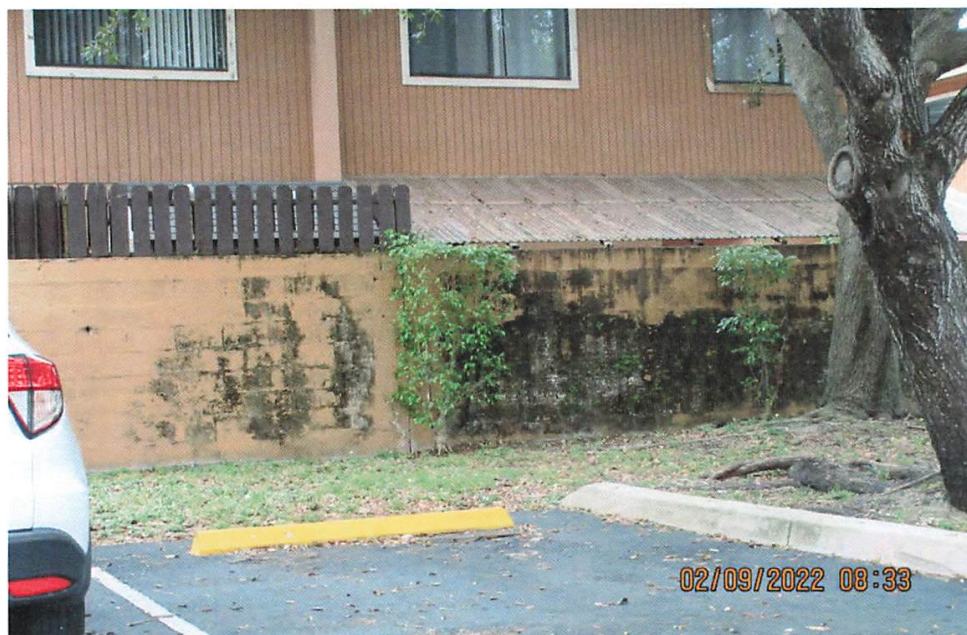
*If the referenced violations are corrected within the number of days noted above from the date of
issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.*

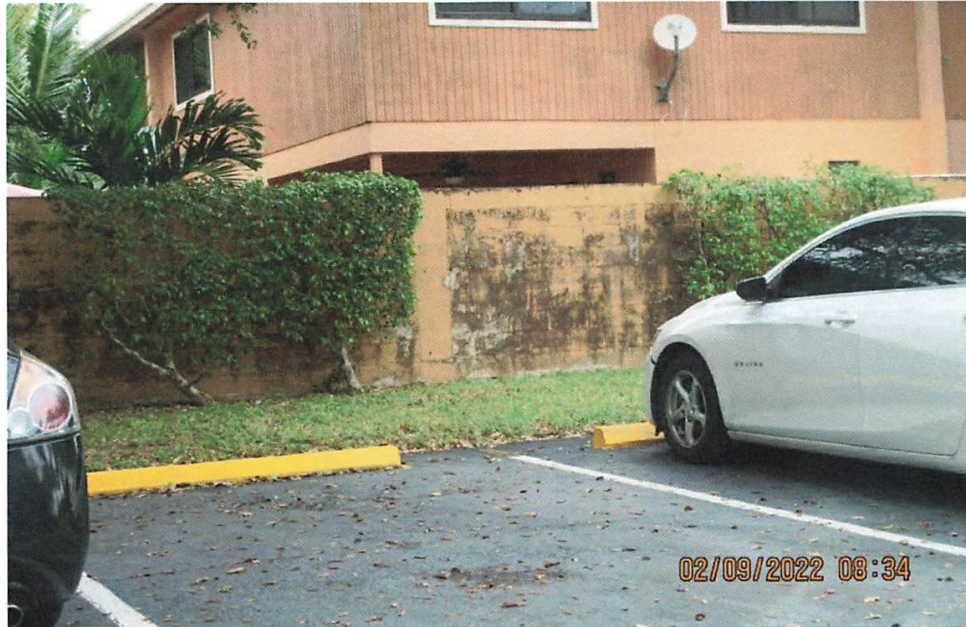
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by
the date and time specified above, you will be required to appear at the prosecution of this matter before
the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of
Ordinances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

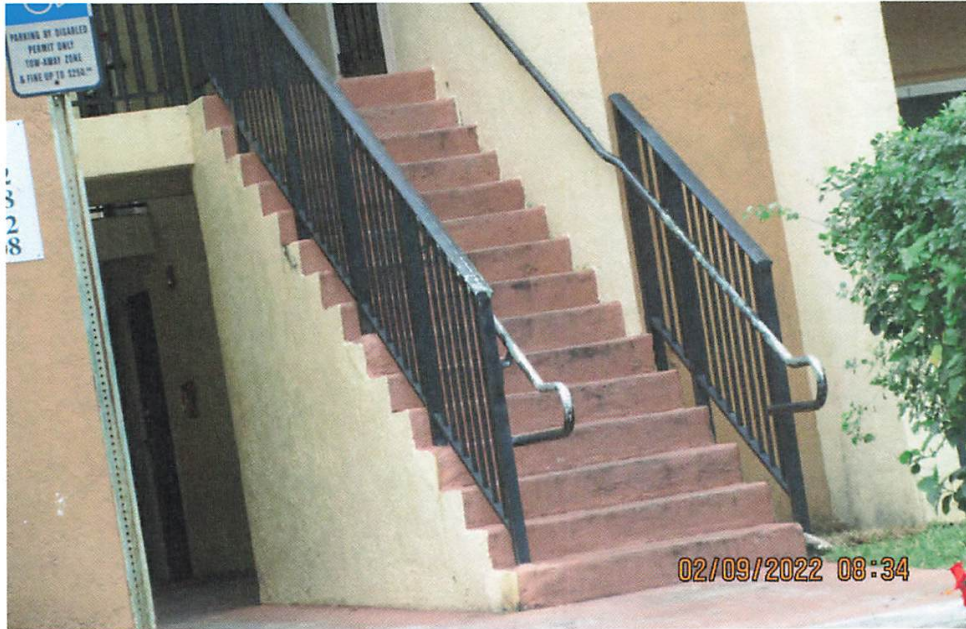


Erik Richwagen
Code Enforcement Officer









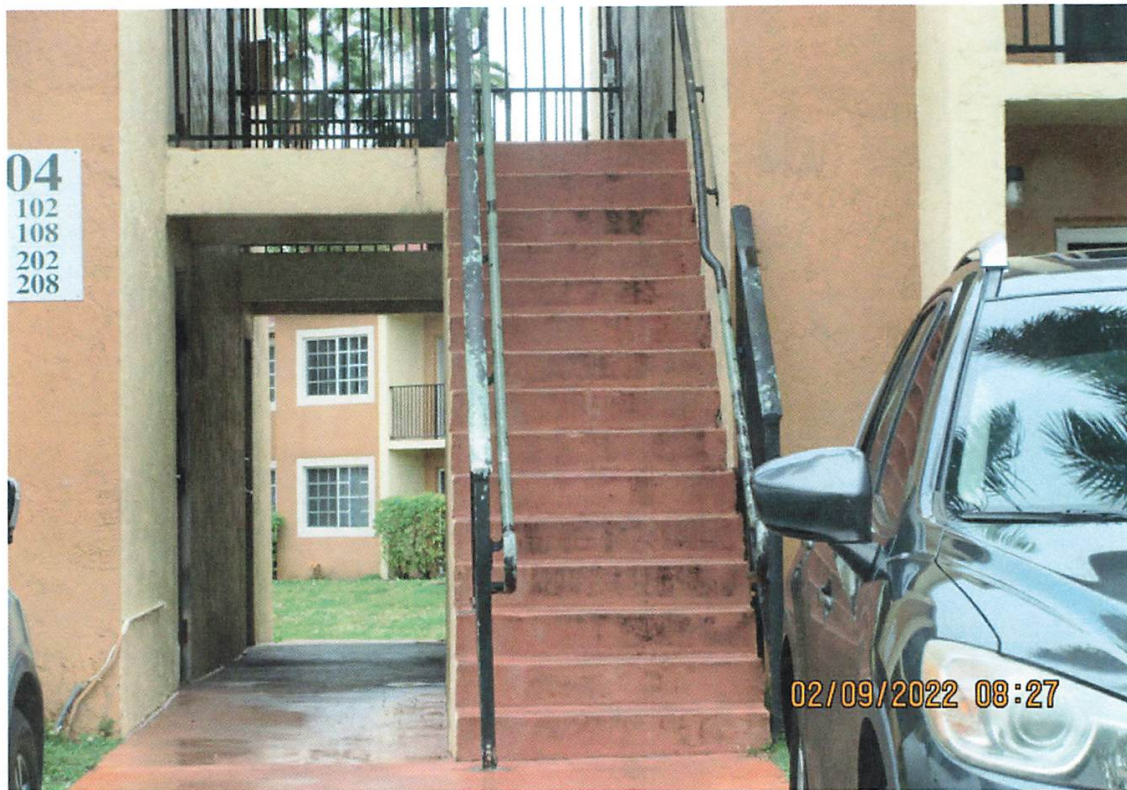












Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE GARDENS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	3701 SW 48 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6731	Date Next Inspection	3/16/2022
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Notes

There are several overgrown trees throughout this complex
 The stairs inside of this complex are discolored and in need of cleaning
 The sidewalk inside of this complex has discoloration
 There is trash scattered all throughout this complex
 There is discoloration on the exterior building walls
 There are abandoned vehicles being stored inside of this complex. Abandoned vehicles are those with expired tags/no tags/vehicles in a state of disrepair
 To comply with these violations please take the following actions:
 1)Trim all overgrown trees inside this complex
 2)Remove all discoloration from the stairwells
 3)Remove all discoloration from the sidewalks
 4)Remove all trash inside this complex
 5)Remove all discoloration from the exterior walls of this buildings
 6)Remove all abandoned vehicles inside this complex

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/9/2022		Notice of Violation	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Completed
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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/16/2022

Case Overview

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: 3/16/2022
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: 3/16/2022
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: 3/16/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/16/2022

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 (NOH-6731)
 3701 SW 48 AVE
 PEMBROKE PARK, FL 33009

Postmark Here

For Instructions

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 To \$
 From \$
 St \$
 City \$
 State \$
 ZIP \$
 (NOH-6731)
 PEMBROKE GARDENS LTD
 7735 NW 146 ST #306
 MIAMI LAKES FL 33016

Postmark Here

For Instructions

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

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 (NOH-6731)
 7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Postmark Here

For Instructions

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

2. Article Number (Transfer from service label)
 9590 9402 6379 0303 8579 71

1. Article Addressed to:
 (NOH-6731)
 3701 SW 48 AVE
 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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) ☒ X

C. Date of Delivery

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

3. Service Type

☐ Adult Signature Restricted Delivery
☐ Adult Signature Restricted Delivery
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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

NOV-6731

Hasler

FIRST-CLASS MAIL

02/09/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6731



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

Detail by Entity Name

Florida Limited Partnership
PEMBROKE GARDENS, LTD.

Filing Information

Document Number	A98000001849
FEI/EIN Number	65-0859159
Date Filed	07/31/1998
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	04/13/1999
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P98000062496

PEMBROKE GARDENS, INC.

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	06/23/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- REINSTATEMENT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Contribution Change	View image in PDF format
12/29/1998 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- Domestic LP	View image in PDF format



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 695 of 806

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE GARDENS LTD

CASE NO. 6731

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3701 SW 48 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3701 SW 48 AVE, PEMBROKE PARK, FL 33009

I, Erik Richwagen HEREBY CERTIFY that I SERVED: PEMBROKE GARDENS LTD AT 10:56
A.M. ON THE 2 DAY OF MARCH 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

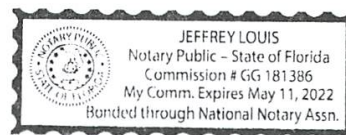
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known OR Produced Identification
Type of Identification Produced





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6731

Property Owner:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130261

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23-B;23-C;23-E & 24-A LESS W 15
FOR RD

AKA:

3701 SW 48 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2022 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.	28

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There are several overgrown trees throughout this complex
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There is trash scattered all throughout this complex
There is discoloration on the exterior building walls
There are abandoned vehicles being stored inside of this complex. Abandoned vehicles are those with expired tags/no tags/vehicles in a state of disrepair
To comply with these violations please take the following actions:
1)Trim all overgrown trees inside this complex
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4)Remove all trash inside this complex
5)Remove all discoloration from the exterior walls of this buildings
6)Remove all abandoned vehicles inside this complex

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 March, 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.

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

Erik Richwagen

Code Enforcement Officer

3/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/01/2022

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7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

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LOT 23-B;23-C;23-E & 24-A LESS W 15
FOR RD

AKA:

3701 SW 48 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2022 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.	28

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.	28
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.	9
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
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.	28
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)	28
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)	7

There are several overgrown trees throughout this complex
The stairs inside of this complex are discolored and in need of cleaning
The sidewalk inside of this complex has discoloration
There is trash scattered all throughout this complex
There is discoloration on the exterior building walls
There are abandoned vehicles being stored inside of this complex. Abandoned vehicles are those with expired tags/no tags/vehicles in a state of disrepair
To comply with these violations please take the following actions:
1)Trim all overgrown trees inside this complex
2)Remove all discoloration from the stairwells
3)Remove all discoloration from the sidewalks
4)Remove all trash inside this complex
5)Remove all discoloration from the exterior walls of this buildings
6)Remove all abandoned vehicles inside this complex

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 March, 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.

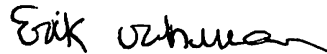
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



3/1/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #: 6731

Date: 02/09/2022

Property Owner: PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Property Description: 514230130261

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 23-B;23-C;23-E & 24-A LESS W 15
FOR RD

AKA: 3701 SW 48 AVE, PEMBROKE PARK, FL
33009

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Notes/Mean of Correction:

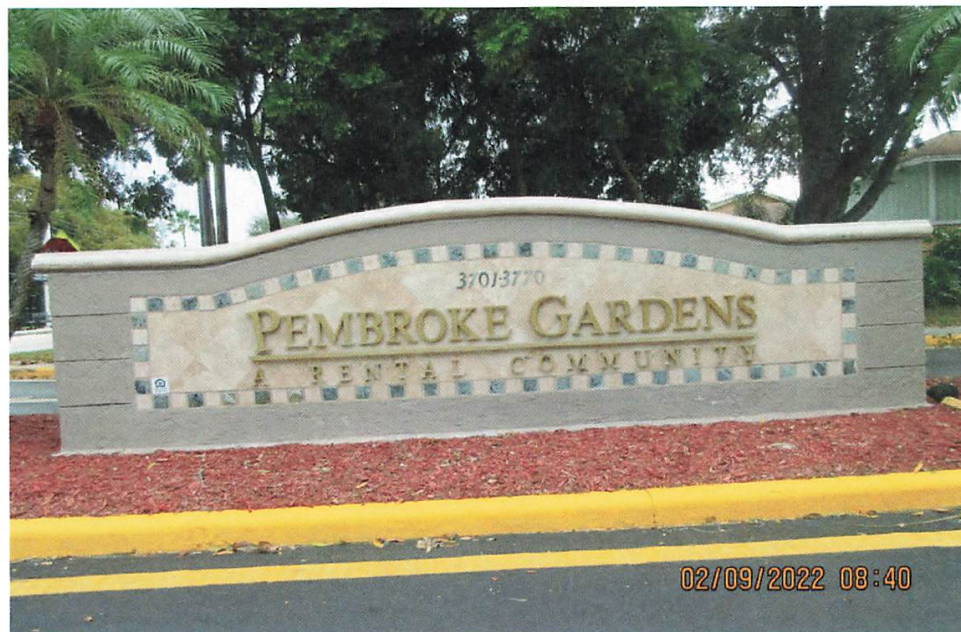
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Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 ST, Bay 658

Legal Description

Case Status Open **Case #** 4475 **Date Next Inspection** 3/16/2022

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/17/2019		Notice of Violation	Hand/Regular Mail
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$46,300.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$46,400.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$46,400.00

Town of Pembroke Park

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



INVOICE

DATE: March 14, 2022
INVOICE # 429
FOR:

Case # 4475
PEMBROKE PARK
WAREHOUSES
HOLDING/NEVILLE SHEPARD
3120 SW 19 ST, PEMBROKE
PARK, FL 33009 -3140 SW 19 St,
Bay 658

Bill To:

PEMBROKE PARK
WAREHOUSES
HOLDING/NEVILLE SHEPARD
3120 SW 19 ST, PEMBROKE
PARK, FL 33009 -3140 SW 19
St, Bay 658

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Final Order 08/22/2019		
1	Admin Fee	\$ 100.00	\$ 100.00
926	Day(s) of Per Diem from (09/2/2019-03/16/2022)	\$ 50.00	\$ 46,300.00
Balance			\$ 46,400.00

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

THANK YOU FOR YOUR BUSINESS!

7021 0350 0000 2802 4624

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
Postage \$ Total Postage	PEMBROKE PARK WAREHOUSES HOLDING/ NOH #5366, #5376, #5377, #5387/ HCF #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4617

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Postage \$ Total Postage	PEMBROKE PARK WAREHOUSES HOLDING/ NOH #5366, #5376, #5377, #5387/ HCF #4475 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4600

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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 USPS
Postage \$ Total Postage	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4594

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$	Postmark Here USPS
Postage \$ Total Postage	PEMBROKE PARK WAREHOUSES HOLDING/NEVILLE SHEPHERD NOH #4475 3130 PEMBROKE RD, BAY 658 PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
PEMBROKE PARK WAREHOUSES HOLDING/NEVILLE SHEPHERD NOH #4475 3130 PEMBROKE RD, BAY 658 PEMBROKE PARK, FL 33009	B. Received by (Printed Name) C. Date of Delivery
9590 9402 6921 1104 8050 14 2 Article Number (Transfer from service label) 7021 0350 0000 2802 4594	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
PS Form 3811, July 2020 PSN 7530-02-000-9053	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

FIRST-CLASS MAIL

Hasler

04/24/2019

US POSTAGE \$000.50



ZIP 33023
011D10656696

NO OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Neville Shephard
3130 Pembroke Rd, Bay 658
Pembroke Park, FL 33009
Nov #4475

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

PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
NOH #4471, #4405, #4469, #4504,
#4475

Postmark Here

7018 2290 0000 5950 5634

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

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

Postage \$
Total Postage \$
Sent To \$
Street and Apt. No. \$
City, State, ZIP \$

Neville Shephard
3130 Pembroke Road, #658
Pembroke Park, FL 33009
NOH 4475

Postmark Here

7018 2290 0000 5950 5467

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

PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504,
#4475

Postmark Here

7019 1120 0000 9007 2571

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

Certified Mail Fee \$
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Postage \$
Total Postage and \$
Sent To \$
Street and Apt. No. \$
City, State, ZIP+4 \$

Neville Shephard
3130 Pembroke Road, #658
Pembroke Park, FL 33009
F.O. 4475

Postmark Here

7016 3560 0000 5023 1964

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746 F.O. #4471, #4405, #4469, #4504, #4475		A. Signature ☒ Adult Signature ☐ Agent ☐ Adult Signature Restricted Delivery ☐ Addressee B. Received by (Printed Name) Leslie LORING C. Date of Delivery 07/08/19 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 4839 9032 7073 52 7019 1120 0000 9007 2571 PS Form 3811, July 2015 PSN 7530 02-000-9053		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)
NEVILLE SHEPHERD)

CASE NO. 4475

Respondent

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

TO BE SERVED: 3140 SW 19 STREET, BAY 658, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

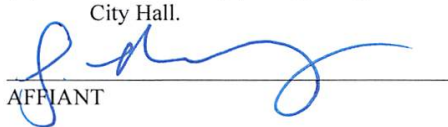
ADDRESS: 3140 SW 19 STREET, BAY 658, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/
NEVILLE SHEPHERD AT 03:50 P.M. ON THE 4 DAY OF MARCH 2022.

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

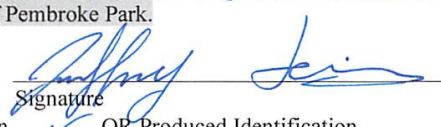
T Y P E O F S E R V I C E

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

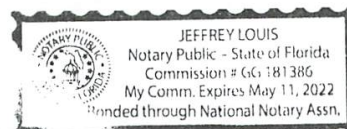

AFFIANT

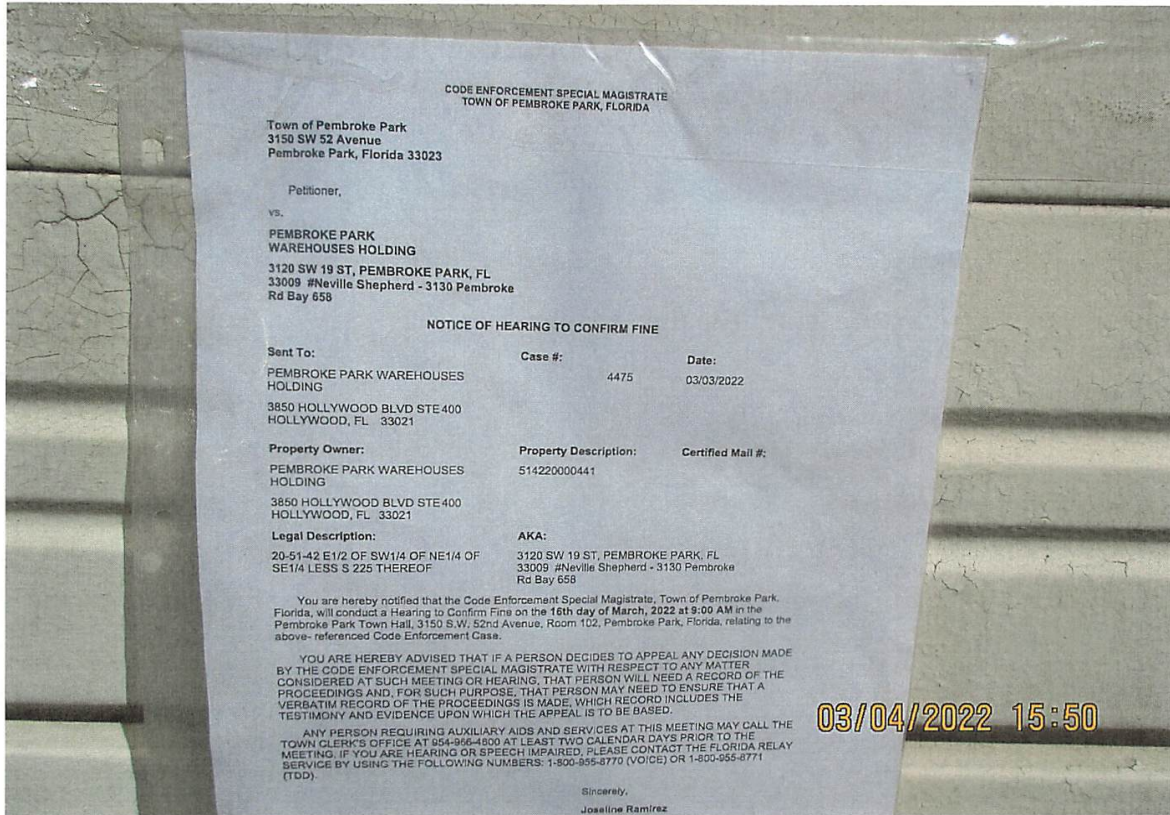
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 3, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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









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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4475

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Neville Shepherd - 3130 Pembroke
Rd Bay 658

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		\$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any ot...	9/1/2019		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:


 NATASHA JOSEPH
 CLERK
 CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
 TOWN OF PEMBROKE PARK, FLORIDA


 ROBERT JANZER
 CHAIRPERSON
 CODE ENFORCEMENT BOARD

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4475

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF
SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL
33009 #Neville Shepherd - 3130 Pembroke
Rd Bay 658

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.

Acct: 099700

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis


8/6/2019

Customer #

Options

Billing Statement

Applications

Requirements

Fees

Notes

Inspection

Permits

Display Permits

Print Screen

Print Application

Print Inspection Form

3130 PEMB RD, 404

Customer # 099700 Account # 78706 Business Name NEVILLE SHEPHERD

☒ Certificate of Use Permit
 ☐ Alarm Permit
 ☒ Business Tax Permit

7/1/2014 12:00:00 AM

7/1/2014 12:00:00 AM

Changed By	Date Changed	Permit Type	Status
No records to display.			

	Town of Pembroke Park Business Tax Department	3150 SW 52nd Ave Pembroke Park FL 33023 Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186
---	--	--

Customer Number **099700**

APPLICATION FORM

Application Category: Upholstery

Application Date: 5/7/2012

Business Owner Information (Residential Usage)

Business Name: NEVILLE SHEPHERD _____

Business Owner/Corporation/Partnership: _____

Business Address: 3130 PEMB RD, 404 _____

City/State/Zip: Pembroke Park/ FL /33023 _____

Business Phone: _____ Other Phone: _____ Fax #: _____

E-Mail: _____ Contact Person's Name: _____

Parcel Information

Folio Number: _____ Legal Description: _____

Prior Use: _____

Current Use: _____

Contact Information

Name: _____

Mailing Address: 10517 VISTA PINES LOOP _____

City / State / Zip: CLERMONT FL 34711 _____

Business Description:

UPHOLSTERY/MANF FURNITURE

Limitations:

(NO OUTDOOR STORAGE/DISPLAY)

Customer # Find Clear

3130 PEMB RD, 404

Options Customer # 099700 Account # 78706 Business Name NEVILLE SHEPHERD

Billing Statement Applications

Requirements Alarm Billing Statement

Save Delete

Fees New Account Statement Invoice # Fiscal Year Fee Quantity Amount Tran #

Add Fees

Display Fees

Renewal Statement

P and D Statement

Print Screen

Print Application

Print Inspection Form

Notes

Inspections

Permits

Invoice #	Fiscal Year	Fee	Quantity	Amount	Tran #
97222	FY 2020	Business Tax - Deferred Billing	105.00	105.00	
98012	FY 2020	Certificate Of Use - Deferred Billing	52.50	52.50	
86384	FY 2019	Certificate Of Use - Deferred Billing	52.50	52.50	
86903	FY 2019	Business Tax - Deferred Billing	105.00	105.00	
98779	FY 2019	Penalty Fee / Late Charges	39.38	39.38	
98780	FY 2019	Penalty Fee / Late Charges	250.00	250.00	
65816	FY 2018	Business Tax - Deferred Billing	105.00	105.00	
66300	FY 2018	Certificate Of Use - Deferred Billing	52.50	52.50	
79326	FY 2018	Penalty Fee / Late Charges	59.42	59.42	
79327	FY 2018	Penalty Fee / Late Charges	250.00	250.00	
64357	FY 2017	Penalty Fee / Late Charges	39.38	39.38	
64358	FY 2017	Penalty Fee / Late Charges	250.00	250.00	
64943	FY 2017	Building Dpt Inspection Fee - Business Tax	50.00	50.00	
67939	FY 2017	Annual Fire Department Inspection	160.00	160.00	
84139	FY 2017	Credit Bldg Dept. Insp. Fee - Buss Tax	50.00	-50.00	
84140	FY 2017	Credit Penalty Fee/Late Charges	250.00	-250.00	
55826	FY 2017	Certificate Of Use - Deferred Billing	52.50	52.50	11080
55827	FY 2017	Business Tax - Deferred Billing	105.00	105.00	11080
84135	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84136	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84137	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84138	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
53535	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53536	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53537	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53538	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53533	FY 2016	Penalty Fee / Late Charges	42.84	42.84	11080
53534	FY 2016	Penalty Fee / Late Charges	50.00	50.00	11081
47433	FY 2016	Certificate Of Use - Deferred Billing	52.50	52.50	8009
47432	FY 2016	Business Tax - Deferred Billing	105.00	105.00	9080
37780	FY 2015	Business Tax - Deferred Billing	105.00	105.00	6971
37781	FY 2015	Certificate Of Use - Deferred Billing	52.50	52.50	6971

	43111		FY 2015	Penalty Fee / Late Charges	39.37	39.37	<u>9080</u>
	39267		FY 2014	Business Tax - Current Year	52.50	52.50	<u>6971</u>
	39268		FY 2014	Penalty Fee / Late Charges	13.13	13.13	<u>6971</u>
	39269		FY 2014	Penalty Fee / Late Charges	39.38	39.38	<u>6971</u>
	39272		FY 2014	Penalty Fee / Late Charges	250.00	250.00	<u>8008</u>
	39270		FY 2014	Penalty Fee / Late Charges	55.61	55.61	<u>9080</u>
	39271		FY 2014	Penalty Fee / Late Charges	39.38	39.38	<u>9080</u>

Amount Paid: \$ 1054.37 Amount Due: \$ 1271.02



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

CODE ENFORCEMENT NOTICE OF VIOLATION

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

Case #: 4475

Date: 04/17/2019

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

Property Description: 514220000441

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

AKA: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

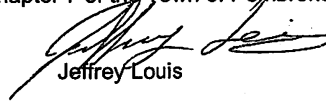
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first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

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

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.


Jeffrey Louis

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186



**ANNUAL BILLING
STATEMENT**

NEVILLE SHEPHERD
 10517 VISTA PINES LOOP
 CLERMONT FL 34711

ACCOUNT NO.
099700

DATE
6/29/2018

BUSINESS DESCRIPTION

UPHOLSTERY/MANF FURNITURE
 (NO OUTDOOR STORAGE/DISPLAY)

BUSINESS ADDRESS
 3130 PEMB RD, 404

DATE	DESCRIPTION	AMOUNT
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#2)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#3)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#4)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (pymt#5)	
FY 2017	Penalty Fee / Late Charges	39.38
	- Del. Penalty-Jan. 1st	
FY 2017	Penalty Fee / Late Charges	250.00
	- Pen.Fee(Town Code 15-40c) 2016-17	
FY 2017	Building Dpt Inspection Fee	50.00
	- Insp Fee@ Unit#405	
FY 2018	Business Tax	105.00
FY 2018	Certificate Of Use	52.50
FY 2017	Annual Fire Department Inspection	160.00
	- Annual Inspection Fee	
FY 2018	Penalty Fee / Late Charges	59.42

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	SUB-TOTAL	\$824.14
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%		
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st	PLEASE PAY	\$824.14
an additional penalty of \$250.00 will be imposed (P.P. Code 15-40c)		

\$824.14 Jan. 1 \$863.52 + Penalty - Mar. 1 \$250.00 Total Due \$1,113.52

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186



	- Del. Penalty-Jan 1	
FY 2018	Penalty Fee / Late Charges	250.00
	- Penalty Fee-Mar 1(Town Code 15-40c)	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2017	Credit Bldg Dept. Insp. Fee	-50.00
	-	
FY 2017	Credit Penalty Fee/Late Charges	-250.00
	-	
FY 2019	Certificate Of Use	52.50
FY 2019	Business Tax	105.00
FY 2016	Penalty Fee / Late Charges	0.34
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#1)	

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	SUB-TOTAL	\$824.14
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)		
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%		
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st	PLEASE PAY	\$824.14
<u>an additional penalty of \$250.00 will be imposed (P.P. Code 15-40c)</u>		



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Neville Shepherd DATE 4/17 20 19

SITE ADDRESS 3130 Pembroke Rd Bay 658

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- | | |
|--|---|
| ☐ STOP ALL WORK | ☐ APPROVED PLAN NOT BEING FOLLOWED |
| ☐ NO BUILDING PERMIT | ☐ PERMIT NOT ON JOB |
| ☐ VIOLATION OF FLORIDA BUILDING CODE # _____ | ☐ APPROVED PLAN NOT ON JOB |
| ☒ VIOLATION OF TOWN ORDINANCE # <u>15-17/15-24</u> | ☐ RE-INSPECTION FEE* |
| ☐ NFPA # _____ | |

COMMENTS No Current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate

Acct# 099700

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

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

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

**TOWN HALL
966-4600**

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

Jeffrey Lewis
INSPECTOR

EXT. # 213

2019/04/17 13:00:2

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Hasler

04/24/2019

US POSTAGE \$001.60⁰



ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021
NOV #4465, #4468, #4469, #4470,
#4471, #4472, #4473, #4475 ,# 4474



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48

Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

[illegible]

Case Overview

Property/Incident Information

Owner	Address	Site Address
AXS Points	1128 S Powerline Rd Deerfield Beach, FL 33442	4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	4560	Date Next Inspection	3/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes STOP WORK ORDER. AXS Points, third party for Comcast, was jack and boring, trenching and installing cable without Building Permit. AXS Points must obtain permit from Building Department (954)966-4600, ext 211/227

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/21/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
7/1/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
9/30/2021	10/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 3/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 3/16/2022

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,458.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$28,550.50

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,558.50

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

AXS POINTS

Respondent

AFFIDAVIT OF SERVICE

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AXS POINTS AT 11:04 A.M. ON THE 4 DAY OF MARCH 2022.

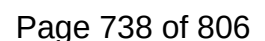
TYPE OF SERVICE

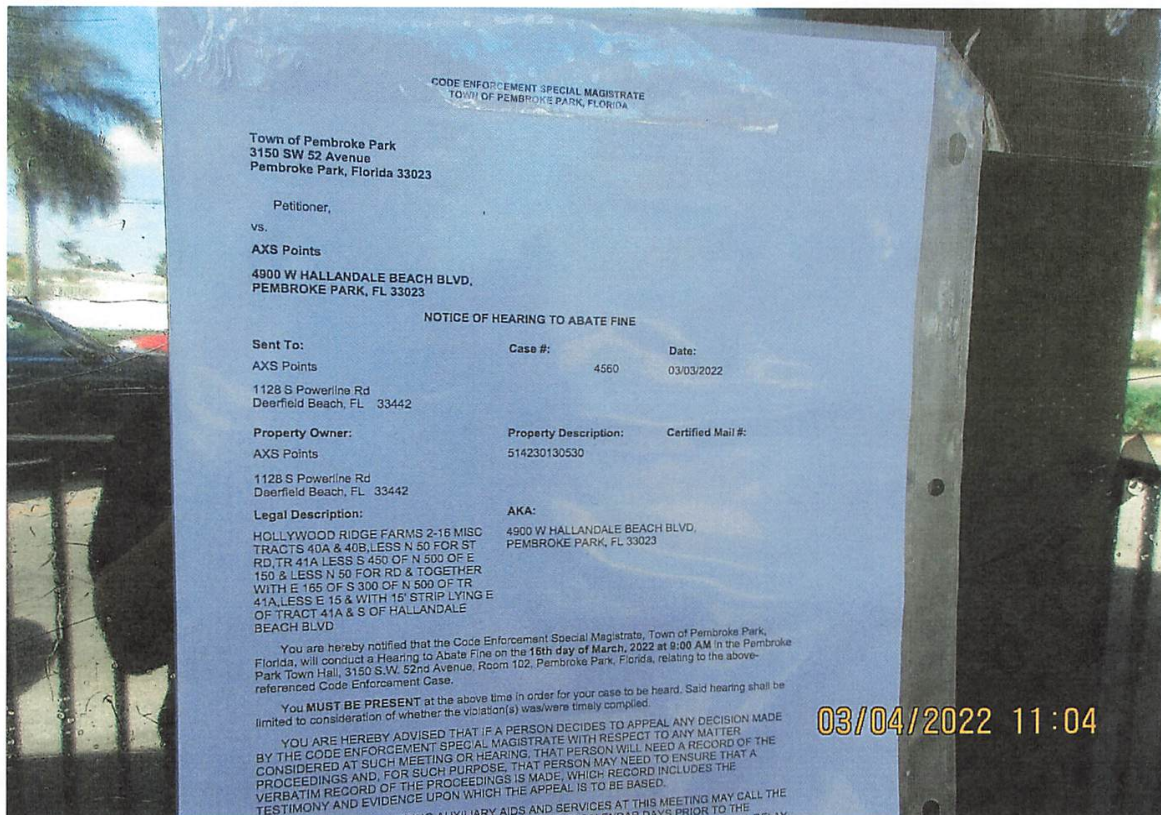
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature [Signature]
 Personally Known ✓ OR Produced Identification _____
 Type of Identification Produced _____





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☐ Adult Signature Restricted Delivery	\$

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Total Postage and
 \$

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 AXS POINTS OF FLORIDA, LLC
 HAF #4560
 1128 S POWERLINE RD.
 DEERFIELD BEACH, FL 33442

City, State, ZIP+4®
 PS Form 3800, A

MAR - 3 2022
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 AXS POINTS OF FLORIDA, LLC
 HAF #4560
 1901 INDUSTRIAL DRIVE
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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
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Sent To
 AXS POINTS OF FLORIDA, LLC
 CT CORPORATION SYSTEM
 HAF #4560
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

City, State, ZIP+4®
 PS Form 3800, A

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

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

Postage
 \$

Total Postage and
 \$

Sent To
 AXS POINTS/KOINONIA WORSHIP
 CENTER & VILLAGE INC/ HAF #4560
 4900 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®
 PS Form 3800, A

MAR - 3 2022
 Postmark Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X 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
1. Article Addressed to: AXS POINTS/KOINONIA WORSHIP CENTER & VILLAGE INC/ HAF #4560 4900 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
9590 9402 6379 0303 8496 62 7021 0350 0000 2802 4242	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> B. Received by (Printed Name) Raldy Farouk C. Date of Delivery 3-7-22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: AXS POINTS OF FLORIDA, LLC HAF #4560 1128 S POWERLINE RD. DEERFIELD BEACH, FL 33442	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
9590 9402 6379 0303 8495 94 7021 0350 0000 2802 4228	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X B. Received by (Printed Name) CT CORPORATION C. Date of Delivery MAR 07 2022 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: AXS POINTS OF FLORIDA, LLC CT CORPORATION SYSTEM HAF #4560 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
9590 9402 6379 0303 8495 87 7021 0350 0000 2802 4235	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☒ Addressee <i>X CK -19 1202</i>													
AXS POINTS OF FLORIDA, LLC HAF #4560 1901 INDUSTRIAL DRIVE LIBERTYVILLE, IL 60048		B. Received by (Printed Name) <i>AXS</i>	C. Date of Delivery 3-7-22												
9590 9402 6379 0303 8489 24		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
2 Article Number (Transfer from service label) 7021 0350 0000 2802 4211		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
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☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt													

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

AXS Points

**4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
AXS Points	4560	03/03/2022
1128 S Powerline Rd Deerfield Beach, FL 33442		
Property Owner:	Property Description:	Certified Mail #:
AXS Points	514230130530	
1128 S Powerline Rd Deerfield Beach, FL 33442		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B, LESS N 50 FOR ST RD, TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 165 OF S 300 OF N 500 OF TR 41A, LESS E 15 & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD	4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of March, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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



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

Detail by Entity Name

Florida Limited Liability Company
AXS POINTS OF FLORIDA, LLC

Filing Information

Document Number	L13000170869
FEI/EIN Number	46-4315099
Date Filed	12/10/2013
Effective Date	12/10/2013
State	FL
Status	ACTIVE

Principal Address

2131 Saddlecreek Ridge Ct
CHESTERFIELD, MO 63005

Changed: 01/17/2017

Mailing Address

1901 Industrial Drive
Libertyville, IL 60048

Changed: 01/27/2022

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

MCCARTHY, AMY L
349 Adam Court
Cary, IL 60013

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	02/03/2021

2022

01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
02/09/2016 -- ANNUAL REPORT	View image in PDF format
03/14/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
12/10/2013 -- Florida Limited Liability	View image in PDF format



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

Page 747 of 806

Joseline Ramirez

From: Jim Lovig <jlovig@axspoints.net>
Sent: Tuesday, February 8, 2022 10:57 AM
To: Joseline Ramirez
Subject: RE: Case 4560
Attachments: image001.png

Good morning Joseline, as we all are aware this case has been going on for quite some time. I will try and put down dates and times.

We received the FDOT permit (2019-H-491-00202) in 2019 we and also the company that does our permitting were not aware that we needed a Pembroke Park permit to work on private property. After you stopped us we immediately applied for Pembroke Park permit. We received the permit (1910364-0) 2020. We called and set up the meeting for 4/27/20 with Miriam and was told on site that she would close out the permit. We thought that permit was closed until we received the letter from you. We then received a letter on 3.23.2021 for the hearing on 4.13.21. At the hearing our case number was not on the agenda I asked the woman at the table outside and she went inside and came out with Melissa Anderson who said that she was the town attorney. She explained that we did everything that was asked of us and would we pay the \$100 Admin fee which we agreed to and again left thinking everything was taken care of. We then received another letter from you stating that the case was still on going and that another hearing date for 10.20.21. At this time we had to apply for a new permit as old one had expired we received the new permit (2111335-0) and again we called and set up appointment to meet onsite for final review with Miriam and again she said she would close out the permit. After a few days I called Jeffery to verify permit was closed only to find out it was not. Jeffery was very helpful in closing out the permit for us on 12.06.21.

Please let me know if there is any other information that you may need.

Thank you

Jim Lovig

Operations Manager

Axs Points

1128 S Powerline Rd

Deerfield Beach Fl 33442

561-767-6970

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Monday, February 7, 2022 8:42 AM
To: Jim Lovig <jlovig@axspoints.net>
Subject: RE: Case 4560

Good morning Jim,

Your email has been received. I hope your shoulder gets better.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

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

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

From: Jim Lovig <jlovig@axspoints.net>
Sent: Friday, February 4, 2022 3:26 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Re: Case 4560

Joselin, I will have the email to you with all the dates over the weekend. I kinda fell and broke my shoulder in a couple places. Sorry for the delay.

Jim

On Tue, Feb 1, 2022, 7:03 PM Joseline Ramirez <jramirez@tppfl.gov> wrote:

Good evening Mr. Lovig,

Please be advised that if you would like to mitigate the fine for case 4560, you have to submit a formal letter requesting the mitigation of fines and the reasons why. Otherwise, I will have to impose a lien.

Thank you for your attention to this matter.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

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

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2111335-0**

Job Address:

**4900 W HALLANDALE BEACH
BLVD**

Job Name: KOINONIA WORSHIP CENTER & VILLAGE INC

Permit Status: Permit Complete

Permit Issued Date: 11/18/2021 9:40:55 AM

Submitted Into Plan Review Date: 10/28/2021 2:53:18 PM

Application Date: 10/28/2021 2:23:53 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 21 Day(s)

Required Disciplines

Discipline	Status	Date
ENGINEERING	Pending	



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5910 FAX



BUILDING PERMIT APPLICATION

2111335

PERMIT NO.

ENG-94462

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ENGINEERING					
JOB NAME: KOINONIA WORSHIP CENTER & VILLAGE INC					
JOB ADDRESS: 4900 W HALLANDALE BEACH BLVD					
OWNER NAME: KOINONIA WORSHIP CENTER & VILLAGE INC					
OWNER ADDRESS: 4900 HALLANDALE BEACH BLVD					
CITY: PEMBROKE PARK					
PHONE: 9549642901		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: AXS POINTS OF FLORIDA LLC..					
MAIL ADDRESS: 1128 S POWERLINE RD					
CITY STATE ZIP: DEERFIELD BEACH FL 33442					
PHONE: 5617676970		FAX:		EMAIL: JLOVIG@AXSPOINTS.NET	
CERT. COMPETENCY: ES12001151			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL		PROPOSED USE: COMMERCIAL	
FOLIO NUMBER: 514230130530			SUBDIVISION: 0		
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0		BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 12445		SQ.FT. / L.F.: 0			
DESCRIBE WORK: install 1245' of 2" HDPE conduit with coaxial cable for CATV service					
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 (2111335-0)

Event ID	Inspection	Inspection Date	Status
Engineering Inspection			
98673	Final	12/6/2021	Pass
all seven boxed were installed			

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 4560

vs.

AXS POINTS
AXS POINTS OF FLORIDA, LLC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: AXS POINTS OF FLORIDA, LLC, 1128 S POWERLINE RD, DEERFIELD BEACH, FL, 33442

FOLIO NO.: 5142 30 13 0530

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(b); 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$26,200.00 (TWENTY SIX THOUSAND TWO 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:

HOLLYWOOD RIDGE FARMS 2-16 MISC TRACTS 40A & 40B, LESS N 50 FOR ST RD, TR 41A LESS S 450 OF N 500 OF E 150 & LESS N 50 FOR RD & TOGETHER WITH E 165 OF S 300 OF N 500 OF TR 41A, LESS E 15 & WITH 15' STRIP LYING E OF TRACT 41A & S OF HALLANDALE BEACH BLVD

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 20th day of October 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

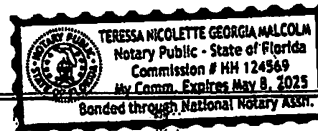
STATE OF FLORIDA
COUNTY OF BROWARD

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, 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:

10/20/2021, 2021.


Notary Public, state of Florida



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

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of Oct, 2021.

Nazly Cardona CA.

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 BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4560

Petitioner,

vs.

AXS Points

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

FOLIO: 514230130530

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
TRACTS 40A & 40B, LESS N 50 FOR ST
RD, TR 41A LESS S 450 OF N 500 OF E
150 & LESS N 50 FOR RD & TOGETHER
WITH E 165 OF S 300 OF N 500 OF TR
41A, LESS E 15 & WITH 15' STRIP LYING E
OF TRACT 41A & S OF HALLANDALE
BEACH BLVD

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Completed	Daily Fine
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 s...	2/22/2020		\$50.00
BUILDING AND BUILDING REGULATIONS...	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13 -89) ...	2/22/2020		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

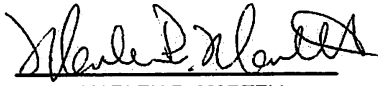
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this January 23, 2020

ATTEST:


MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA


ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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



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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

Case #:

4560

Petitioner,

vs.

AXS Points

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 4900 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

FOLIO: 514230130530

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC
TRACTS 40A & 40B, LESS N 50 FOR ST
RD, TR 41A LESS S 450 OF N 500 OF E
150 & LESS N 50 FOR RD & TOGETHER
WITH E 165 OF S 300 OF N 500 OF TR
41A, LESS E 15 & WITH 15' STRIP LYING E
OF TRACT 41A & S OF HALLANDALE
BEACH BLVD

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property, held Thursday, January 23, 2020, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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 s...	2/22/2020		\$50.00
BUILDING AND BUILDING REGULATIONS...	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13 -89) ...	2/22/2020		\$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to \$500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of \$100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

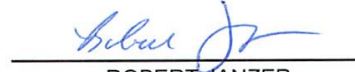
DONE AND ORDERED this January 23, 2020

ATTEST:



MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA



ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FANFAN,CATHERINE S & DANIEL	3911 SW 52 AVE PEMBROKE PARK, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe

Legal Description

Case Status Closed **Case #** 5142

Notes

1. A/C replacement done without permit. Obtain permits & inspections.
2. Electrical work on backend of home done without permits. Obtain permits & inspections. Per owner, it belongs to the neighbor.
3. Wooden fence in need of maintenance - (i.e. wash, repair, paint, etc.). Re-inspection required.
4. Exterior walls require paint job. Re-inspection required.
5. Roof tiles missing in front of home - Replace with new tiles. Re-inspection required.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/18/2020		Notice of Violation	Regular Mail
8/31/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
12/2/2021		Affidavit of Non-Compliance	
1/3/2022	1/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/2/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	12/2/2021

Fines

Fine Type	Section	Fine Type	Date Completed	Total Fine
Individual Violation		Individual Violation	12/2/2021	\$900.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$1,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,000.00

7021 0350 0000 2802 4587

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

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

OFFICIAL USE

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

PS Form 3800, April 2010 PSN 7530-02-000-9047 See reverse for instructions

PARK POINTE HOMEOWNERS ASSOCIATION, INC. C/O STRANDED CONCEPTS L.L.C/HCF #5142
19821 NW 2ND AVE BOX 373
MIAMI GARDENS, FL 33169

Postmark Here

7021 0350 0000 2802 4570

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

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

PS Form 3800, April 2010 PSN 7530-02-000-9047 See reverse for instructions

CATHERINE FANFAN
HAF #5142
3911 SW 52 AVE, BLDG 5, UNIT 3
PEMBROKE PARK, FL 33023

Postmark Here

7021 0350 0000 2802 2071

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

PS Form 3800

Postmark Here

FEB 18 2022

UNIVERSITY POSTAL RETAIL STORE 33024

USPS

C/o Stranded Concepts L.L.C.
 HCF #5142
 19821 NW 2nd Ave Box 373
 Miami Gardens, FL 33169

7021 0350 0000 2802 2064

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage \$

Sent To

Street and Apt.

City, State, ZIP

PS Form 3800

Postmark Here

FEB 18 2022

UNIVERSITY POSTAL RETAIL STORE 33024

USPS

Catherine FanFan
 HCF #5142
 3911 SW 52 AVE, Bldg 5, Unit 3
 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.

C/o Stranded Concepts L.L.C.
 HCF #5142
 19821 NW 2nd Ave Box 373
 Miami Gardens, FL 33169



9590 9402 6379 0303 8592 10

2 Article Number (Transfer from service label)

7021 0350 0000 2802 2071

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee

X *[Signature]*

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

[Signature] 2/24/22

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

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.

Catherine FanFan
 HCF #5142
 3911 SW 52 AVE, Bldg 5, Unit 3
 Pembroke Park, FL 33023



9590 9402 6379 0303 8577 59

2 Article Number (Transfer from service label)

7021 0350 0000 2802 2064

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee

X *[Signature]*

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

[Signature]

D. Is delivery address different from item 1? ☐ Yes ☒ No

If YES, enter delivery address below:

3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

FANFAN, CATHERINE S & DANIEL)

CASE NO. 5142

Respondent

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

TO BE SERVED: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FANFAN, CATHERINE S & DANIEL AT 10:48 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

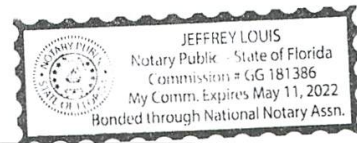
J. Ramirez
AFFIANT

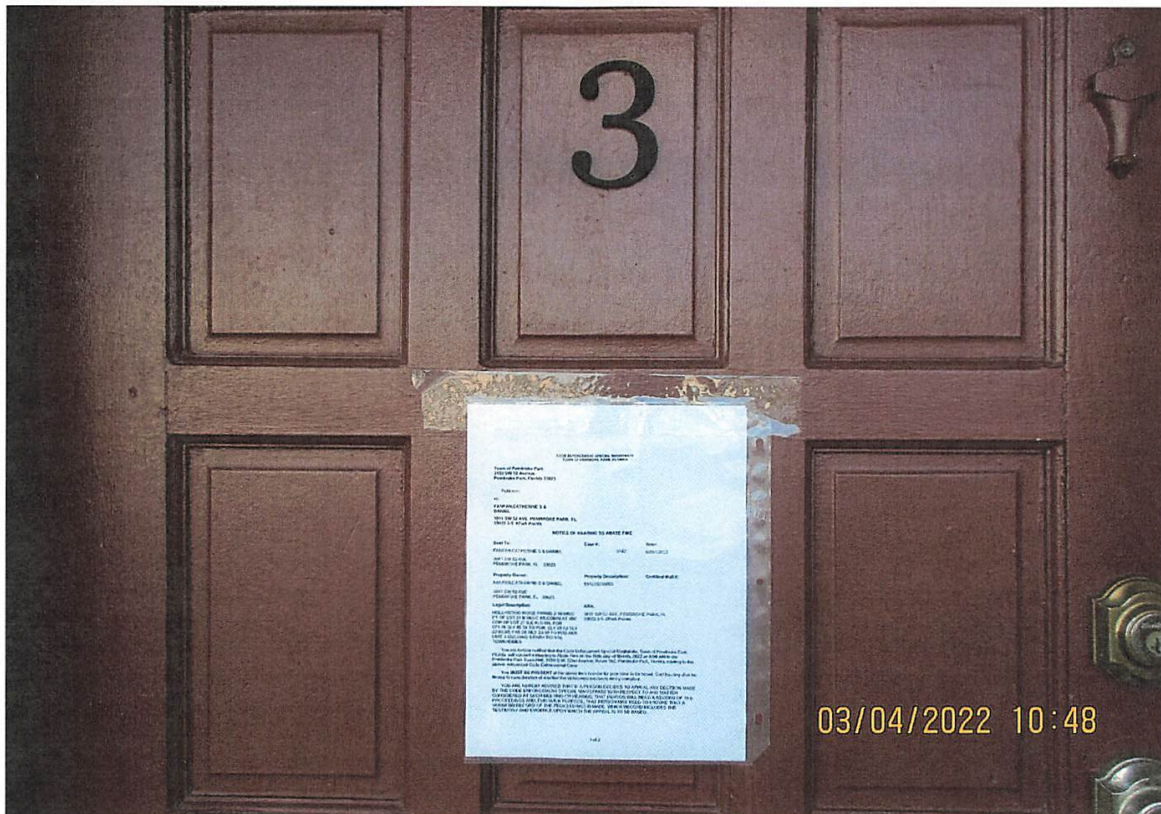
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FANFAN, CATHERINE S &
DANIEL
3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Pointe

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
FANFAN, CATHERINE S & DANIEL 3911 SW 52 AVE PEMBROKE PARK, FL 33023	5142	03/01/2022
Property Owner:	Property Description:	Certified Mail #:
FANFAN, CATHERINE S & DANIEL 3911 SW 52 AVE PEMBROKE PARK, FL 33023	514230240053	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS COMM AT NW COR OF LOT 21 B E ALG NLY FOR 571.78 SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 10th day of March, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the

03/04/2022 10:48

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FANFAN, CATHERINE S &
DANIEL

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 3-5 #Park Pointe

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
FANFAN, CATHERINE S & DANIEL	5142	03/01/2022
3911 SW 52 AVE PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
FANFAN, CATHERINE S & DANIEL	514230240053	
3911 SW 52 AVE PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 3-5 #Park Pointe	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of March, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **5142**

vs.

FANFAN, CATHERINE S & DANIEL
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 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 compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3911 SW 52 AVE, BLDG 5, UNIT 3, PEMBROKE PARK, FL

PROPERTY OWNER: FANFAN, CATHERINE S & DANIEL, 3911 SW 52 AVE, BLDG 5, UNIT 3, PEMBROKE PARK, FL

FOLIO NO.: 5142 30 24 0053

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 CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(o); 5-105; 5-2(a)(b). 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 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 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 **\$1,000.00** (ONE THOUSAND 00/100 DOLLARS) as of the date of this hearing.

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

**HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC
AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO
POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3
BUILDING 5 PARK POINTE TOWNHOMES**

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 16th day of February 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

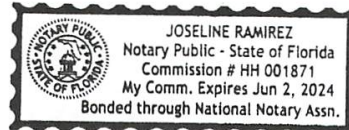
STATE OF FLORIDA
COUNTY OF BROWARD

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

2/16, 2022.


Notary Public, state of Florida



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

Certificate of Service

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 February, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5142
Petitioner,)
)
vs.)
)
CATHERINE S & DANIEL FANFAN)
Respondent(s))

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3911 SW 52 AVENUE, BLDG 5 UNIT 3, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: CATHERINE S & DANIEL FANAN, 3911 SW 52 AVENUE, BLDG 5 UNIT 3, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 24 0053

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS, COMM AT NW COR OF LOT 21 B, E ALG N/L FOR 571.78, SLY 85.59 TO POB, ELY 65.63, SLY 22.00, WLY 65.59, NLY 22.00 TO POB AKA: UNIT 3 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(o); 5-105; 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(o); 5-105; 5-2(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of September 2021.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15th day of September, 2021.



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

02/25/2022

Fanfan, Catherine & Daniel
3911 SW 52nd Ave Bldg. 5 Unit 3
(786)273-0338
Mirmasis1966@gmail.com
Fanfanmiami@aol.com

Town of Pembroke Park, Florida
Petitioner,
(954) 966-4600
Folio No.:5142 30 24 0053

To Whom It May Concern,

To start, we want to apologize for the misunderstanding regarding the time frame confusion for failing to comply within the period the Town of Pembroke Park requested to complete the task violation. The final order that was entered on September fifteenth, two thousand twenty-one, we truly thought it was ninety days, we did not realize we had sixty days. Again it is a misunderstanding from our part, we never had any intentions not to follow or to violate the rules of this Town.

The municipality is there to making sure all the laws and rules are followed for the good standing and the safety of our community. As we stated at the beginning it was all a misunderstanding, our outmost sincere apologies, we did follow all the instruction as far as trying to be in compliance. Again we believe in hierarchy of rules instructions in laws.

We do understand the special Magistrate found that we, the respondent has complied with the final order and has also considered the facts and circumstances relating to this case, and accordingly the special Magistrate hereby confirms the fine of \$1000.00 (One Thousand 00/100 Dollars). We are on a hardship, we are barely making ends meet, my husband has been out of work over two and a half years suffering from a mild stroke. Things getting more expensive on a daily basis, the economy is crippling, inflation is the new vocabulary due to the Covid-19 pandemic. We truly want to move forward with this matter that is the reason why we are requesting to please abate, remove all the fees so we can breathe a little bit better since we did obey and complied with The City Ordonnance of Pembroke Park.

Please kindly accept our request. We look forward working with our code chief enforcement officers, and our City councils for the betterness of our Town.

Yours faithfully,

Fanfan Catherine and Daniel

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, December 16, 2021 11:38 AM
To: fanfanmiami@aol.com
Subject: Case 5142

Good morning Ms. Fan Fan,

As discussed this morning, the special magistrate gave an order to comply within 60 days from the date of the formal hearing. I confirmed by watching the video, click the link below and begin at the 1:13 mark.

[CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING AGENDA - Sep 15 2021 - Agenda - Html \(civicweb.net\)](#)

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

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

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
2250 WAREHOUSE LLC	21214 NE 32 PL Aventura, FL 33180	2250 SW 30 AVE, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6158

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation. For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Certified Mail
9/17/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
12/23/2021		Affidavit of Compliance	Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	12/23/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	12/23/2021	\$12,250.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$12,350.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00

Case Overview

	Fees Outstanding	\$12,350.00
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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 2250 WAREHOUSE LLC NOH #6158 2250 SW 30 AVENUE, PEMBROKE PARK FL 33021		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4266		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8496 48		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <i>Contractors</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: DEGAETA, RONALD NOH #6158 20815 NE 16 AVE., SUITE B17 MIAMI, FL 33179		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4273		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 6379 0303 8589 47		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0000 2802 4273

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

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Total Postage at

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Sent To

Street and Apt. #

City, State, ZIP+4

PS Form 3800,

DEGAETA, RONALD

NOH #6158

20815 NE 16 AVE., SUITE B17

MIAMI, FL 33179



7021 0350 0000 2802 4266

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) \$
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Street and Apt. #

City, State, ZIP+4

PS Form 3800,

2250 WAREHOUSE LLC

NOH #6158

2250 SW 30 AVENUE,

PEMBROKE PARK FL 33021



7021 0350 0000 2802 4280

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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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Street and Apt. #

City, State, ZIP+4

PS Form 3800,

2250 WAREHOUSE LLC

NOH #6158

21214 NE 32 PL

AVENTURA, FL 33180



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

2250 WAREHOUSE LLC

**2250 SW 30 AVE, PEMBROKE PARK, FL
33021**

NOTICE OF HEARING TO ABATE FINE

Sent To:

Case #:

Date:

2250 WAREHOUSE LLC

6158

03/01/2022

21214 NE 32 PL
Aventura, FL 33180

Property Owner:

Property Description:

Certified Mail #:

2250 WAREHOUSE LLC

514221010117

21214 NE 32 PL
Aventura, FL 33180

Legal Description:

AKA:

SUB OF 21-51-42 B-13 D LOT 2 S 110 OF
N 430 LESS E 40 LYING W OF ST RD R/W
BLK 13

2250 SW 30 AVE, PEMBROKE PARK, FL
33021

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of March, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2250 SW 30 AVENUE, PEMBROKE PARK FL 33021	ID #	5142 21 01 0117
Property Owner	2250 WAREHOUSE LLC	Millage	0613
Mailing Address	21214 NE 32 PL AVENTURA FL 33180	Use	48
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13		

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

* 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*	\$157,590	\$684,440	\$842,030	\$842,030	
2021	\$157,590	\$684,440	\$842,030	\$842,030	\$18,107.53
2020	\$157,590	\$686,150	\$843,740	\$843,740	\$18,209.42

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$842,030	\$842,030	\$842,030	\$842,030
Portability	0	0	0	0
Assessed/SOH	\$842,030	\$842,030	\$842,030	\$842,030
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	\$842,030	\$842,030	\$842,030	\$842,030

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/6/2016	QCD-T	\$100	113467069	\$9.00	17,510	SF
10/8/2015	WD-Q	\$845,000	113281557			
2/9/2008	QCD-T	\$100	45109 / 1647			
10/15/2004	QCD	\$100	38427 / 1554			
2/13/1997	WD	\$100	26307 / 739			
				Adj. Bldg. S.F. (Card, Sketch)		7812
				Eff./Act. Year Built: 1981/1980		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
2250 WAREHOUSE, LLC

Filing Information

Document Number	L15000154429
FEI/EIN Number	47-5418188
Date Filed	09/09/2015
Effective Date	09/04/2015
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/10/2015
Event Effective Date	NONE

Principal Address

20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Changed: 05/01/2019

Mailing Address

PO Box 800619
Aventura, FL 33180

Changed: 05/01/2019

Registered Agent Name & Address

DEGAETA, RONALD
20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Address Changed: 05/01/2019

Authorized Person(s) Detail

Name & Address

Title MGR

BROMBERG, CLARA

20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Title MGR

Brom Bros Property Management LLC
20815 NE 16 AVE.
SUITE B17
MIAMI, FL 33179

Title Authorized representative

Bromberg, Oscar Asher
21214 ne 32 pl
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2019	05/01/2019
2020	06/29/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
06/29/2020 -- ANNUAL REPORT	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
11/10/2015 -- LC Amendment and Name Change	View image in PDF format
09/09/2015 -- Florida Limited Liability	View image in PDF format

Joseline Ramirez

From: Miguel Nunez
Sent: Tuesday, January 4, 2022 9:17 AM
To: asher bromberg
Cc: Joseline Ramirez
Subject: RE: Request for hearing on fees for 40 years inspection Oscar Bromberg

Good morning Mr. Bromberg,

It was a pleasure to speak with you this morning; I will place your email in the file and by copy, will ask Ms. Ramirez to placed in the next available Special Magistrate Hearing on the case #6158 .

Regards.



Miguel A. Núñez, MPA, CBO, CFM.

Building Official

P: (954) 966-4600 • **F:** (954) 966-5310 / mnunez@tppfl.gov

Town of Pembroke Park / Building Department

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

-----Original Message-----

From: asher bromberg <asherbrom@gmail.com>
Sent: Tuesday, January 4, 2022 8:53 AM
To: Miguel Nunez <mnunez@tppfl.gov>
Subject: Request for hearing on fees for 40 years inspection Oscar Bromberg

Good morning Mr. Miguel

Happy new year!

I would like to request a hearing to present my case over the 40 years inspection fees that have been accumulated on the property 2250 SW 30th ave, Pembroke Park, FL 33009.

Please let me know when can the hearing take place.

Please just consider that I'll not be able to attend from January 18th 2022 till January 31st 2022, so I would appreciate if this hearing can take place between Jan 15th, 16th or 17th 2022. If not, February 1st, 2nd or 3rd 2022, will be the second option.

Thank you,

Oscar Bromberg
2250 Warehouse LLC
786-6033125

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.

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6158
Petitioner,)
vs.)
2250 WAREHOUSE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2250 SW 30 AVENUE, PEMBROKE PARK, FL, 33021

PROPERTY OWNER: 2250 WAREHOUSE LLC, 21214 NE 32 PL, AVENTURA, FL, 33180

FOLIO NO.: 5142 21 01 0117

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 110 OF N 430 LESS E 40 LYING W OF ST RD R/W BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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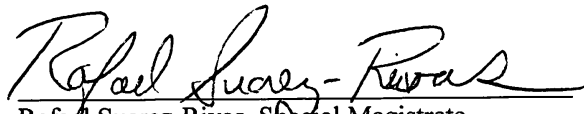
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of October 2021.

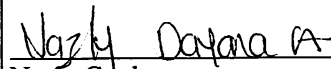
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct, 2021.


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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CROSSWINDS AT COUNTYLINE LLC	5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6302

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
(Initial request on 2016)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/20/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail Hand
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail
3/11/2022		Affidavit of Compliance	Hand J.P.

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	3/11/2022

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	3/11/2022	\$28,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$28,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,100.00

7021 0350 0000 2802 4254

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

PS Form 3800, 1

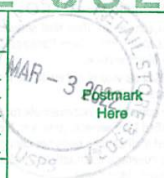
ROSEN, FRANK

CROSSWINDS AT COUNTYLINE, LLC

HAF #6302

5525 SW 41ST ST., APT. #125

PEMBROKE PARK, FL 33023



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: <u>X</u> <u>Shadonew</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: CROSSWINDS AT COUNTYLINE LLC S.O# 6302 5525 SW 41 ST APT 125, PEMBROKE PARK, FL 33023		B. Received by (Printed Name) <u>Josee Labrador</u>	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8489 62		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Insured Mail Insured Mail Restricted Delivery over \$500	
7021 0350 0000 2802 2392		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: <u>X</u> <u>Shadonew</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: ROSEN, FRANK CROSSWINDS AT COUNTYLINE, LLC HAF #6302 5525 SW 41ST ST., APT. #125 PEMBROKE PARK, FL 33023		B. Received by (Printed Name) <u>Josee Labrador</u>	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 6379 0303 8496 55		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Insured Mail Insured Mail Restricted Delivery over \$500	
7021 0350 0000 2802 4259		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	CROSSWINDS AT COUNTYLINE LLC	Millage	0613
Mailing Address	5525 SW 41 ST APT 125 PEMBROKE PARK FL 33023	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

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

* 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*	\$724,260	\$5,629,850	\$6,354,110	\$6,354,110	
2021	\$724,260	\$5,629,850	\$6,354,110	\$6,354,110	\$136,642.60
2020	\$181,070	\$6,207,630	\$6,388,700	\$6,388,700	\$137,879.64

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
Portability	0	0	0	0
Assessed/SOH	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$6,354,110	\$6,354,110	\$6,354,110	\$6,354,110

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2002	SWD	\$3,200,000	33263 / 739	\$8.00	90,533	SF
8/31/1998	WD	\$2,600,000	28815 / 1253			
8/19/1996	SWD	\$1,307,000	25350 / 211			
7/8/1996	CET	\$100	25128 / 243			
7/1/1983	WD	\$2,300,000	11171 / 93			
				Adj. Bldg. S.F. (Card, Sketch)		83941
				Units		82
				Eff./Act. Year Built: 1977/1976		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
CROSSWINDS AT COUNTYLINE, LLC

Filing Information

Document Number	L02000007909
FEI/EIN Number	04-3679514
Date Filed	04/03/2002
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	06/06/2002
Event Effective Date	NONE

Principal Address

5525 SW 41ST ST
PEMBROKE PARK, FL 33023

Changed: 01/21/2003

Mailing Address

5525 SW 41ST ST
#125
PEMBROKE PARK, FL 33023

Changed: 02/01/2010

Registered Agent Name & Address

ROSEN, FRANK
5525 SW 41ST ST.
APT. #125
PEMBROKE PARK, FL 33023

Name Changed: 01/29/2004

Address Changed: 01/29/2004

Authorized Person(s) Detail

Name & Address

Title MGRM

ROSEN, FRANK
5525 SW 41ST STREET, APT. #125
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	03/04/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/04/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
02/07/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
02/15/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
03/03/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/07/2005 -- ANNUAL REPORT	View image in PDF format
01/29/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
06/06/2002 -- Amended and Restated Articles	View image in PDF format
04/03/2002 -- Florida Limited Liabilities	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CROSSWINDS AT COUNTYLINE LLC)

Respondent)

CASE NO. 6302

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

TO BE SERVED: 5525 SW 41 ST APT 125, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5525 SW 41 ST APT 125, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CROSSWINDS AT COUNTYLINE LLC AT 10:57 A.M. ON THE 4 DAY OF MARCH 2022.

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

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

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

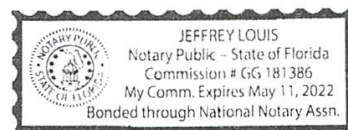

AFFIANT

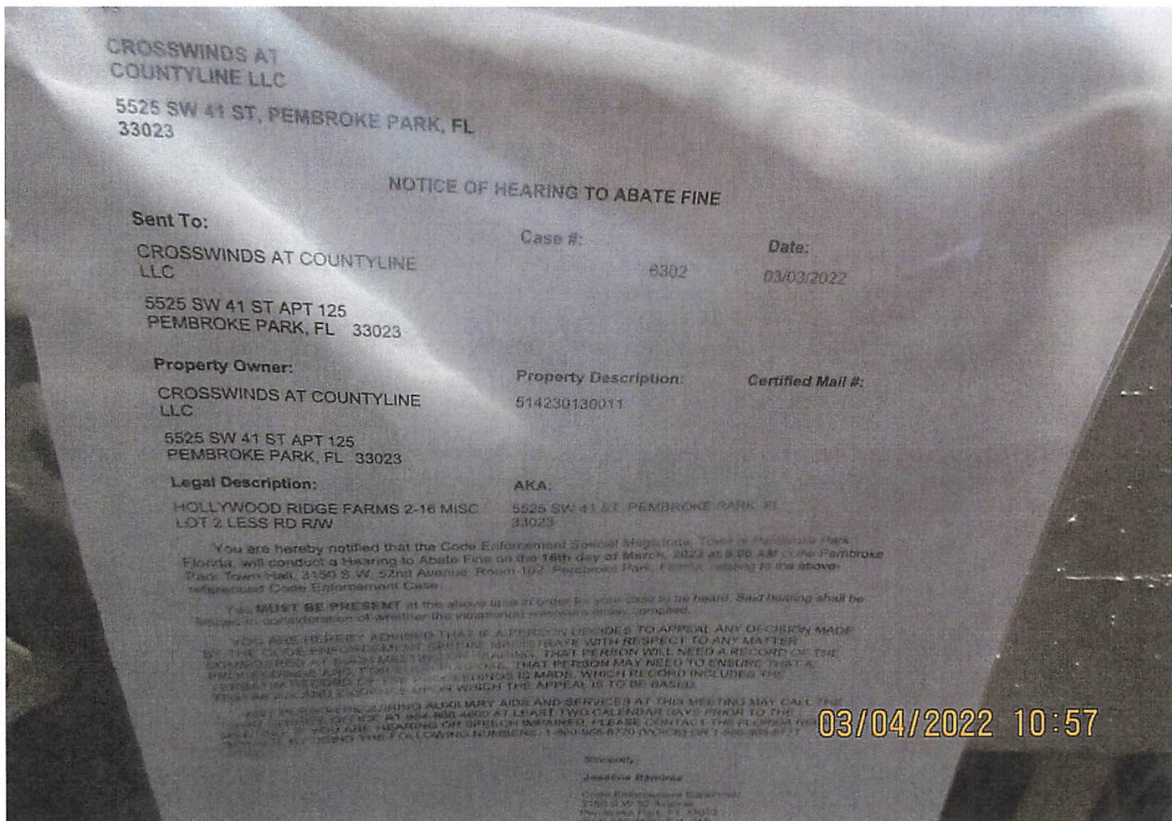
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CROSSWINDS AT
COUNTYLINE LLC

5525 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
CROSSWINDS AT COUNTYLINE LLC	6302	03/03/2022
5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
CROSSWINDS AT COUNTYLINE LLC	514230130011	
5525 SW 41 ST APT 125 PEMBROKE PARK, FL 33023		

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 Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of March, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

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

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

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

Sincerely,

Joseline Ramirez

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

Miguel Nunez

From: Josee ladouceur <joseeladouceur@att.net>
Sent: Tuesday, March 1, 2022 1:22 PM
To: Miguel Nunez
Subject: Crosswinds at Countyline LLC

To Town of Pembroke Park Code Enforcement Special
Magistrate

To: Miguel Nunez -Building Official

Re: Crosswinds at Countyline LLC 40 Years Recertification Violation
2022 Case # 6302

March 01,

Please be advised that the violation, when notified, was immediately begun to be addressed, reports were initiated, permits were pulled, work begun and completed. Because of Covid, it was difficult to find contractors, engineers and material to accomplish this task in the allowed time period.

We respectfully request a formal hearing for the purpose of abating or reducing the fine levied on the property.

Respectfully yours,
Frank Rosen, Managing Member
frankrosen@bellsouth.net

cc: Neal Lechtner, Esquire

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

Town of Pembroke Park
Building Department

MAR 01 2022

RECEIVED

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **6302**

vs.

CROSSWINDS AT COUNTYLINE LLC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5525 SW 41 STREET,
PEMBROKE PARK FL 33023

PROPERTY OWNER: CROSSWINDS AT COUNTYLINE LLC, 5525 SW 41 STREET, APT
125, PEMBROKE PARK FL 33023

FOLIO NO.: 5142 30 13 0011

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION (s) 110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$22,350.00** (TWENTY TWO THOUSAND THREE 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:

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

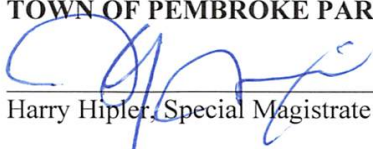
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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 16th day of February 16th, 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

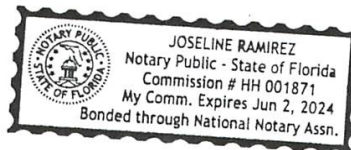
STATE OF FLORIDA
COUNTY OF BROWARD

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

2/16/22, 2022.


Notary Public, state of Florida



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

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, 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 Lien Order on this 22 day of February, 2022.



MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6302
Petitioner,)
)
vs.)
)
CROSSWINDS AT COUNTYLINE LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5525 SW 41 ST APT 125, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: CROSSWINDS AT COUNTYLINE LLC, 5525 SW 41 ST APT 125, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 13 0011

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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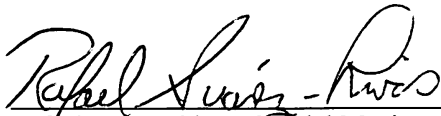
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of October 2021.

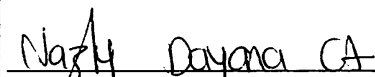
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.


Nazly Cardona

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