



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 20, 2024

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

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

- 7 - 18 4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jan 17 2024 - Minutes](#)
- 19 - 26 4.2. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Feb 21 2024 - Minutes](#)

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

CASE 7112 - ADDED FOR AN EXTENSION OF TIME

5.1. CASE 6155 - ADDED FOR AN ABATE OF FINE

5.2. CASE 6720 - ADDED TO FOR AN EXTENSION OF TIME

5.3. CASE 7112 - ADDED FOR AN EXTENSION OF TIME

5.4. CASE 7273 - ADDED FOR AN ABATE OF FINE

5.5. CASE 8785 - REMOVED FROM AGENDA DUE TO COMPLIANCE
PRIOR TO THE HEARING DATE

5.6. CASE 8884 - REMOVED FROM AGENDA DUE TO COMPLIANCE
PRIOR TO THE HEARING DATE

- 5.7. CASE 9002 - REMOVED FROM AGENDA DUE TO COMPLIANCE PRIOR TO THE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- 27 - 43 7.1. **CASE 5651** - LUNG,FELIX A - 5421 SW 41 ST PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s)- 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 5651](#)
- 44 - 63 7.2. **CASE 8714** - ABEL VILLA - 104 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) - 5-17 - PERMIT APPLICATION; 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **REPEAT OFFENSE**
[Case Overview 8714](#)
- 7.3. **CASE 8785** - INFINITY AZURE LLC - 5425 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -**REPEAT OFFENSE**
- 7.4. **CASE 8884** - PARK 31ST CORP - 1985 S PARK RD 3, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s)15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**
- 64 - 85 7.5. **CASE 8993** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -**REPEAT OFFENSE**
[Case Overview 8993](#)

- 86 - 110 7.6. **CASE 8994** - PEMBROKE CROWN II LLC - 2517 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s)- 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 8994](#)
- 111 - 129 7.7. **CASE 9154** - JUNHALLA LLC - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 9154](#)
- 130 - 150 7.8. **CASE 9165** - SOUTH PARK LANE LLC - 2589 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9165](#)
- 151 - 178 7.9. **CASE 9002** - SOUTHERN REINFORCING STEEL CO INC - 1849 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**
[Case Overview 9002](#)
- 179 - 218 7.10. **CASE 6134** - RUTH MARTINEZ CEDANO - 3140 W HALLANDALE BEACH BLVD, LOT 14, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6134](#)

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- 219 - 249 8.1. **CASE 5654** - COLE, YVONNE - 5417 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-87. - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 5654](#)
- 250 - 286 8.2. **CASE 5677** - MIGUEL PEREZ - 5407 SW 41 ST, PEMBROKE PARK, FL 33023- HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-87. - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 5677](#)

287 - 328 8.3. **CASE 6720** - JANIO CRUZ / MARY PATTERSON - 3140 W HALLANDALE BEACH BLVD, LOT 520, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 6720](#)

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

329 - 382 9.1. **CASE 6137** - ANGELA EXPOSIETO - 2303 SW 31 AVE - PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103. EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES (c)(h)(j); 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 6137](#)

383 - 424 9.2. **CASE 6720** - JANIO CRUZ / MARY PATTERSON - 3140 W HALLANDALE BEACH BLVD, LOT 520, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 6720](#)

425 - 468 9.3. **CASE 8535** - LEESY TAYPE - 2306 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 8535](#)

469 - 506 9.4. **CASE 8877** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, #539-540, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**
[Case Overview 8877](#)

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

507 - 554 10.1. **CASE 5123** - HEATON, SCOTT H/E MULLER, ALEX - 3487 SW 52 AVE PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(f)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES ; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 5123](#)

555 - 601 10.2. **CASE 6155** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(e)(g)(h)(i)(j)(m)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE - **FIRST OFFENSE**
[Case Overview 6155](#)

602 - 634 10.3. **CASE 7273** - SOUTH PARK 33009 LLC - 2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-40 - DELINQUENT TAX RECEIPT FEES AND PENALTIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE - **FIRST OFFENSE**
[Case Overview 7273](#)

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

635 - 661 11.1. **CASE 7112** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION; 111.1 - CERTIFICATE OF OCCUPANCY - **REPEAT OFFENSE**
[Case Overview 7112](#)

662 - 722 11.2. **CASE 9150** - 3192-4 W HALLANDALE LLC %MGMT OFFICE - 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 3-6 - NOISE RESTRICTION IN ESTABLISHMENTS; 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9150](#)

12. ADJOURNMENT

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

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

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



MINUTES - DRAFT CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, January 17, 2024

Council Chambers –

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER: 9:18 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin.

RECORD SPECIALIST: Werner Chavez.

CODE COMPLIANCE CLERK: Nazly Cardona.

INTERIM TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

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

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

- 5.1. CASE 5552 - ADDED FOR AN EXTENSION OF TIME REQUEST
CASE 7972 – REMOVED FROM AGENDA
CASE 8713 – REMOVED FROM AGENDA
CASE 4962 – ADDED FOR ABATEMENT OF FINE.

6. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES SIGN-IN SHEET:

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- 7.1. **CASE 7972** - RAYMOND LEFEBVRE - 4 WEST LAKE DR
PEMBROKE PARK, FL 33009 - FORMAL HEARING -
SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 -
PERMIT APPLICATION -FIRST OFFENSE

Respondent or Representative	
Absent.	Case was removed from the agenda because owner came into compliance before hearing date.

- # - # 7.2. **CASE 8775** - TOMAS FLORENTINO - 79 W LAKE DRIVE
PEMBROKE PARK, FL 33009 - FORMAL HEARING -
SECTION(s) 5-103 (a) - EXTERIOR MAINTENANCE OF
STRUCTURES AND PREMISES; 5-105 - REPAIRS AND
INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-46 - FAILURE
OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR
CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE
PROHIBITED - **FIRST OFFENSE** [Case Overview 8775](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Absent.	60 Days to Comply \$50.00 Per Diem \$100.00 Admin Fee	03/17/2024.

- # - # 7.3. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE
PEMBROKE PARK, FL 33009 - FORMAL HEARING -
SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 5-105
- REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION
-**FIRST OFFENSE**
[Case Overview 8812](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Edwin Wendorff.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	03/17/2024.

- # - # 7.4. **CASE 8824** - JUNHALLA LLC - 3149 JOHN P CURCI DR, PEMBROKE
PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS
AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 -
BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE
OF USE; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND
PENALTIES. -FIRST OFFENSE [Case Overview 8824](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Sandra Cardona.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/16/2024.

- # - # 7.5. **CASE 8877** - PEMBROKE PARK WAREHOUSES HOLDING -3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) –15-17 - BUSINESS TAX RECEIPT REQUIRED -**FIRST OFFENSE** [Case Overview 8877](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Nancy Romero.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/16/2024.

- # - # 7.6. **CASE 8883** - PARK 31ST CORP - 1983 S PARK RD 4, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** [Case Overview 8883](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/16/2024.

- # - # 7.7. **CASE 8907** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 # 141 - FORMAL HEARING – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22. – APPLICATION; 15-28. – DISPLAY; 15-175. - CERTIFICATE OF USE REQUIREMENTS - **FIRST OFFENSE** [Case Overview 8907](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Nancy Romero.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/16/2024.

- # - # 7.8. **CASE 8960** - INFINITY AZURE LLC - 3276 SW 52 AVE PEMBROKE PARK, FL 33023 - FORMAL HEARING – SECTION(s) 12-76. (a) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 12-76. (b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** [Case Overview 8960](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Mariah Cruz.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	03/17/2024.

- # - # 7.9. **CASE 8966** - ZEGCO INC - 1904 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8966](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	02/16/2024.

- # - # 7.10. **CASE 8909** - NSP III PEMBROKE PARK DST - 1781 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 – APPLICATION; 15-28 – DISPLAY - **FIRST OFFENSE** [Case Overview 8909](#)

Respondent or Representative	Final Order Issued	Date to Comply by before per diem fine is applied
Robert Wagner	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	03/17/2024.

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent.	Confirmed Fine of \$12,500.00.

9. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- # - # 9.1. **CASE 5927** - MARCELINA SHUR - 123 LONE PINE LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s)- 5-105 - REPAIRS AND INSTALLATIONS - FIRST OFFENSE [Case Overview 5927](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Ricardo D. Torres.	Confirmed Fine of \$33,650.00.

- # - # 9.2. **CASE 5996** - CAROLINA ESTE GUZMAN MARTILLO - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 718 - HEARING TO CONFIRM FINE - SECTION(s)- 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 5996](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Carolina Guzman.	Confirmed Fine of \$32,050.00.

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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Paul Farray	Confirmed Fine of \$22,750.00.

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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Absent.	Confirmed Fine of \$18,450.00.

10. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by before per diem fine is applied
Irene Martinez.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	04/16/2024.

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

Respondent or Representative		
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Absent.	Case was removed from the agenda because owner came into compliance before hearing date.
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- # - # 10.3. **CASE 5552** - MARIA G ORTEGA/GREEN ACRES PEMBROKE MHC LLC - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 5552](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by before per diem fine is applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	03/17/2024.

11. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by before per diem fine is applied
- James McGhon - Lynette Freitas See attached sign in sheet.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	03/17/2024.

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

- # - # 12.1. **CASE 4962** – ALMISO USA LLC - 5100 SW 41 ST #109, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-2(a)(b); 9-42; 9-43(a)(1)(b)(2) - **FIRST OFFENSE** [Case Overview 5014](#)

Respondent or Representative	Order of Abatement Issued	Date to submit payment by
- Szwarc Mario	Fine Abated to \$5,500.00 Payable in 30 Days or Reverts to \$41,907.00.	02/16/2024.

13. ADJOURNMENT: 11:55 A.M.

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY

PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION, SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE SPECIAL MAGISTRATE BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE SPECIAL MAGISTRATE IS GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR IN OPPOSITION TO A SPEAKER OR HIS/HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBERS. PLEASE MUTE OR TURN OFF YOUR CELL PHONE OR PAGER AT THE START OF THE MEETING. FAILURE TO DO SO MAY RESULT IN BEING BARRED FROM THE MEETING. PERSONS EXITING THE CHAMBER SHALL DO SO QUIETLY.

Special Magistrate Hearing Check in

Please Print Name

Date January 17, 2024.

1. Case # 8909 Name Robert Wagner
2. Case # i 12. Name E of w, n wu i j t j r (F
- 1(3 Case # [scribble] Name f\JIA ;() QO-) L'
4. Case # \$ L z 7 Name J! r c t v / O ' D D (o f l 2 L S
5. Case # Sq96. Name G-rol Pvo. Guz.rV!Ot
6. Case # 6047 Name - "-=u\ t, ----' - --1-S-{" "----'- (6/ , , _
7. Case # ?S 1 i Name Irene Martinez
8. Case # 8980 Name MARIAH CRUZ
Pembroke PARK WAREHOUSES
9. Case # 8907.
8877 Name Nancy Romero
10. Case # <SE:2 Name Sandra Cardona

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32. Case # _____ Name _____

33. Case # _____ Name _____



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, February 21, 2024

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

Page

1. **CALL TO ORDER:** 9:17 A.M.

2. **SPECIAL MAGISTRATE OPENING STATEMENT**

3. **ROLL CALL**

SPECIAL MAGISTRATE: Andre McKenney.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin.

BUILDING CLERK: Marycari Paz.

CODE COMPLIANCE CLERK: Nazly Cardona.

INTERIM TOWN ATTORNEY: Brian Sherman.

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

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

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

4.3. CASE 9076 – CASE REMOVE.

5. **PUBLIC HEARING**

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

6. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 6.1. **CASE 8243** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8243](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Stephanie Dum.	120 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	06/20/2024.

- # - # 6.2. **CASE 8547** - VENTURE UNIT 120 INC - 5100 SW 41 STREET #318, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE** [Case Overview 8547](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Albaet Montot.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	05/21/2024.

- # - # 6.3. **CASE 8721** - 3250 LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY OF MAINTENANCE - **FIRST OFFENSE** [Case Overview 8721](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	03/22/2024.

- # - # 6.4. **CASE 8797** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8797](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Luciano Resualdani.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/21/2024.

- # - # 6.5. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 STREET, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9004](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Luciano Resualdani.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/21/2024.

- # - # 6.6. **CASE 9076** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 STREET, #320, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9076](#)

Respondent or Representative	
Absent	Case was removed from the agenda because owner came into compliance before hearing date.

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	15 Days to Comply as of 2/10/2024 \$500.00 Per Diem \$100.00 Admin Fee	2/10/2024

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

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	15 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	03/07/2024.

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

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
- Scott Heaton. - Ramon Alvarez.	Confirmed Fine of \$2,100.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$41,550.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Michael Chambers.	Confirmed Fine of \$42,300.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Stephanie Dunn.	Confirmed Fine of \$32,100.00.

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

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent.	Fine Abated to \$3,557.00 Payable in 30 Days or Reverts to \$34,15700.	03/22/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Mcnel Wilson.	Fine Abated to \$1,647.50 Payable in 30 Days or Reverts to \$135,500.00.	03/22/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Christian Chevalier.	Fine Abated to \$1,080.00 Payable in 30 Days or Reverts to \$9,900.00.	03/22/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Johny Frontal Jr..	Fine Abated to \$18,082.00 Payable in 30 Days or Reverts to \$119,650.00.	06/20/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Adelmo de Jesus.	Fine Abated to \$6,250.00 Payable in 30 Days or Reverts to \$42,900.00.	03/22/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Mariah Cruz.	Fine Abated to \$10,544.00 Payable in 60 Days or Reverts to \$69,350.00.	03/22/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Mariah Cruz.	Fine Abated to \$29,632.00 Payable in 60 Days or Reverts to \$196,657.00.	03/22/2024.

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Lesion Maldonado.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/21/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Pelayo Maldonado.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	04/21/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Nerida Flores.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	04/21/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Lidia Chavez.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	04/21/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/21/2024.

10. ADJOURNMENT: 11:29 A.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUNG,FELIX A	5421 SW 41 ST PEMBROKE PARK, FL 33023	5421 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270030

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA

Case Status	Open	Case #	5651	Date Next Inspection	3/20/2024
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Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: 14AJM30A01 05/2012)
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
3. Loose straps on a/c. Needs to be strapped down correctly.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUNG, FELIX A) CASE NO. 5651
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUNG, FELIX A

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

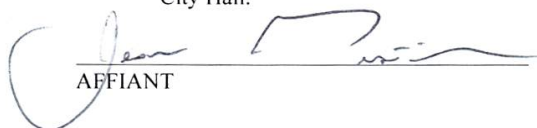
ADDRESS: 5421 SW 41 ST, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: LUNG, FELIX A AT 12:35 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

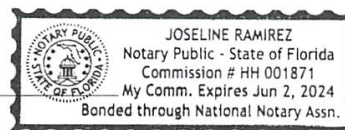

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





Site Address	5421 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0030
Property Owner	LUNG, FELIX A	Millage	0613
Mailing Address	5421 SW 41 ST PEMBROKE PARK FL 33023	Use	01-04
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$9,310	\$275,380	\$284,690	\$147,930	
2023	\$9,310	\$243,630	\$252,940	\$143,630	\$2,186.61
2022	\$9,310	\$174,430	\$183,740	\$139,450	\$2,042.68

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$284,690	\$284,690	\$284,690	\$284,690
Portability	0	0	0	0
Assessed/SOH 18	\$147,930	\$147,930	\$147,930	\$147,930
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	\$97,930	\$122,930	\$97,930	\$97,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/25/2017	WD-Q	\$138,000	114174768	\$9.00	1,034	SF
5/29/2014	QCD-T	\$100	112328006			
8/17/2012	SWD-Q-DS	\$68,900	49087 / 1431			
2/21/2012	CET-T		48576 / 226			
6/22/2006	SWD	\$168,500	42612 / 1769			
				Adj. Bldg. S.F. (Card, Sketch)		1189
				Units/Beds/Baths		1/2/2.5
				Eff./Act. Year Built: 2007/2006		

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

Mar 5, 2024 at 12:35:20 PM

5421



Mar 5, 2024 at 12:35:42 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Case #:

5851

Sent To:

LUNG, FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Owner:

LUNG, FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 252.42, W 55.44 TO
POB, W 20.00, N 51.88, E 20.00, S 51.88 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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, scaled plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

LUNG,FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5651

Property Owner:

LUNG,FELIX A

5421 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 55.44 TO
POB, W 20.00, N 51.68, E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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
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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
-----------------------------------	------------------------------	---	----

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: 14AJM30A01 05/2012)
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
3. Loose straps on a/c. Needs to be strapped down correctly.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

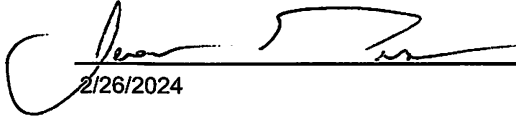
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5651

Petitioner,

vs.

LUNG,FELIX A

5421 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 2/13/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUNG,FELIX A
Address: 5421 SW 41 ST PEMBROKE PARK, FL 33023
Folio: 514230270030
Site Address: 5421 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 55.44 TO POB, W 20.00,N 51.68,E 20.00, S 51.68 TO POB AKA: UNIT A-3 LA ESTANCIA

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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

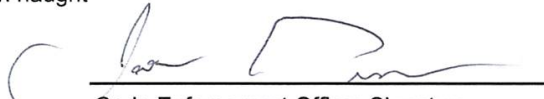
Notes/Mean of Correction:

1. A/c installed with no permit (Serial: 14AJM30A01 05/2012), no record on file. Not corrected, permit required.
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Not corrected, no permits are obtained.
3. Loose straps on a/c. Needs to be strapped down correctly. Corrected.

Further, Affiant sayeth naught

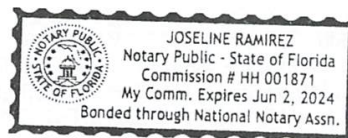
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/13/2024


NOTARY PUBLIC, STATE OF FLORIDA



No Permit



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LUNG, FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #: 5651

Date: 03/22/2021

Property Owner: LUNG, FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description: 514230270030

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 55.44 TO
POB, W 20.00, N 51.68, E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA: 5421 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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. 5-87. - Permit required	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections.
2. A/c slab appears old but repaired at the bottom with concrete & no record on file. Obtain permit with plans and inspections.
3. Loose straps on a/c. Needs to be strapped down correctly.

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



#5651 - 5421 SW 41
St





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

Sent To:

LUNG,FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5651

Date:

3/22/2021 12:00:00 AM

Property Owner:

LUNG,FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270030

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42,W 55.44 TO
POB, W 20.00,N 51.68,E 20.00, S 51.68 TO
POB AKA: UNIT A-3 LA ESTANCIA

AKA:

5421 SW 41 ST, PEMBROKE PARK, FL
33023

Mailing Purposes Only

NOV # 5651
TOWN OF PEMBROKE PARK
5150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE \$



Sent To:
LUNG,FELIX A
5421 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5651

9589 0710 5270 1605 9295 57

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 \$ 8.69

Sent To LUNG, FELIX A
 NOH #5651
 Street and Apt. No., 5421 SW 41 ST.
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

USPS HILLCREST POSTAL STORE
 MAR 01 2024
 Postmark Here

Case Overview

Property/Incident Information

Owner	Address	Site Address
ABEL VILLA	104 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive

Folio

514229000030

Legal Description

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Case Status Open	Case # 8714	Date Next Inspection 3/20/2024
-------------------------	--------------------	---------------------------------------

Notes

1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding. 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/5/2023		Notice of Violation	Regular Mail
9/28/2023		Affidavit of Non-Compliance	Hand
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Case Overview

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ABEL VILLA) CASE NO. 8714
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ABEL VILLA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

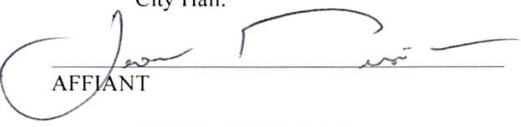
ADDRESS: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ABEL VILLA AT 3:30 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

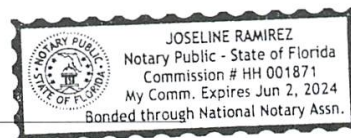

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



104

Page 47 of 722

Mar 5, 2024 at 3:31:02 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Property Owner:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009
#104 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain and any enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structures.	31

RV (Recreational Vehicle) Bill of Sale Form

The vehicle described below is hereby sold and transferred from the named seller to the named buyer. The seller is the legal owner of the vehicle, which is free of liens and other encumbrances. It is sold "as is" with no warranties.

SELLER INFORMATION

Name: Luna Auto Care / Rep : J. Marcos License No. V432-433-96-334-0
Address: 27 Cardinal Dr North Ft Myers FL 33917 Email Address: Infolunamotors@gmail.com
Phone No: 2395998710

BUYER INFORMATION

Name: Yadira Rodriguez License No. H655-960-86-834-0
Address: 211N 28th AVE, FL 33024 Email Address: _____
Phone No: 361 927 5752

RECREATIONAL VEHICLE INFORMATION

Make: Forest River
Model: SANDPIPER
Year: 2006
VIN: 4X4FSAH226J020911
Mileage: _____
Condition: GOOD
Description: I, YADIRA RODRIGUEZ understand that this RV is salvage/ rebuildable.
I know I am responsible for any inspections and repairs the RV may need
in order to be a rebuilt title.

PURCHASE PRICE: 7.000 DATE OF SALE: 09/23/2023

Seller's Signature: [Signature] Print: José Marcos Valdes

Buyer's Signature: _____ Print: _____

Witness #1 Signature: [Signature] Print: Marissa Valdes

Witness #2 Signature: [Signature] Print: Daniel Sany

Date: 09/23/2023



MARYLAND CERTIFICATE OF TITLE

DO NOT ACCEPT TITLE SHOWING ANY ERASURES, ALTERATIONS OR VOIDS.

65409843

A724695

VEHICLE IDENTIFICATION NO. 4X4FSAH226J020411	YEAR 06	MAKE SAND	BODY STYLE TL	CLASS G	ODOMETER 000000	BRAND A	TITLE NUMBER 48103202
EXCEPT, N/A	GR. VEH. WT. 20000	GR. COMB. WT. 00N/A	FEE (TAGS) \$124.00	INSPECTION DATE NI	DATE ISSUED 06/20/16		
OWNER'S SOUNDEX / DRIVER LICENSE NO. K-500-367-128-417				CO-OWNER'S SOUNDEX / DRIVER LICENSE NO.			

NAME(S) AND ADDRESS OF REGISTERED OWNER(S)
JAMES CUTLER KEENE
619 BOXELDER DR
EDGEWOOD MD 21040-2537

ODOMETER CODES
A. Actual Mileage
R. Exceeds Mechanical Limits
al Mileage

65409843
06 SAND
FIFTH WHEEL WHITE
PH: 86 - PR: 86



65409843
SDOC
020411
CDS

DUPLICATE OR CORRECTED
COPY *01*

CONTROL NO.
(This is not a Title No.)

A724695

I, THE UNDERSIGNED, HEREBY CERTIFY THAT AN APPLICATION FOR CERTIFICATE OF TITLE HAS BEEN MADE FOR THE VEHICLE DESCRIBED HEREON, PURSUANT TO THE PROVISIONS OF THE MOTOR VEHICLE LAWS OF THIS STATE, AND THE APPLICANT NAMED ON THE FACE HEREOF HAS BEEN DULY RECORDED AS THE LAWFUL OWNER OF SAID VEHICLE.

THE ADMINISTRATION WILL NOT BE RESPONSIBLE FOR FALSE OR FRAUDULENT ODOMETER STATEMENTS MADE IN THE ASSIGNMENT OF THE CERTIFICATE OF TITLE OR FOR ERRORS MADE IN RECORDING BY THE ADMINISTRATION.

NAME(S) AND ADDRESS OF SECURED PARTIES IN RECORDED ORDER

LIEN RELEASE

MVA USE ONLY

OFFICIALLY ISSUED ON THE DATE SET FORTH ABOVE

ADMINISTRATOR OF MOTOR VEHICLES

CONTROL NO.
(This is not a Title No.)

A724695

VR-002 (SIF) (10/12)

THIS TITLE CONTAINS AN EAGLE WATERMARK WHICH IS VISIBLE WHEN HELD UP TO THE LIGHT



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

8714

Property Owner:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #104 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

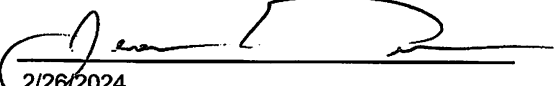
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8714

Petitioner,

vs.

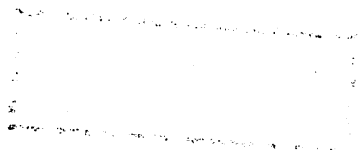
Abel Villa

2701 S PARK RD, PEMBROKE PARK, FL
33009 #104 David Drive

Respondent(s)

On 9/28/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Abel Villa
Address:	104 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 David Drive
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Notes/Mean of Correction:

1. Exterior maintenance of the building is required. Corrected.
2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding Corrected.
3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. Corrected
4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. Not corrected, permit required for water heater and enclosure.

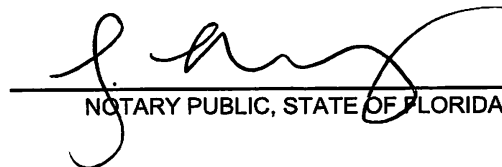
Further, Affiant sayeth naught

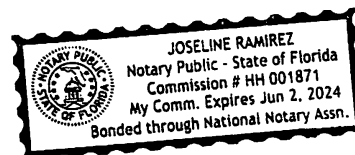
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Abel Villa
104 David Drive
Pembroke Park, FL 33009

Case #:

8714

Date:

07/05/2023

Property Owner:

Abel Villa
104 David Drive
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

29-51-42 W1/2 OF NE1/4 OF NE1/4 OF
NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF
NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #104 David Drive

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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Exterior maintenance of the building is required. Pressure wash and paint all four walls. 2. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding 3. Outdoor storage at premises, remove the miscellaneous items and store them inside the outdoor storage is prohibited with the exception of patio furniture. 4. Installed water heater out of a non-enclosed area without a permit, it must be an enclosed area. And obtain an after-the-fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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Jean Gustin





MARTY KIAR
BR **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28-03
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4		

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

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

* 2023 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220	
2022	\$2,765,790	\$217,900	\$2,983,690	\$2,628,390	\$57,693.60
2021	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	\$53,500.56

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,783,890	\$3,783,890	\$3,783,890	\$3,783,890
Portability	0	0	0	0
Assessed/SOH	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220
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	\$2,891,220	\$3,783,890	\$2,891,220	\$2,891,220

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	\$220,000	33474 / 1458
9/10/2001	CE*	\$1,100,000	32122 / 1108
8/20/1997	WD*	\$3,262,200	26945 / 137
2/22/1989	CP*	\$100	16299 / 977

Land Calculations

Price	Factor	Type
\$10.00	355,645	SF
\$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number L02000014024
FEI/EIN Number 42-1541005
Date Filed 06/07/2002
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 08/19/2014
Event Effective Date NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
 6400 TELEGRAPH ROAD,
 SUITE 2000
 BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

<u>05/01/2023 – ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2022 – ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2021 – ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 – ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2019 – ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2018 – ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2017 – ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2016 – ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 – ANNUAL REPORT</u>	View image in PDF format
<u>08/19/2014 – LC Amendment</u>	View image in PDF format
<u>02/17/2014 – ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2013 – ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2012 – LC Amendment</u>	View image in PDF format
<u>02/10/2012 – ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2011 – ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 – ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2009 – ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2008 – ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 – ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2006 – ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 – ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2004 – ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2003 – ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2002 – Florida Limited Liabilities</u>	View image in PDF format

9589 0710 5270 1605 9295 02

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

Postage
\$

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\$ 8.69

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #8714
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
MAR 01 2024

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

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

Postage
\$

Total Postage and F
\$ 8.69

Sent To
ABEL VILLA
NOH #8714
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

Postmark Here
MAR 01 2024

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

9589 0710 5270 1605 9294 89

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

Postage
\$

Total Postage and F
\$ 8.69

Sent To
VCORP SERVICES, LLC
NOH #8714
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
MAR 01 2024

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Extra Services & Fees (check box, add fee as appropriate)
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PEMBROKE PARK FL 33009

Postmark Here
MAR 01 2024

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



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

Abel Villa

104 David Drive
Pembroke Park, FL 33009

Case #:

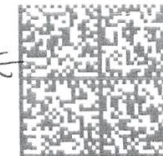
8714

NOV

Respectfully,
Pembroke Park

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
07/11/2023 ZIP 33023
043M30245597

US POSTAGE

LAKE SHORE MOBILE HOME
PARK LLC.

Nov #8714, #8713, #8712, #8711

6400 Telegraph Road, Ste 2000,
Bloomfield Hills, MI 48301.

TOWN OF PEMBROKE PARK

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

Lakeshore Mobile Home
Park LLC



Now #8714, #8713, #8712, #8711

2701 S Park Road,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60^g

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

VCORP SERVICES, LLC



Now #8714, #8713, #8712, #8711

1200 S Pine Island Road,
Plantation, FL 33324.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60^g

07/11/2023 ZIP 33023
043M30245597

US POSTAGE

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE LLC	19333 COLLINS AVE #804 SUNNY ISLES BEACH, FL 33160	2501 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000062

Legal Description

29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 13, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status	Open	Case #	8993	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/18/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

WAREHOUSE LLC)

CASE NO. 8993

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

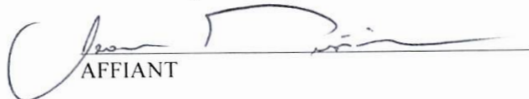
ADDRESS: 2501 S PARK LN, PEMBROKE PARK, FL 33023 ³³⁰⁰⁴ ~~33023~~ ³³⁰

I, Jean Gustin HEREBY CERTIFY that I SERVED: WAREHOUSE LLC AT 04:07 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



A close-up photograph of a metal plate with the number '2501' embossed on it. The numbers are dark and appear to be made of a different material or are painted. The background is a light-colored, textured surface.

[illegible]

Mar 5, 2024 at 4:07:22 PM


Town of Pembroke Park
3100 SW 12 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 02/26/2024

Sent To: WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Property Owner: WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Property Description: 514229000062

Legal Description: 29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 1/2 AKA LOT 13, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2531 S PARK LN, PEMBROKE PARK, FL 33309

Case #: 8993

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/16/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

WAREHOUSE LLC

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Case #:

8993

Property Owner:

WAREHOUSE LLC

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514229000062

Legal Description:

29-51-42 N 75 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS W 181 AKA: LOT
13, PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

AKA:

2501 S PARK LN, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

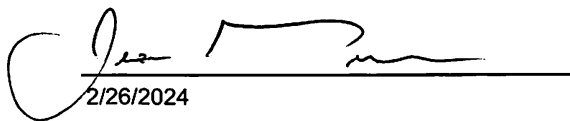
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



2/26/2024

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

21 FEB 2024 PM 2 L

KAHN, DONALD J.

AONC #8993.

317 71 STREET
MIAMI BEACH, FL 33141.



quadiant

FIRST-CLASS MAIL
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\$000.64⁰

02/20/2024 ZIP 33023
043M30245597

US POSTAGE

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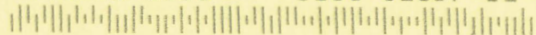
331 FE 1

0002/27/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2106-01637-21-42



UTF
33141-33023-5413

12

12



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8993

Petitioner,

vs.

WAREHOUSE LLC
2501 S PARK LN, PEMBROKE PARK, FL
33009

Respondent(s)

On 2/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: WAREHOUSE LLC
Address: 19333 COLLINS AVE #804 SUNNY ISLES BEACH, FL 33160
Folio: 514229000062
Site Address: 2501 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 13, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/15/2024

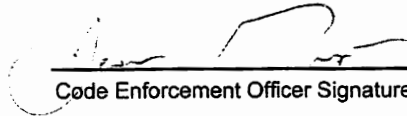
Notes/Mean of Correction:

Rack system - No permit has been obtained.

Further, Affiant sayeth naught

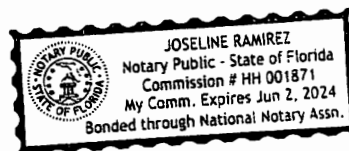
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA









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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Case #: 8993

Date: 10/18/2023

Property Owner: WAREHOUSE LLC
19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160

Property Description: 514229000062

Certified Mail #:

Legal Description: 29-51-42 N 75 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 13, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2501 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/18/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', written in a cursive style.



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

Property Assessment Values

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
5500								



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

Detail by Entity Name

Florida Limited Liability Company
THE WAREHOUSE LLC

Filing Information

Document Number L04000022260
FEI/EIN Number 20-0903697
Date Filed 03/23/2004
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/04/2019

Principal Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Mailing Address

2501 PARK LANE
PEMBROKE PARK, FL 33009

Changed: 01/07/2008

Registered Agent Name & Address

KAHN, DONALD J
317 71 STREET
MIAMI BEACH, FL 33141

Name Changed: 10/04/2019

Address Changed: 02/04/2009

Authorized Person(s) Detail

Name & Address

Title MGR

PEREZ, LEON
19333 COLLINS AVENUE, APT 804
SUNNY ISLES BEACH, FL 33160

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Kahn, Donald J.

Nov #8993

317 71 street,
Miami Beach, FL 33141



quadiant

FIRST-CLASS MAIL

IMI

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10/19/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Warehouse LLC

Nov #8993.

2501 S Park Lane,
Pembroke Park, FL 33009



quadiant

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10/19/2023 ZIP 33023
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US POSTAGE

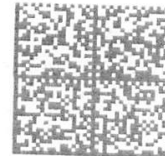
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Warehouse LLC
Nov #3993



19333 Collins Ave #804
Sunny Isles Beach, FL 33160.



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10/19/2023 ZIP 33023
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TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

WAREHOUSE LLC

AONC #8993

19333 COLLINS AVE #804
SUNNY ISLES BEACH, FL 33160.



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02/20/2024 ZIP 33023
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US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

WAREHOUSE LLC

AONC #8993

2501 S PARK LN
PEMBROKE PARK, FL 33009.



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02/20/2024 ZIP 33023
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US POSTAGE

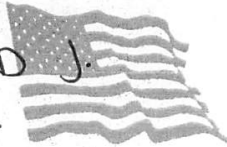
TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

KAHN, DONALD J.

AONC #8993.

317 71 STREET
MIAMI BEACH, FL 33141.



quadiant

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02/20/2024 ZIP 33023

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

Postage
 \$

Total Postage and
 \$ 8.69

Sent To
 WAREHOUSE LLC
 NOH #8993
 2501 S PARK LN,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Jan 2013

Postmark
 MAR 01 2014

9589 0710 5270 1605 9293 80

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

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

Postage
 \$

Total Postage and
 \$ 8.69

Sent To
 WAREHOUSE LLC
 NOH #8993
 19333 COLLINS AVE #804
 SUNNY ISLES BEACH FL 33160

City, State, ZIP+4®

PS Form 3800, Jan 2013

Postmark
 MAR 01 2014

9589 0710 5270 1605 9293 73

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

Postage
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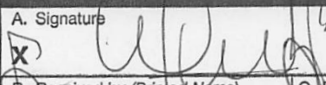
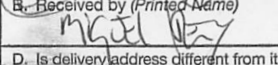
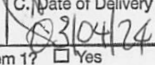
Total Postage and
 \$ 8.69

Sent To
 KAHN, DONALD J
 NOH #8993
 317 71 STREET
 MIAMI BEACH FL 33141

City, State, ZIP+4®

PS Form 3800, Jan 2013

Postmark
 MAR 01 2014

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: WAREHOUSE LLC NOH #8993 2501 S PARK LN, PEMBROKE PARK, FL 33009		B. Received by (Printed Name)  C. Date of Delivery 	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9293 97		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	

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN II LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2517 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000063

Legal Description

29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 14, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status	Open	Case #	8994	Date Next Inspection	3/20/2024
-------------	------	--------	------	----------------------	-----------

Notes

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
 2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
 3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/17/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE CROWN II LLC) CASE NO. 8994
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN II LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

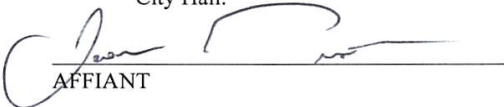
ADDRESS: 2517 S PARK LN, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE CROWN II LLC AT 4:06 P.M. ON THE 05
DAY OF MARCH 2024.

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

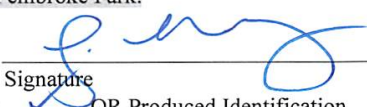
TYPE OF SERVICE

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

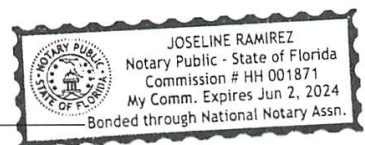

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



Mar 5, 2024 at 4:06:03 PM

2517

State of Florida
City of Pensacola
Pensacola, Florida 32501

0008 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/05/2024

Sent To: PENSACOLA CROWN II LLC
2517 S PARK LN
PENSACOLA, FL 32509

Case #: 3994

Property Owner: PENSACOLA CROWN II LLC
2517 S PARK LN
PENSACOLA, FL 32509

Property Description: 014220000003

Legal Description: 25-01-42 IS DE OF A 123 OF W132 OF
N1/4 OF S1/4 OF S1/4 OF S1/4 OF S1/4
ARL0014 PENSACOLA PARK
INDUSTRIAL CENTER (AR0014)

AR0014
2517 S PARK LN, PENSACOLA, FL
32509

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2024 the following violations of the Town of Pensacola Code of Ordinances existed on the property above:

Section/Ordinance	Section	Description	Days to Remedy from Date of this Notice
BUILDING STRUCTURES (REGULATIONS)	Sec. 5-14 - Repairs and Maintenance	Roofs and rooflines shall be made to do to comply with the provisions of the Building Code of the City of Pensacola, and shall be done in a timely fashion and be done in a professional manner.	30
BUILDINGS AND BUILDING REGULATIONS	Sec. 5-11 - Plans and Specifications	The Building Official or Designee may require certain documentation to complete the permitting application process including, but not limited to, permits, maps, aerial photos, survey, specifications, regulations and any other documents that are necessary to follow the permitting application process. (Pens. Ins. Code, § 5-11-11)	30

1 of 2

Mar 5, 2024 at 4:06:08 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Case #:

8994

Sent To:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Property Description:

514229000083

Legal Description:

29-51-42 S 50 OF N 125 OF W 1/2 OF
NW 1/4 OF NE 1/4 OF NE 1/4, LESS W 181
AKA LOT 14, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2517 S PARK LN, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #:

8994

Property Owner:

PEMBROKE CROWN II LLC

2673 S PARK LN
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000063

Legal Description:

29-51-42 S 50 OF N 125 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4, LESS W 181
AKA: LOT 14, PEMBROKE PARK
INDUSTRIAL CENTER (UNREC)

AKA:

2517 S PARK LN, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
 2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
 3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8994

Petitioner,

vs.

PEMBROKE CROWN II
LLC
2517 S PARK LN, PEMBROKE PARK, FL
33009

Respondent(s)

On 2/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE CROWN II LLC
Address: 2673 S PARK LN PEMBROKE PARK, FL 33009
Folio: 514229000063
Site Address: 2517 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 14, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2024

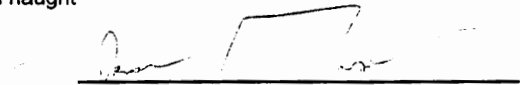
Notes/Mean of Correction:

1. Rack system - No permit has been obtained.
2. Existing partitions and office space renovation - No permit has been obtained.
3. A/C unit box installation - No permit has been obtained.

Further, Affiant sayeth naught

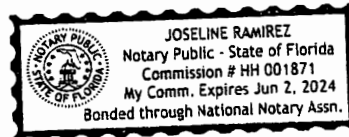
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



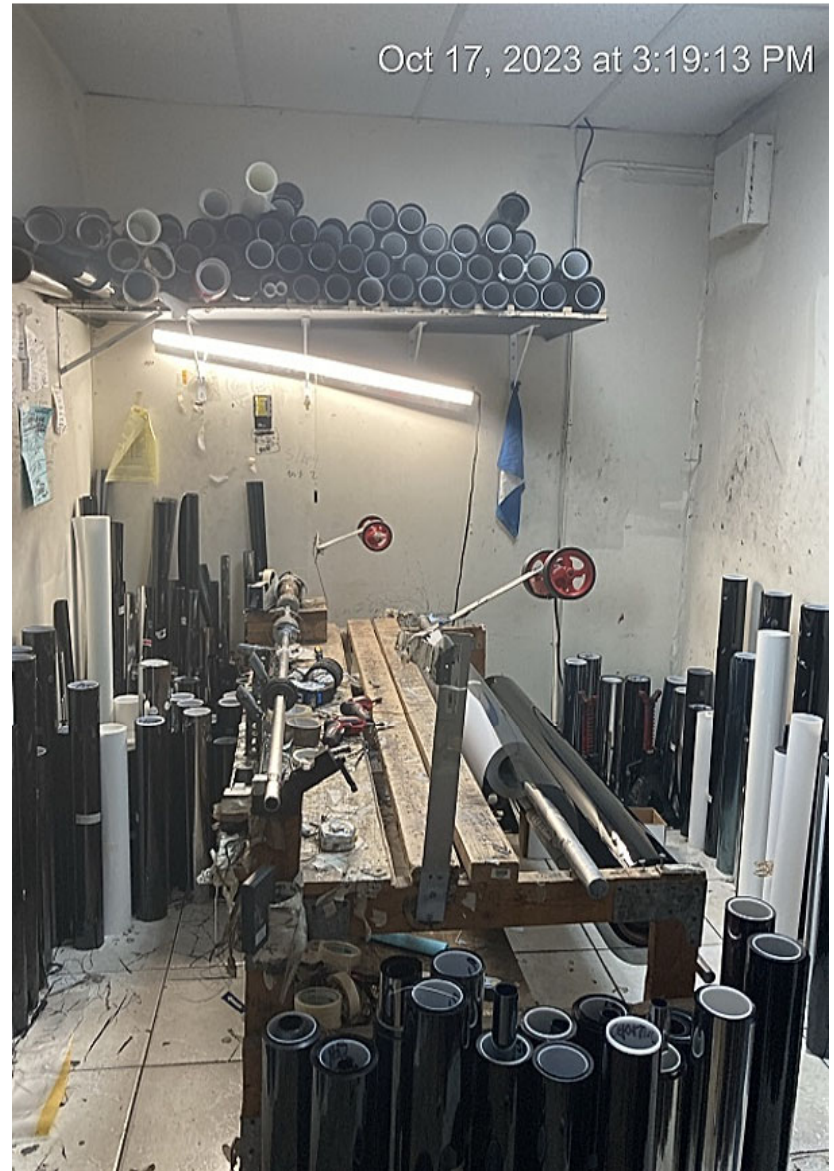














Oct 17, 2023 at 3:19:29 PM



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Pembroke Crown II LLC
Raz Etan
AANC #8994.



2673 S Park Lane,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/20/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Pembroke Crown II LLC
AANC #8994



2525 S Park Lane,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/20/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

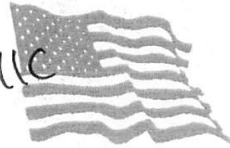
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Pembroke Crown II LLC

AANC #8994.

2517 S Park LN,

Pembroke Park, FL 33009



quadrant

FIRST-CLASS MAIL

IMI

\$000.64⁰

02/20/2024 ZIP 33023

043M30245597

US POSTAGE



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE CROWN II LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Case #: 8994

Date: 10/17/2023

Property Owner: PEMBROKE CROWN II LLC
2673 S PARK LN
PEMBROKE PARK, FL 33009

Property Description: 514229000063

Certified Mail #:

Legal Description: 29-51-42 S 50 OF N 125 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS W 181 AKA: LOT 14, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2517 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

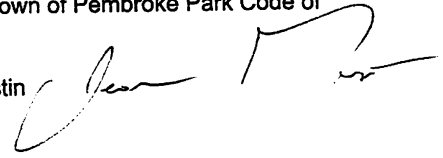
Notes/Mean of Correction:

1. Installed rack system without a permit. Obtain an after the fact permit and complete inspections.
2. Existing partitions and office space renovated without a permit. Obtain an after the fact permit and complete inspections.
3. A/C unit box installed without a permit. Obtain an after the fact permit and complete inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

A handwritten signature in black ink, appearing to read 'Jean Gustin', written over a horizontal line.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Pembroke Crown II LLC

Nov #8994.

2517 S Park Lane,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/19/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Pembroke Crown II LLC

Raz, Etan

Nov #8994.

2673 S Park Lane,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁹

10/19/2023 ZIP 33023
043M30245597

US POSTAGE



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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN II LLC

Filing Information

Document Number	L11000109379
FEI/EIN Number	61-1662180
Date Filed	09/23/2011
Effective Date	09/22/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/27/2016
Event Effective Date	NONE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Name Changed: 06/27/2016

Authorized Person(s) Detail

Name & Address

Title AMBR

SHAUL, HELA
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Title MGR



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

Property Assessment Values

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	5500
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* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
------	------	-------	-------	------	------	-------	-------	------

Page 108 of 722

9589 0710 5270 1605 9293 42

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and F \$ 8.69
Sent To RAZ, ETAN
PEMBROKE CROWN II LLC
NOH #8994
2673 S PARK LN
PEMBROKE PARK FL 33009
PS Form 3800, January 2020 (PSN 7530-02-000-9000)

USPS HILLCREST POSTAL STORE
MAR 01 2024
FL 33021

9589 0710 5270 1605 9293 66

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and F \$ 8.69
Sent To PEMBROKE CROWN II LLC
NOH #8994
2517 S PARK LN,
PEMBROKE PARK, FL 33009
PS Form 3800, January 2020 (PSN 7530-02-000-9000)

USPS HILLCREST POSTAL STORE
MAR 01 2024
FL 33021

9589 0710 5270 1605 9293 59

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 F \$ 8.69
Sent To PEMBROKE CROWN II LLC
NOH #8994
2517 S PARK LN,
PEMBROKE PARK, FL 33009
PS Form 3800, January 2020 (PSN 7530-02-000-9000)

USPS HILLCREST POSTAL STORE
MAR 01 2024
FL 33021

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN II LLC NOH #8994 2517 S PARK LN, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) <i>Male</i>	C. Date of Delivery 3/4/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9293 59		D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
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>Etan Paz</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: RAZ, ETAN PEMBROKE CROWN II LLC NOH #8994 2673 S PARK LN PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>Etan</i>	C. Date of Delivery 3/4/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9293 42		D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE CROWN II LLC NOH #8994 2517 S PARK LN, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) <i>Price</i>	C. Date of Delivery 3/4/24
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9293 66		D. Is delivery address different from item 1? If YES, enter delivery address below: ☐ Yes ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

Case Overview

Property/Incident Information

Owner	Address	Site Address
JUNHALLA LLC	7201 MCKINLEY ST HOLLYWOOD, FL 33024	2550 S PARK RD, PEMBROKE PARK, FL 33009

Folio

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

Case Status	Open	Case #	9154	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Above ground diesel storage dispensing tank installed without a permit. Obtain plans for permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/6/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
JUNHALLA LLC) CASE NO. 9154
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JUNHALLA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

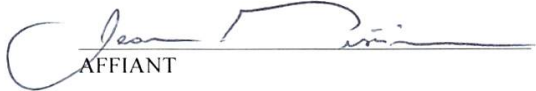
ADDRESS: 2550 S PARK RD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JUNHALLA LLC AT 04:13 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



2550

[illegible]

Mar 5, 2024 at 4:14:02 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

JUNHALLA LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

9154

Property Owner:

JUNHALLA LLC
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, SLY 35.36, SLY 75, WLY 168, NLY 100
TO POB

AKA:

2550 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

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Sent To:

JUNHALLA LLC
7201 MCKINLEY ST
HOLLYWOOD, FL 33024

Case #:

9154

Property Owner:

JUNHALLA LLC
7201 MCKINLEY ST
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Property Description:

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AS, COMM AT NW COR OF PARCEL B, ELY
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143, SELY 35.36, SLY 75, WLY 168, NLY 100
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AKA:

2550 S PARK RD, PEMBROKE PARK, FL
33009

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1. Above ground diesel storage dispensing tank installed without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9154

Petitioner,

vs.

JUNHALLA LLC
2550 S PARK RD, PEMBROKE PARK, FL
33009

Respondent(s)

On 2/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: JUNHALLA LLC
Address: 7201 MCKINLEY ST HOLLYWOOD, FL 33024
Folio: 514229040022
Site Address: 2550 S PARK RD, PEMBROKE PARK, FL 33009
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2024

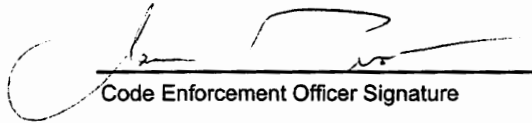
Notes/Mean of Correction:

1. Above ground diesel storage dispensing tank - No permit has been obtained.

Further, Affiant sayeth naught

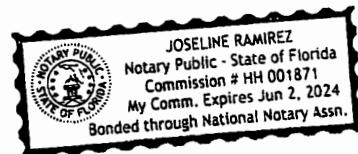
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA

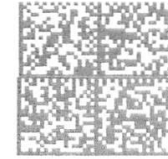


TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

JUNHALLA LLC
AONC #9154.

313 JEN JUNE LN
ASHEVILLE, NC 28803.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/21/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

JUNHALLA LLC
AONC #9154.

2550 S PARK RD,
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL
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02/21/2024 ZIP 33023
043M30245597

US POSTAGE

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

Grc1, Jerome William
Aarc #9154.

16 Woodlake drive,
Port Orange, FL 32129



quadrant
FIRST-CLASS MAIL
IMI
\$000.64⁰
02/21/2024 ZIP 33023
043M30245597

US POSTAGE





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

CODE COMPLIANCE NOTICE OF VIOLATION

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

Case #: 9154

Date: 12/06/2023

Property Owner: JUNHALLA LLC
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/6/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Above ground diesel storage dispensing tank installed without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

Jean Gustin

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



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

Property Assessment Values

2024 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	3381
--------------------------------	------

* Denotes Multi-Parcel Sale (See Deed)

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
3381								



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

Detail by Entity Name

Florida Limited Liability Company
JUNHALLA, LLC

Filing Information

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

Principal Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Mailing Address

313 Jen June Lane
asheville, NC 28803

Changed: 10/07/2022

Registered Agent Name & Address

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

Name Changed: 01/22/2023

Address Changed: 01/22/2023

Authorized Person(s) Detail

Name & Address

Title MGRM

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

Title MGRM

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

JONHALLA NC
NOV # 9154.



2550 S PARK ROAD,
PEMBROKE PARK, FL 33009.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁰
12/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

JONHALCA



Nov #9154

313 JEN JON LANE,
ASHEVILLE, NC 28803.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/11/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

CORCI, JEROME WILLIAM.



Nov #9154

16 WOODLAKE DRIVE,
PORT ORANGE, FL 32129.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/11/2023 ZIP 33023
043M30245597

US POSTAGE

9589 0710 5270 1605 9293 28

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
\$ 8.69

Sent To JUNHALLA LLC
NOH #9154
Street and Apt. No. 313 JEN JUNE LN
City, State, ZIP+4® ASHEVILLE NC 28803

Postmark Here

PS Form 3800, January 2020 PSN 7530-02-000-9001 Use Reverso

9589 0710 5270 1605 9293 35

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

Postage
\$

Total Postage and
\$ 8.69

Sent To JUNHALLA LLC
NOH #9154
Street and Apt. No. 2550 S PARK RD.
City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2020 PSN 7530-02-000-9001 Use Reverso

9589 0710 5270 1605 9293 11

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
\$ 8.69

Sent To CURCI, JEROME WILLIAM
NOH #9154
Street and Apt. No. 16 WOODLAKE DRIVE
City, State, ZIP+4® PORT ORANGE, FL 32129

Postmark Here

PS Form 3800, January 2020 PSN 7530-02-000-9001 Use Reverso

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:

CURCI, JEROME WILLIAM
NOH #9154
16 WOODLAKE DRIVE
PORT ORANGE, FL 32129



9590 9402 8582 3244 8687 05

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9293 11

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *TCura*

- ☐ 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 (0)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JUNHALLA LLC
NOH #9154
2550 S PARK RD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8686 82

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9293 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *all*

- ☐ 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 (0)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTH PARK LANE LLC	PO BOX 630033 MIAMI, FL 33163	2589 S PARK LN, PEMBROKE PARK, FL 33009

Folio

514229000056

Legal Description

29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195
AKA: LOT 18, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status	Open	Case #	9165	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Water pipe leak burst in front of bay unit plumbing work done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Repair water pipe leaks (emergency repair) with a licensed contractor. Licensed contractor must be registered with the Building Dept. at Town Hall.
Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/13/2023		Notice of Violation	Regular Mail
2/16/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
SOUTH PARK LANE LLC		CASE NO. 9165
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: SOUTH PARK LANE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

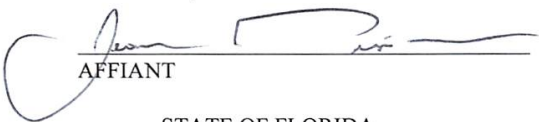
ADDRESS: 2589 S PARK LN, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: SOUTH PARK LANE LLC AT 03:50 P.M. ON THE 05 DAY OF MARCH 2024.

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

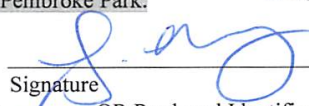
TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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



Mar 5, 2024 at 3:50:33 PM


Town of Pembroke Park
1000 SW 32 Avenue
Pembroke Park, Florida 33009

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 02/28/2024

Sent To: SOUTH PARK LANE LLC
PO BOX 630833
MIAMI, FL 33163

Property Owner: SOUTH PARK LANE LLC
PO BOX 630833
MIAMI, FL 33163

Property Description: 514220000256
29-51-42 S 50 OF N 32S OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS IN 181 DEED IN OR 3589105 ACALLOT 13 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA: 2589 S PARK LN, PEMBROKE PARK, FL 33009

Case #: 9195

Certified Mail #: 9195

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 9-11 - 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. 13-08-01, § 2, 9-11-13)	30

1 of 2

Mar 5, 2024 at 3:50:48 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Property Owner:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Property Description:

514229000056

Legal Description:

29-51-42 S 50 OF N 325 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4 LESS W 181
DESC IN OR 3589/195 AKA: LOT
18, PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

AKA:

2589 S PARK LN, PEMBROKE PARK, FL
33009

Case #:

9165

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Case #:

9165

Property Owner:

SOUTH PARK LANE LLC

PO BOX 630033
MIAMI, FL 33163

Certified Mail #:

Property Description:

514229000056

Legal Description:

29-51-42 S 50 OF N 325 OF W1/2 OF
NW1/4 OF NE1/4 OF NE1/4 LESS W 181
DESC IN OR 3589/195 AKA: LOT
18, PEMBROKE PARK INDUSTRIAL
CENTER (UNREC)

AKA:

2589 S PARK LN, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Water pipe leak burst in front of bay unit plumbing work done without a permit. Obtain plans for an after the fact permit and complete all inspections.

2. Repair water pipe leaks (emergency repair) with a licensed contractor. Licensed contractor must be registered with the Building Dept. at Town Hall.

Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9165

Petitioner,

vs.

SOUTH PARK LANE LLC
2589 S PARK LN, PEMBROKE PARK, FL
33009

Respondent(s)

On 2/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SOUTH PARK LANE LLC
Address: PO BOX 630033 MIAMI, FL 33163
Folio: 514229000056
Site Address: 2589 S PARK LN, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA: LOT 18, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/16/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/16/2024

Notes/Mean of Correction:

1. Water pipe leak burst in front of bay unit.
2. Repair water pipe leaks (emergency repair) with a licensed contractor. Still damaged. No permit has been obtained.

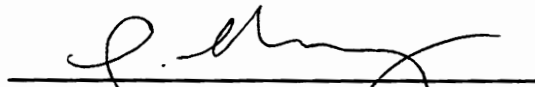
Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Mende and Associates, INC

AONC # 9165.

1970 NE 123rd Street
North Miami, FL 33182



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/21/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTH PARK LANE LLC

AONC #9165.

2589 S Park Lane,
Pembroke Park, FL 33009



quadiant
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IMI
\$000.64⁹
02/21/2024 ZIP 33023
043M30245597

US POSTAGE











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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SOUTH PARK LANE LLC
PO BOX 630033
MIAMI, FL 33163

Case #: 9165

Date: 12/13/2023

Property Owner: SOUTH PARK LANE LLC
PO BOX 630033
MIAMI, FL 33163

Property Description: 514229000056

Certified Mail #:

Legal Description: 29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA: LOT 18, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA: 2589 S PARK LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Water pipe leak burst in front of bay unit plumbing work done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Repair water pipe leaks (emergency repair) with a licensed contractor. Licensed contractor must be registered with the Building Dept. at Town Hall. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

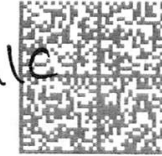
Jean Gustin

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTH PARK LANE LLC
NOV #9165



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\$000.63⁰

12/15/2023 ZIP 33023
043M30245597

US POSTAGE

PO BOX 630033
MIAMI, FL 33163

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

South Park Lane LLC
NOV #9165



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

12/15/2023 ZIP 33023
043M30245597

US POSTAGE

2589 S Park Lane,
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MEUDE AND ASSOCIATES, INC.
NOV # 9165



1970 NE 123 St.
North Miami, FL 33182



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

12/15/2023 ZIP 33023
043M30245597

US POSTAGE



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

Detail by Entity Name

Florida Limited Liability Company
SOUTH PARK LANE LLC

Filing Information

Document Number L19000208814
FEI/EIN Number 84-2900438
Date Filed 08/15/2019
State FL
Status ACTIVE

Principal Address

2589 SOUTH PARK LANE
PEMBROKE PARK, 33009 FL

Mailing Address

P.O. BOX 630033
MIAMI 33163 FL

Registered Agent Name & Address

MENDE AND ASSOCIATES, INC
1970 NE 123RD STREET
NORTH MIAMI, FL 33182

Authorized Person(s) Detail

Name & Address

Title MGR

AMSELLEM, CHANTAL HARBOUR
P.O. BOX 630033
MIAMI, FL 33163

Title Manager

AMSELLEM, CHANTAL
P.O. BOX 630033
MIAMI, FL 33163

Annual Reports

Report Year	Filed Date
2021	04/20/2021



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2589 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0056
Property Owner	SOUTH PARK LANE LLC	Millage	0613
Mailing Address	PO BOX 630033 MIAMI FL 33163	Use	48-01
Abbr Legal Description	29-51-42 S 50 OF N 325 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 181 DESC IN OR 3589/195 AKA:LOT 18,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).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024	\$53,830	\$653,480	\$707,310	\$707,310				
2023	\$53,830	\$653,480	\$707,310	\$680,590	\$14,868.81			
2022	\$53,830	\$564,890	\$618,720	\$618,720	\$13,067.60			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$707,310	\$707,310	\$707,310	\$707,310				
Portability	0	0	0	0				
Assessed/SOH	\$707,310	\$707,310	\$707,310	\$707,310				
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	\$707,310	\$707,310	\$707,310	\$707,310				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/9/2019	WD-Q	\$675,000	116105788	\$7.00	7,690	SF		
2/15/2018	DRR-T	\$100	114900213					
1/8/2018	WD-T	\$100	114830033					
8/6/2010	QCD-T	\$100	47332 / 1665					
2/1/1984	WD	\$95,000	11481 / 544	Adj. Bldg. S.F. (Card, Sketch)		5000		
				Eff./Act. Year Built: 1969/1968				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
5000								

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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
\$ 8.69

Sent To
SOUTH PARK LANE LLC
NOH #9165
2589 S PARK LN
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-3071 See Reverse for Instructions

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

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

Postage
\$

Total Postage and Fee
\$ 8.69

Sent To
MENDE AND ASSOCIATES, INC
NOH #9165
1970 NE 123RD STREET
NORTH MIAMI, FL 33182

PS Form 3800, January 2020 PSN 7530-02-000-3071 See Reverse for Instructions

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

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

Postage
\$

Total Postage and Fee
\$ 8.69

Sent To
SOUTH PARK LANE LLC
NOH #9165
PO BOX 630033
MIAMI FL 33163

PS Form 3800, January 2020 PSN 7530-02-000-3071 See Reverse for Instructions

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

South Park Lane LLC
NOV #9165

18 DEC 2023 PM 6 L



quadiant

FIRST-CLASS MAIL
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\$000.63

12/15/2023 ZIP 33023
043M30245597

US POSTAGE

2589 S Park Lane,
Pembroke Park, FL 33009

NIXIE

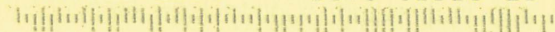
331 DE 1

0012/30/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350

*2606-02328-18-44



9326090551564404

NR

33009-135410

Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTHERN REINFORCING STEEL CO INC	1812 SW 31 AVE PEMBROKE PARK, FL 33009	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1849 SW 31 Ave

Folio

514220130010

Legal Description

SOUTHERN STEEL S BUILDING PLAT 127-6 B PARCEL A

Case Status	Open	Case #	9002	Date Next Inspection	3/20/2024
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Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Electrical lighting without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2023		Notice of Violation	Regular Mail
2/15/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/15/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SOUTHERN REINFORCING STEEL CO INC)

CASE NO. 9002

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SOUTHERN REINFORCING STEEL CO INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1849 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: SOUTHERN REINFORCING STEEL CO INC AT 04:25 P.M.
ON THE 05 DAY OF MARCH 2024.

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

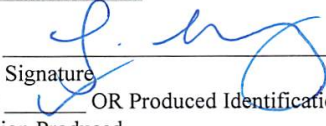
TYPE OF SERVICE

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

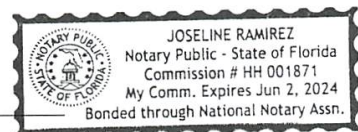

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

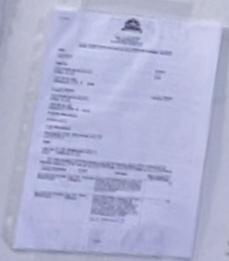

Signature

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



Mar 5, 2024 at 4:25:24 P

1849



UPS-USPS-FEDX
PLEASE CALL MR.
Alejandro 718-517-1145
578VH 201-312-3130
JHANNIS

Mar 5, 2024 at 4:25:34 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

SOUTHERN REINFORCING
STEEL CO INC
1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

9002

Property Owner:

SOUTHERN REINFORCING
STEEL CO INC
1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220130010

Legal Description:

SOUTHERN STEEL S BUILDING PLAT 127
-6 B PARCEL A

AKA:

1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1849 SW 31 Ave

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-155 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions 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, aerial plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 5-11-13)	30



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9002

Petitioner,

vs.

SOUTHERN
REINFORCING STEEL CO
INC
1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1849 SW 31 Ave

Respondent(s)

On 2/15/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	SOUTHERN REINFORCING STEEL CO INC
Address:	1812 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220130010
Site Address:	1841 SW 31 AVE, PEMBROKE PARK, FL 33021 #1849 SW 31 Ave
Legal Description:	SOUTHERN STEEL S BUILDING PLAT 127-6 B PARCEL A

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/15/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	2/15/2024

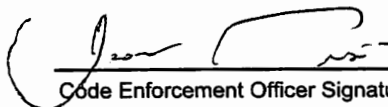
Notes/Mean of Correction:

1. Case #9002 BTR- 23360588-0 obtained. Corrected.
2. The Rack System has been removed. Corrected.
3. Electrical lighting without a permit. Electrical outlet was removed without a permit. Obtain an after the fact demo permit.

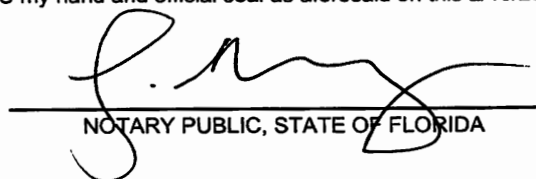
Further, Affiant sayeth naught

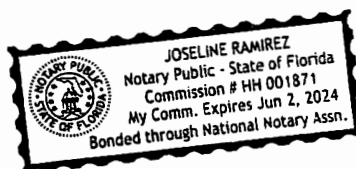
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/15/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

SOUTHERN REINFORCING
STEEL CO INC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

9002

Property Owner:

SOUTHERN REINFORCING
STEEL CO INC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220130010

Legal Description:

SOUTHERN STEEL S BUILDING PLAT 127
-6 B PARCEL A

AKA:

1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1849 SW 31 Ave

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

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

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Electrical lighting without a permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

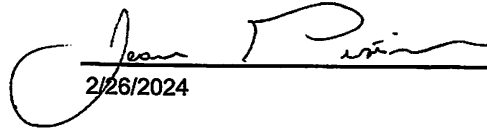
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


2/26/2024

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Southern Reinforcing Steel
CO INC

AONC #9002

1849 SW 31 AVE
PEMBROKE PARK, FL 33021



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁹

02/21/2024 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTHERN REINFORCING STEEL
CO INC

AONC #9002

1841 SW 31 AVE
PEMBROKE PARK, FL 33021



quadiant

FIRST-CLASS MAIL
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043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

SOUTHERN REINFORCING STEEL CO INC
KEISEY, ANGELA M.



ADNC #9002.

1812 SW 31 AVE
PEMBROKE PARK, FL 33009.

quadiant

FIRST-CLASS MAIL

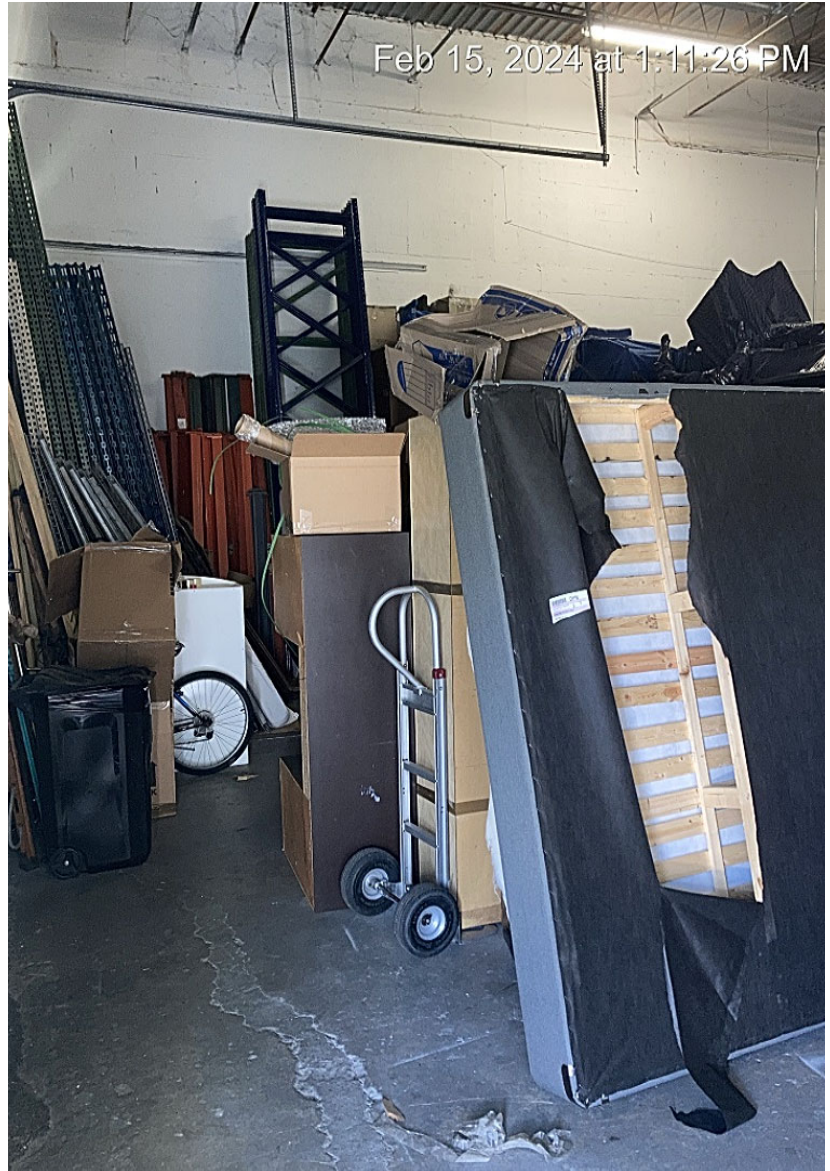
IMI

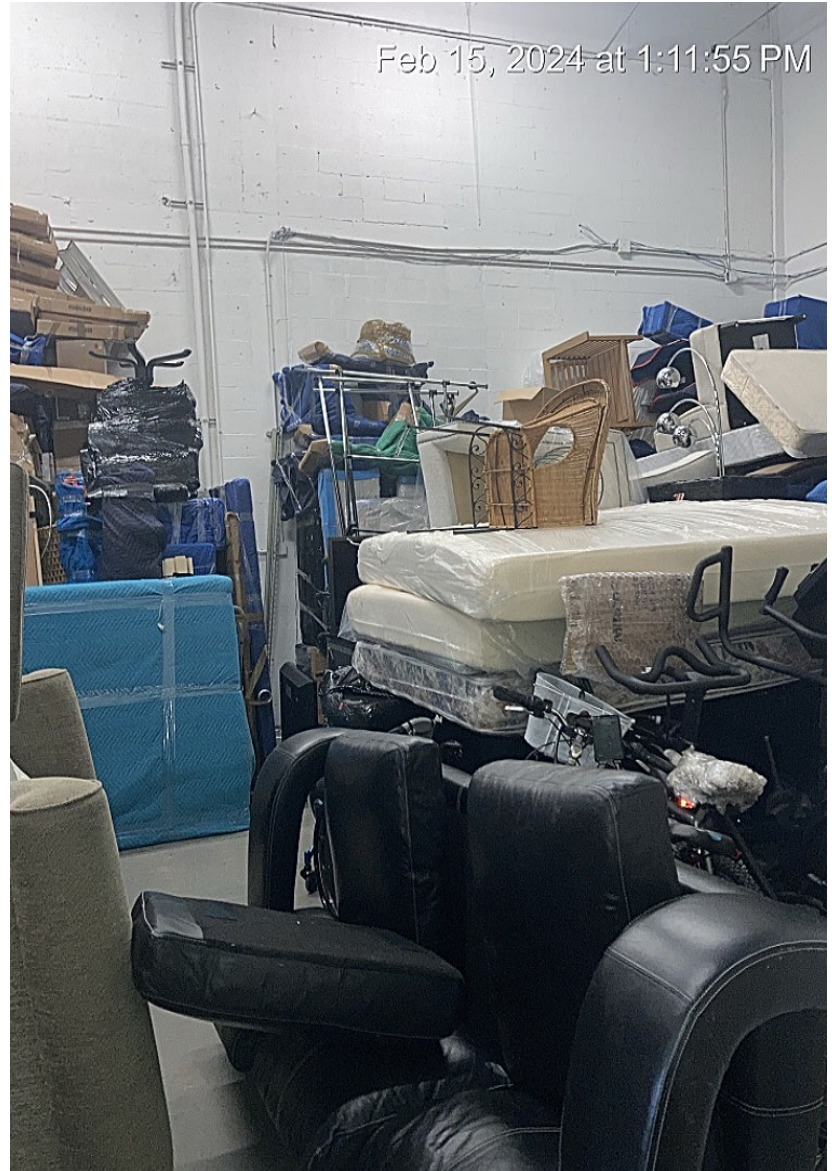
\$000.64⁰

02/21/2024 ZIP 33023

043M30245597

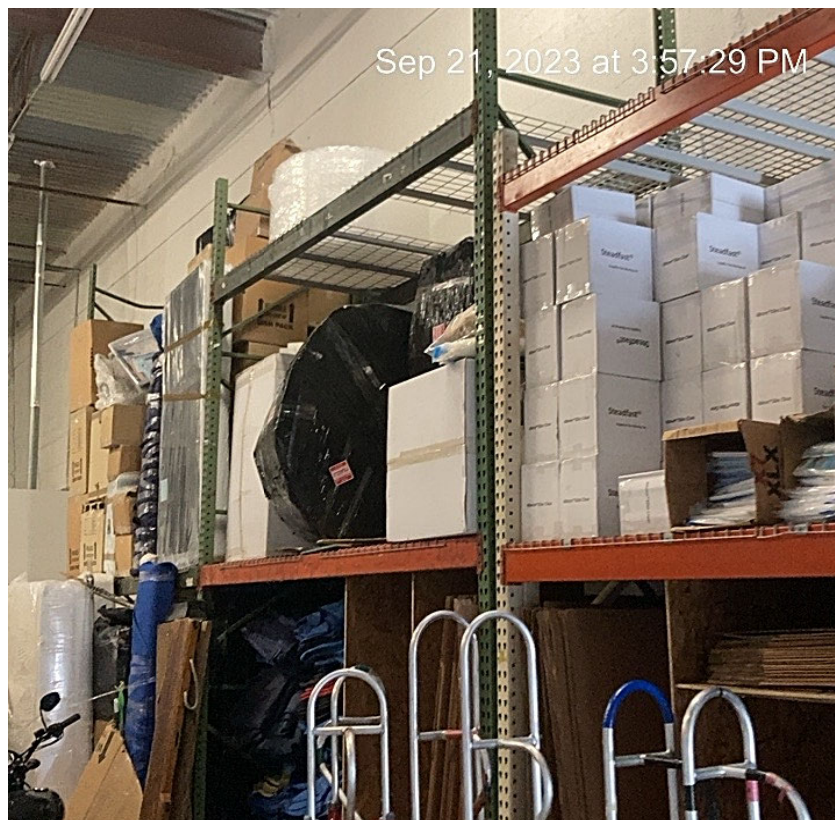
US POSTAGE

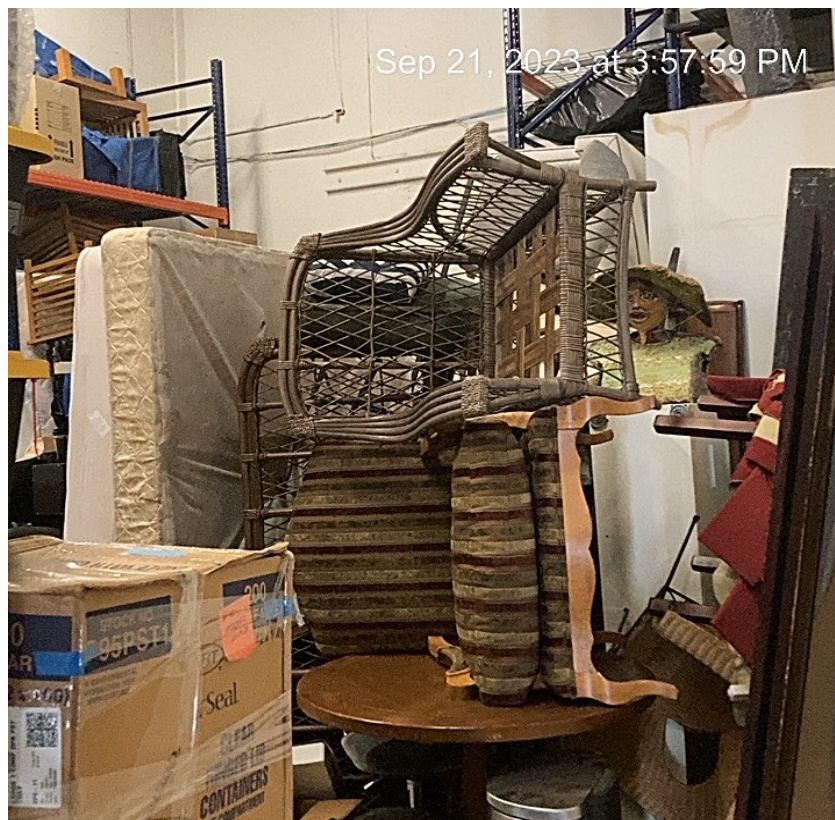


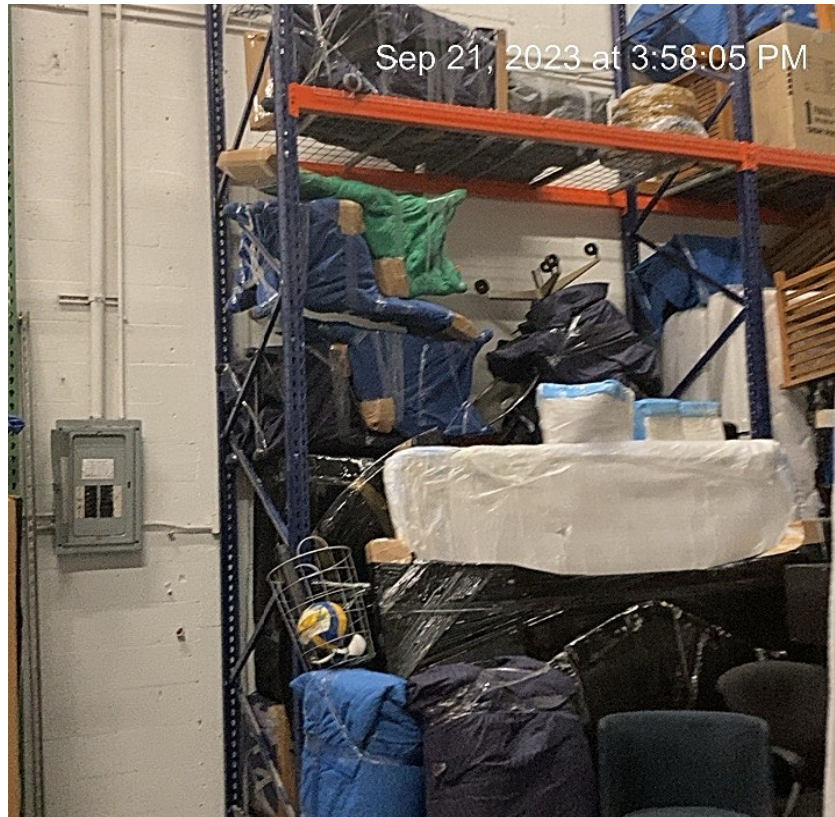














Report

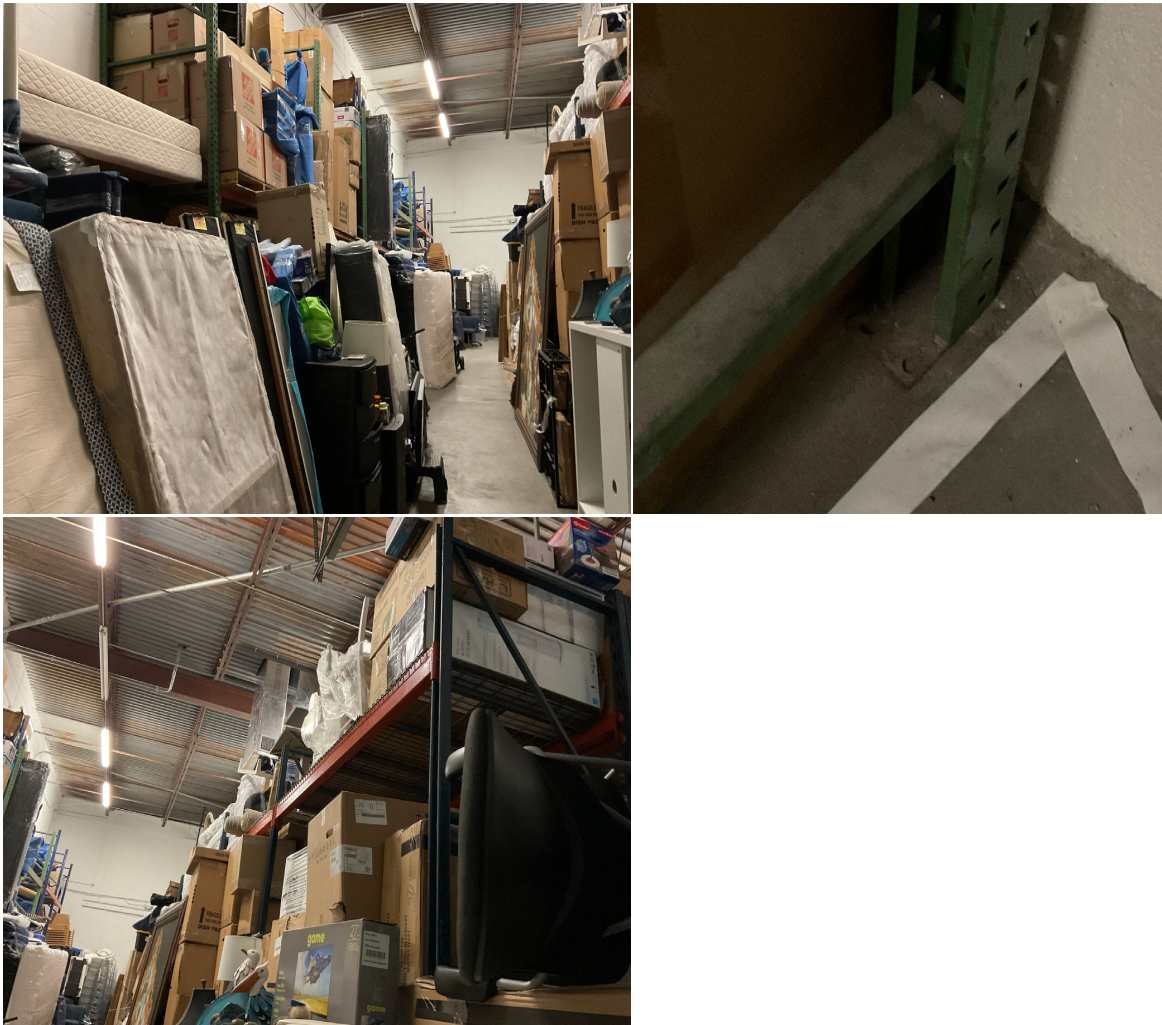
B & H Moving SVCS, LLC
1849 SW 31 Ave
Pembroke Park, FL 33009
Occupancy ID:157175

Pembroke Park - Construction or work without permit.

Racks and electrical work possibly without a permit.

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





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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

SOUTHERN REINFORCING
STEEL CO INC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

9002

Date:

10/20/2023

Property Owner:

SOUTHERN REINFORCING
STEEL CO INC

1812 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description:

514220130010

Certified Mail #:**Legal Description:**

SOUTHERN STEEL S BUILDING PLAT 127
-6 B PARCEL A

AKA:

1841 SW 31 AVE, PEMBROKE PARK, FL
33021 #1849 SW 31 Ave

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Notes/Mean of Correction:

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Jean Gustin

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Southern Reinforcing
Steel Co INC



Nav # 9002.

1849 SW 31 AVE,
Pembroke Park, FL 33021



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Kelsey, Angela M.
Southern Reinforcing Steel Co. INC.
Box # 9002.
1812 SW 31 Ave,
Pembroke Park, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

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10/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Southern Reinforcing Steel Co. INC.
Box # 9002.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

1841 SW 31 Ave,
Pembroke Park, FL 33021.



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$729,640	\$5,374,580	\$6,104,220	\$6,104,220	
2022	\$729,640	\$5,374,580	\$6,104,220	\$5,633,760	\$121,875.08
2021	\$729,640	\$4,480,850	\$5,210,490	\$5,121,600	\$110,712.38

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$7.00	104,234	SF
				Adj. Bldg. S.F. (Card, Sketch)		53850
				Eff./Act. Year Built: 1975/1965		

Page 175 of 722



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

Detail by Entity Name

Florida Profit Corporation
THE KELSEY GROUP, INC.

Filing Information

Document Number	172160
FEI/EIN Number	59-0685744
Date Filed	01/31/1953
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	09/30/1988
Event Effective Date	NONE

Principal Address

CHARLES M. KELSEY, JR.
1812 S. 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 04/28/2011

Mailing Address

CHARLES M. KELSEY, JR.
1812 S. 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 04/28/2011

Registered Agent Name & Address

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

Name Changed: 02/13/2008

Address Changed: 02/19/2007

Officer/Director Detail

Name & Address

Title PRES

9589 0710 5270 1605 9292 05

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 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
 \$

Total Postage and
 \$ 8.69

Sent To
 SOUTHERN REINFORCING STEEL CO INC
 NOH #9002
 Street and Apt. No. 1849 SW 31 AVE.
 City, State, ZIP+4® PEMBROKE PARK, FL 33021

PS Form 3800, January 2019

9589 0710 5270 1605 9292 99

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

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

Postage
 \$

Total Postage and
 \$ 8.69

Sent To
 KELSEY, ANGELA M
 SOUTHERN REINFORCING-STEEL CO INC
 NOH #9002
 Street and Apt. No. 1812 SW 31 AVE
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2019

9589 0710 5270 1605 9292 12

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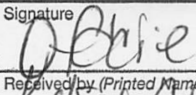
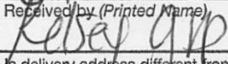
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and
 \$ 8.69

Sent To
 SOUTHERN REINFORCING STEEL CO INC
 NOH #9002
 Street and Apt. No. 1841 SW 31 AVE.
 City, State, ZIP+4® PEMBROKE PARK, FL 33021

PS Form 3800, January 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: KELSEY, ANGELA M SOUTHERN REINFORCING STEEL CO INC NOH #9002 212 SW 31 AVE BROKE PARK FL 33009  9590 9402 8582 3244 8687 98 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9291 99	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 3/4/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
RUTH MARTINEZ CEDANO	3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 14

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6134	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. 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	Posted to Property Regular Mail
2/13/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 3/20/2024
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 3/20/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RUTH MARTINEZ CEDANO) CASE NO.6134
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RUTH MARTINEZ CEDANO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

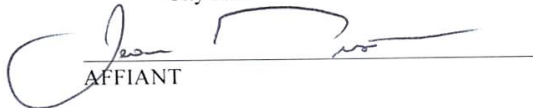
ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 LOT # 14

I, Jean Gustin HEREBY CERTIFY that I SERVED: RUTH MARTINEZ CEDANO AT 04:30 P.M. ON THE 05 DAY OF MARCH 2024.

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

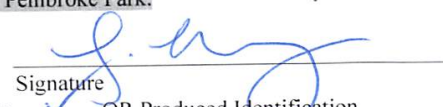
TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


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



English ▾

Home (<https://www.flhsmv.gov/>) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 850106310

Vehicle Type: MOBILE HOME

Year: 1960

Make: BUDD COMPANY

Color:

Registration Expiration Date: 12/31/2022

Title Number: 81598464

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 03/21/2022

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 46' 0"

This mobile home is a single wide.

INFO PROVIDED
BY MANAGEMENT

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0600

T# 1088245196

B# 1297358

Identification Number 850106310 Year 1960 Make BUDC Body PT WT-L-BHP 46' Vessel Regs. No. Title Number 81598464

Registered Owner:

WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

Date of Issue 05/13/2019

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

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: <http://www.hsmv.state.fl.us/html/titlnt.html>

Mail To:

WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

CERTIFICATE OF TITLE

Identification Number 850106310 Year 1960 Make BUDC Body PT WT-L-BHP 46' Vessel Regs. No. Title Number 81598464
Lien Release Interest in the described vehicle is hereby released
Prev State FL Color Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 07/27/2011
Odometer Status or Vessel Manufacturer or OH Use Engine Drive Hull Material Prop Date of Issue 05/13/2019

Registered Owner

WALESKA MARTINEZ CEDANO
3801 SW 36TH ST
WEST PARK, FL 33023-5634

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 136417624
1 / 17 136417624

Terry L. Rhodes
Executive Director

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

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: _____ Address: _____
Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____
I/We state that this ☐ 5 or ☐ 5 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1 reflects ACTUAL MILEAGE. ☐ 2 is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3 is NOT THE ACTUAL MILEAGE
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.
SELLER Must Sign Here: _____ CO-SELLER Must Sign Here: _____
Print Here: _____ Print Here: _____
Selling Dealer's License Number: _____ Tax No. _____ Tax Collected: _____
Auction Name: _____ License Number: _____
PURCHASER Must Sign Here: _____ CO-PURCHASER Must Sign Here: _____
Print Here: _____ Print Here: _____

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

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

NTR2022

Mar 6, 2024 at 4:30:42 PM

14



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33623

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/29/2024

Sent To:

RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Case #:

6134

Property Owner:

RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

5140229003500

Legal Description:

28-51-42 PT OF SE1/4 OF NE1/4 DE SEC AS
REG NW COR OF SE1/4 OF NE1/4 ELY 15,
ELY 50 FOR POR ELY 49S 10 ELY
32S 24 WLY 95.74 ELY 63.28 ELY
169.29 SWLY 13.93 WLY 77.37 ELY
125.24 CORN ELY 31.57 ELY 80.36 ELY
43.89 ELY 70.37 ELY 635.63 WLY
323.53 NLY 673.71 WLY 320.55 NLY
823.65 TO POB TOGET WITH W 1/3 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 90 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 RLOT 14

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:

Mar 6, 2024 at 4:30:50 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

RUTH MARTINEZ CEDANO

Case #:

6134

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Property Owner:

RUTH MARTINEZ CEDANO

Certified Mail #:

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

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:



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/26/2024

Sent To:

RUTH MARTINEZ CEDANO

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Case #:

6134

Property Owner:

RUTH MARTINEZ CEDANO

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

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
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis:

(8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. 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 Compliance Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of March, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

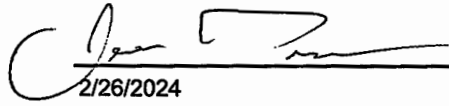
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin


2/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6134

Petitioner,

vs.

RUTH MARTINEZ
CEDANO

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

Respondent(s)

On 2/13/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RUTH MARTINEZ CEDANO

Address: 3140 W HALLANDALE BEACH BLVD LOT 14 PEMBROKE PARK,
FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #LOT 14

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF
SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY
77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY
320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF
SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 3/20/2024
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	Not in Compliance - Reinspection Date: 3/20/2024

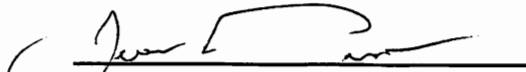
Notes/Mean of Correction:

1. Demo - No permit has been obtained.
2. Multiple additions added to the home - No permit has been obtained. ✓
3. Stairs and railings installed without a permit - No permit has been obtained.
4. Laundry room storage area added with washer and dryer - No permit has been obtained.
5. Remove all prohibited outdoor stored items from the property and keep it maintained. Corrected.
6. Remove all the dead vegetation from the property. Corrected.
7. Mobile home has multiple occupants residing in the home - No information has been provided.

Further, Affiant sayeth naught

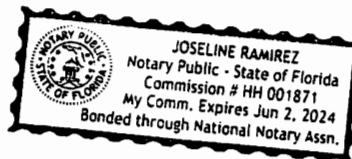
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/13/2024


NOTARY PUBLIC, STATE OF FLORIDA



THE UNITED STATES OF AMERICA
DO hereby certify that
[Name] is a [Title]
of the [Department/Agency]
and is authorized to [Action]
[Subject]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the [Department/Agency] at [City], [State], this [Date] day of [Month], [Year].

FOR THE [Title]
[Signature]
[Name]
[Title]
[Department/Agency]



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Case #: 6134

Date: 08/09/2021

Property Owner: RUTH MARTINEZ CEDANO
3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Property Description: 514229000300

Certified Mail #:

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA: 3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

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
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
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	Cross reference - Vegetation, Ch. 27. The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30
ZONING	Sec. 28-260 (8) - Prohibited uses	The permitted uses enumerated in the preceding section for the T-1 Mobile Home Park District shall not be construed to include, either as principal or accessory use, any of the following which are listed for emphasis: (8) The occupancy of any mobile home or recreational vehicle and/or addition thereto by more than one (1) family;	30

Notes/Mean of Correction:

1. Demo of bathroom without a permit. Obtain a after the fact permit for the demo of the bathroom area with plans and inspections.
2. Multiple additions added to the home without permits. Obtain a permit for the additions including windows, doors, electrical, mechanical, and plumbing with plans and inspections.
3. Stairs and railings installed without a permit. Obtain a permit for the stairs and railings with plans and inspections.
4. Laundry room storage area added with washer and dryer without a permit. Obtain a permit for the laundry room storage area with plumbing and electrical with plans and inspections.
5. Remove all prohibited outdoor stored items from the property and keep it maintained.
6. Remove all the dead vegetation from the property.
7. Mobile home has multiple occupants residing in the home. Schedule an inspection with the Code Officer to verify the number of occupants residing in the mobile home.
8. A double permit fee has been assessed for all work done without a permit.

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

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



Teressa Malcolm
Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

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

Name Ruth Martinez Cedano Date 8.6.2021
Site Address 3140 W H B Blvd Lot 14 Case # _____
Pembroke Park FL 33009 Sub/Park Holiday
Permit # _____

☒ **STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17, 12-48;

☐ NFPA # _____

28-260; 12-61;
12-76(B)

Violation (s)

Demo of Bathroom, additions, windows, doors,
stairs, railing, laundry room w/ washer & dryer,
electrical, mechanical, & plumbing done without a
permit.

Corrective Action(s)

Obtain a permit for the demo of Bathroom area,
all additions including elect. mech. & Plumbing, laundry
room area w/ washer & dryer, railings, windows & doors
with plans and inspection. Remove all prohibited items
stored items & dead vegeta-
tion.

☒ Structural

☒ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

[Signature]
Code Enforcement Officer

Posted
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



























Town of Pembroke Park
Notice of Violation
 1170 SW 13 Avenue Pembroke Park, FL 33107
 (954) 966-4600

Name: Mr. & Mrs. [illegible] Date: 08/05/2021
 New Address: 1170 SW 13 Avenue Pembroke Park, FL 33107 Case #: [illegible]
 Phone: [illegible] Signature: [illegible]

Permit #: [illegible]

☒ **STOP ALL WORK**

☐ No Building Permit
☐ Violation of Florida Building Code # [illegible]
☐ Violation of Town Ordinance # [illegible]
☐ NFEA # [illegible]
 Violation (s) [illegible]

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

Corrective Action(s) [illegible]

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other [illegible]

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (DATE) [illegible]

*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 presentation 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 of corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 215 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 118

Code Enforcement Officer: [illegible] Date: 08/05/2021









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

Sent To:

RUTH MARTINEZ CEDANO

Case #:

6134

Date:

8/9/2021 12:00:00 AM

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Property Owner:

RUTH MARTINEZ CEDANO

Property Description:

514229000300

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY 623.65
TO POB TOGET WITH W 15 OF NW1/4 OF
SE1/4 OF NE1/4 LESS N 50 & TOGET
WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 14

Mailing Purposes Only

NOV # 6134

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

08/09/2021

US POSTAGE \$000.51⁰



ZIP 33023

011D10656696

Corporation Service Company

1201 Hayes Street

Tallahassee

FL

32301

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

08/09/2021

US POSTAGE \$000.51⁰



ZIP 33023

011D10656696

Sent To:

Case #:

RUTH MARTINEZ CEDANO

6134

3140 W HALLANDALE BEACH BLVD LOT 14
PEMBROKE PARK, FL 33009

NOV # 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/09/2021
US POSTAGE \$000.51⁰

FIRST-CLASS MAIL

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd floor
Skokie
IL
60077



ZIP 33023
011D10656696

NOV # 6131
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/09/2021
US POSTAGE \$000.51⁰

FIRST-CLASS MAIL

Holiday Hallandale MHC
3140 W Hallandale Beach
BLVD
Pembroke Park
FL
33009



ZIP 33023
011D10656696

9589 0710 5270 1605 9295 40

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

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

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fee
 \$ 8.69

Sent To
 RUTH MARTINEZ CEDANO
 NOH #6134
 3140 W HALLANDALE BEACH BLVD, #14
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Jan 2023

9589 0710 5270 1605 9295 33

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

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

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fee
 \$ 8.69

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #6134
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, January 2023

9589 0710 5270 1605 9295 19

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

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

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fee
 \$ 8.69

Sent To
 CORPORATION SERVICE COMPANY
 NOH #6134
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

City, State, ZIP+4®

PS Form 3800, January 2023

9589 0710 5270 1605 9295 26

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

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

Certified Mail Fee
 \$

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

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

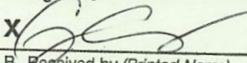
Postage
 \$

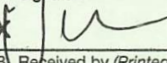
Total Postage and Fee
 \$ 8.69

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #6134
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, January 2023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #6134 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 26		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☒ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: RUTH MARTINEZ CEDANO NOH #6134 3140 W HALLANDALE BEACH BLVD, #14 PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery 3/4/24	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 40		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #6134 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 33		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			

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE, YVONNE	5417 SW 41 ST PEMBROKE PARK, FL 33023	5417 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270010

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Case Status	Open	Case #	5654	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand
8/16/2023	8/16/2023	Final Order	Certified Mail
2/12/2024		Affidavit of Non-Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$14,900.00

Case Overview

Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$15,000.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$15,000.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
COLE, YVONNE		CASE NO. 5654
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 12:38 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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



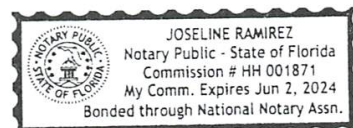
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.



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



Mar 5, 2024 at 12:38:40 PM

5417



Mar 5, 2024 at 12:38:53 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

COLE, YVONNE

5417 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
COLE, YVONNE	5654	02/26/2024
5417 SW 41 ST PEMBROKE PARK, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
COLE, YVONNE	514230270010	
5417 SW 41 ST PEMBROKE PARK, FL 33023		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 262.42 W 15.11 TO POB, W 20.33 N 51.68 E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA	5417 SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/12/2023

Sent To:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

Property Owner:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270010

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 15.11 TO
POB, W 20.33, N 51.68, E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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

(Ord. No. 89-12-1, § 2, 12-13-89)

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



7/12/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5654

Petitioner,

vs.
COLE, YVONNE
5417 SW 41 ST, PEMBROKE PARK, FL
33023
Respondent(s)

On 7/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	COLE, YVONNE
Address:	5417 SW 41 ST PEMBROKE PARK, FL 33023
Folio:	514230270010
Site Address:	5417 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42, W 15.11 TO POB, W 20.33, N 51.68, E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/17/2023

Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

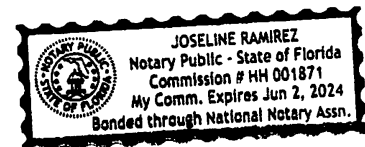
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/12/2023


NOTARY PUBLIC, STATE OF FLORIDA





No Permit



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #: 5654

Date: 03/22/2021

Property Owner: COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description: 514230270010

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42, W 15.11 TO
POB, W 20.33, N 51.68, E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA: 5417 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 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
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Notes/Mean of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections.
2. A double permit has been assessed.

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

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



Teresa Malcolm
Code Enforcement Officer





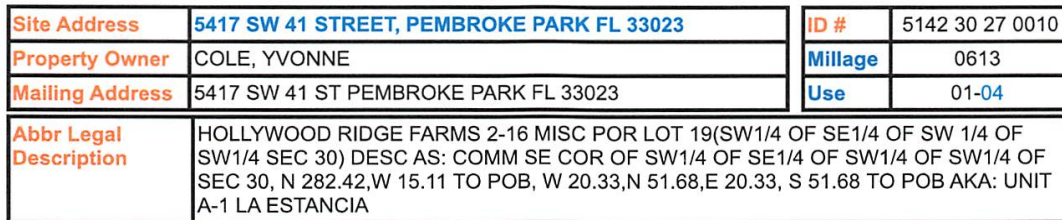
SA17 SW41 ST

#5654





[illegible]



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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$248,380	\$248,380	\$248,380	\$248,380
Portability	0	0	0	0
Assessed/SOH 20	\$122,410	\$122,410	\$122,410	\$122,410
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	\$72,410	\$97,410	\$72,410	\$72,410

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

NOV # 5654
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/22/2021
US POSTAGE

Sent To:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5654

7022 2410 0001 1497 1225

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

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

OFFICIAL USE

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

Postage
\$ **7.85**

Total Postage and Fees
\$

Sent To
DAVID E ZELL TR / NOH # 8535
ZELL, DAVID E TRS / #5654, #8625

Street and Apt. No.,
2301 SW 31 CT,

City, State, Zip+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Apr

7022 2410 0001 1497 1218

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

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

OFFICIAL USE

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

Postage
\$ **7.85**

Total Postage and Fees
\$

Sent To
DAVID E ZELL TR / NOH # 8535
ZELL, DAVID E TRS / #5654, #8625

Street and Apt. No.,
140 GREENS RD

City, State, Zip+4®
HOLLYWOOD FL 33021

PS Form 3800, Apr

7022 2410 0001 1497 1447

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
\$ **7.85**

Total Postage and Fees
\$

Sent To
NOH #5654
COLE, YVONNE

Street and Apt. No.,
5417 SW 41 ST,

City, State, Zip+4®
PEMBROKE PARK, FL 33023

PS Form 3800, Apr

7022 2410 0001 1497 1812

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
\$ **0.53**

Total Postage and Fees
\$

Sent To
FO #5654
COLE, YVONNE

Street and Apt. No.,
5417 SW 41 ST,

City, State, Zip+4®
PEMBROKE PARK, FL 33023

PS Form 3800, Apr

7022 2410 0001 1497 1706

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
DAVID E ZELL TR

Street and Apt. No.
ZELL, DAVID E TRS

City, State, ZIP+4®
FO #8535, #8625, #5654
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

Postmark Here
AUG 17 2023
WEST HOLLYWOOD FL 33023

PS Form 3800, April 2010 Edition PSN 7530-02-000-9047 See reverse for instructions

7022 2410 0001 1497 1713

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
DAVID E ZELL TR

Street and Apt. No.
ZELL, DAVID E TRS

City, State, ZIP+4®
FO #8535, #8625, #5654
140 GREENS RD
HOLLYWOOD FL 33023

Postmark Here
AUG 17 2023
WEST HOLLYWOOD FL 33023

PS Form 3800, April 2010 Edition 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.		24 JUL 2023 PM 2 L 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	
1. Article Addressed to: DAVID E ZELL TR / NOH #8535 ZELL, DAVID E TRS / #5659, #8625 140 GREENS RD HOLLYWOOD FL 33021		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	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1218		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 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: RAZ, ETAN HAF #5465 2673 S PARK LANE PEMBROKE PARK, FL 33009		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1539		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 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: PEMBROKE CROWN III LLC HAF #5465 2673 S PARK LN PEMBROKE PARK FL 33309		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	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1546		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

Aug 2, 2023 at 12:54:55 PM


Town of Pembroke Park
3150 SW 53 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/12/2023

Sent To:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:
5654

Certified Mail #:

Property Owner:
COLE, YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:
514230270010

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 18(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42 W 15.11 TO
POB, W 20.33 N 51.68 E 20.33, S 51.66 TO
POB AKA: UNIT A-1 LA ESTANCIA

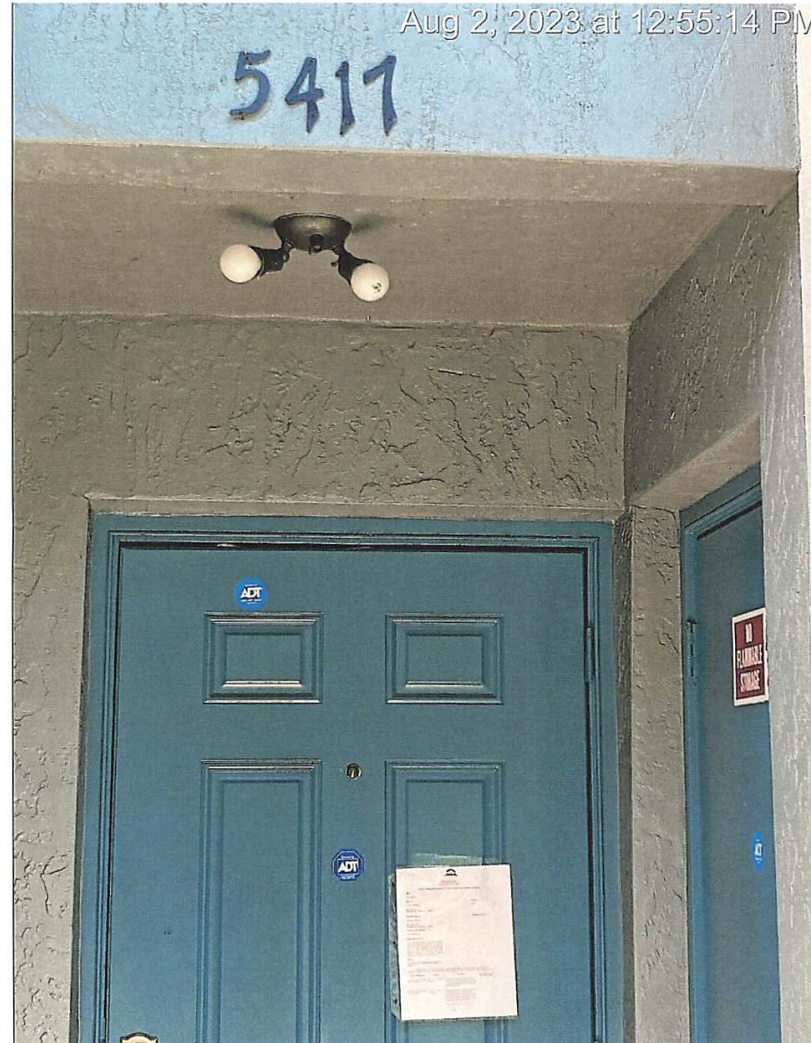
AKA:
5417 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 3/22/2021 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 5-11 - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1 of 2

Aug 2, 2023 at 12:55:14 PM



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5654
Petitioner,)
)
vs.)
)
COLE, YVONNE)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: COLE, YVONNE

FOLIO NO.: 5142 30 27 0010

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42, W 15.11 TO POB, W 20.33, N 51.68, E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 5-87. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

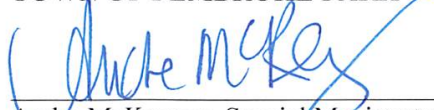
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-87 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

Yes ___ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.


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

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE, YVONNE	5417 SW 41 ST PEMBROKE PARK, FL 33023	5417 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270010

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Case Status	Open	Case #	5654	Date Next Inspection	7/17/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/22/2021		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/17/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
COLE, YVONNE) CASE NO. 5654
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

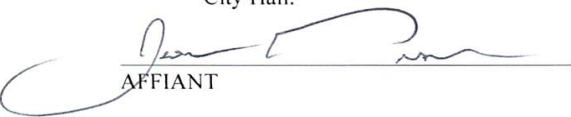
ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 12:55 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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


AFFIANT

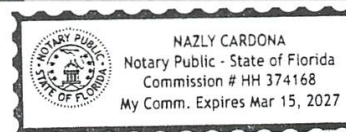
8-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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



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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
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: 3/20/2024

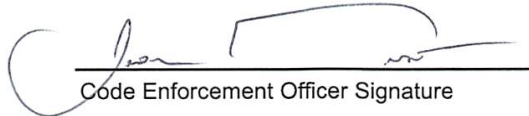
Notes/Mean of Correction:

A/c installed with no permit, no record on file. Not corrected, permit required.

Further, Affiant sayeth naught

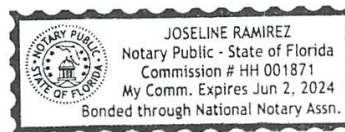
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/12/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5654

Petitioner,

vs.

COLE, YVONNE

5417 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 2/12/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	COLE, YVONNE
Address:	5417 SW 41 ST PEMBROKE PARK, FL 33023
Folio:	514230270010
Site Address:	5417 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

COLE, YVONNE

**5417 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

Date:

02/26/2024

Property Owner:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:

514230270010

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 282.42,W 15.11 TO
POB, W 20.33,N 51.68,E 20.33, S 51.68 TO
POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

9589 0710 5270 1605 9296 01

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

\$ 8.69

Sent To

COLE, YVONNE

Street and Apt. No.,

HCF #5654

City, State, ZIP+4[®]

5417 SW 41 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2013

U.S. POSTAL SERVICE

POSTMARK

MAR 01 2024

FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL PEREZ	1870 N CORP BLVD #268092 WESTON, FL 33326	5407 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270290

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA

Case Status Closed **Case #** 5677

Notes

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (l.e: crates etc).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
2/18/2022		Affidavit of Compliance	Regular Mail
2/26/2024	3/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/18/2022
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)	2/18/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	2/18/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	2/18/2022	\$1,600.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$1,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$1,700.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MIGUEL PEREZ) CASE NO. 5677
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL PEREZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

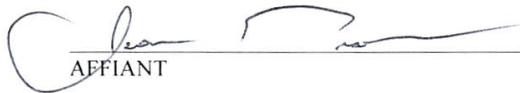
ADDRESS: 5407 SW 41 ST, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: MIGUEL PEREZ AT 12:36 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



Mar 5, 2024 at 12:36:49 PM

5407



NO
FLAMMABLE
STORAGE



Mar 5, 2024 at 12:36:59 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

VS.

MIGUEL PEREZ

5407 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MIGUEL PEREZ	5677	02/26/2024
1870 N CORP BLVD #268092 WESTON, FL 33328		
Property Owner:	Property Description:	Certified Mail #:
MIGUEL PEREZ	514230270290	
1870 N CORP BLVD #268092 WESTON, FL 33328		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB, N 20.00, W 52.00, S 20.00, E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA	5407 SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MIGUEL PEREZ

**5407 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:

5677

Date:

02/26/2024

Property Owner:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Property Description:

514230270290

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 162.09 TO POB,N
20.00, W 52.00,S 20.00,E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

AKA:

5407 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
5677

Petitioner,

vs.

MIGUEL PEREZ

5407 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 2/18/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	MIGUEL PEREZ
Address:	1870 N CORP BLVD #268092 WESTON, FL 33326
Folio:	514230270290
Site Address:	5407 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA

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.	2/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/18/2022
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)	2/18/2022
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)	2/18/2022

Notes/Mean of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/C replacement permit # 2211501-0 was completed as of 2/18/2022.
2. Remove prohibited items from backyard (I.e: crates etc). Corrected

Further, Affiant sayeth naught



 Code Enforcement Officer Signature

STATE OF FLORIDA
 COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/18/2022

 NOTARY PUBLIC, STATE OF FLORIDA

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5677
Petitioner,)
)
vs.)
)
MIGUEL PEREZ)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5407 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MIGUEL PEREZ, 5407 SW 41 ST, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 27 0290

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

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

CONCLUSIONS OF LAW

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

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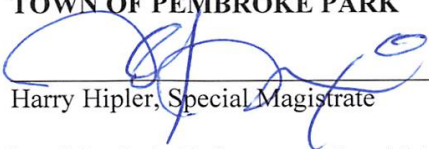
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 12-48 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL PEREZ	1870 N CORP BLVD #268092 WESTON, FL 33326	5407 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5677 **Date Next Inspection** 11/17/2021

Notes

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates etc).

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/23/2021		Notice of Violation	Regular Mail
10/22/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 11/17/2021

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fee
 \$ **7.33**

Sent To
 MIGUEL PEREZ
 1870 N CORP BLVD #268092
 WESTON, FL 33326
 NOH # 5677

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

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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 City, State, ZIP+4®

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Sent To
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 1870 N CORP BLVD #268092
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 FO # 5677

Street
 City

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Postage
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Total
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Sent To
 MIGUEL PEREZ
 5407 SW 41 ST
 PEMBROKE PARK, FL 33023
 FO # 5677

Street
 City

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

NOV #5677
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
04/08/2021
US POSTAGE \$0
 01

Sent To:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:

5677

NOV #5677
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE \$0

Current Tenant
5407 SW 41 St
Pembroke Park
FL 33023



NOV #5677
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/23/2021
US POSTAGE



Sent To:
PERSWAYSION LLC
3520 NW 213 ST
MIAMI GARDENS, FL 33056

Case #:
5677



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5407 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0290
Property Owner	PEREZ, MIGUEL	Millage	0613
Mailing Address	5407 SW 41 ST PEMBROKE PARK FL 33023	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA		

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	\$9,360	\$156,370	\$165,730	\$165,730				
2021	\$9,360	\$156,370	\$165,730	\$149,200				
2020	\$9,360	\$126,280	\$135,640	\$135,640	\$2,927.36			
2022 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$165,730	\$165,730	\$165,730	\$165,730				
Portability	0	0	0	0				
Assessed/SOH	\$165,730	\$165,730	\$165,730	\$165,730				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$165,730	\$165,730	\$165,730	\$165,730				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/26/2021	WD-Q	\$175,000	117032449	\$9.00	1,040	SF		
10/18/2019	QCD-T	\$100	116150694					
8/13/2015	WD-T	\$100	113184717					
4/23/2009	WD-D	\$35,000	46217 / 1370					
12/16/2008	SWD-O	\$75,000	45961 / 476	Adj. Bldg. S.F. (Card, Sketch)		1166		
				Units		1		
				Eff./Act. Year Built: 2007/2006				
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.

MIGUEL PEREZ

Respondent

CASE NO. 5677

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL PEREZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING ADDRESS: 5407

SW 41 ST, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MIGUEL PEREZ

AT 1:00 A.M./P.M. ON THE 4 DAY OF NOVEMBER 2021.

TYPE OF SERVICE

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

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

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

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

☒ **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

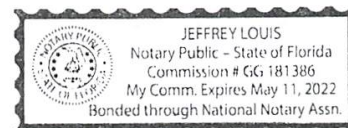
sm
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 8 day of 11, 2021, by teressa malcolm 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:
10/22/2021

Sent To:
MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:
5677

Property Owner:
MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326

Certified Mail #:

Property Description:
514230270290

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 162.09 TO POB, N
20.00, W 52.00, S 20.00, E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

AKA:
5407 SW 41 ST, PEMBROKE PARK, FL
33023

11/04/2021 01:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/22/2021

Sent To:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Case #:

5677

Property Owner:

MIGUEL PEREZ

1870 N CORP BLVD #268092
WESTON, FL 33326

Certified Mail #:

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POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
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COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 162.09 TO POB,N
20.00, W 52.00,S 20.00,E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

AKA:

5407 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS Sec. 5-87. - Permit required

It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.

30

(Ord. No. 89-12-1, § 2, 12-13-89)

HEALTH AND SANITATION Sec. 12-48. - Outdoor storage prohibited

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

30

(Ord. No. 12-06-01, § 1, 6-13-12)

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (I.e: crates etc).

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teresa Malcolm

Code Enforcement Officer



10/22/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MIGUEL PEREZ	5677	03/23/2021
1870 N CORP BLVD #268092 WESTON, FL 33326		
Property Owner:	Property Description:	Certified Mail #:
MIGUEL PEREZ	514230270290	
1870 N CORP BLVD #268092 WESTON, FL 33326		
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 162.09 TO POB,N 20.00, W 52.00,S 20.00,E 52.04 TO POB AKA: UNIT E-29 LA ESTANCIA	5407 SW 41 ST, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

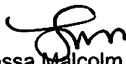
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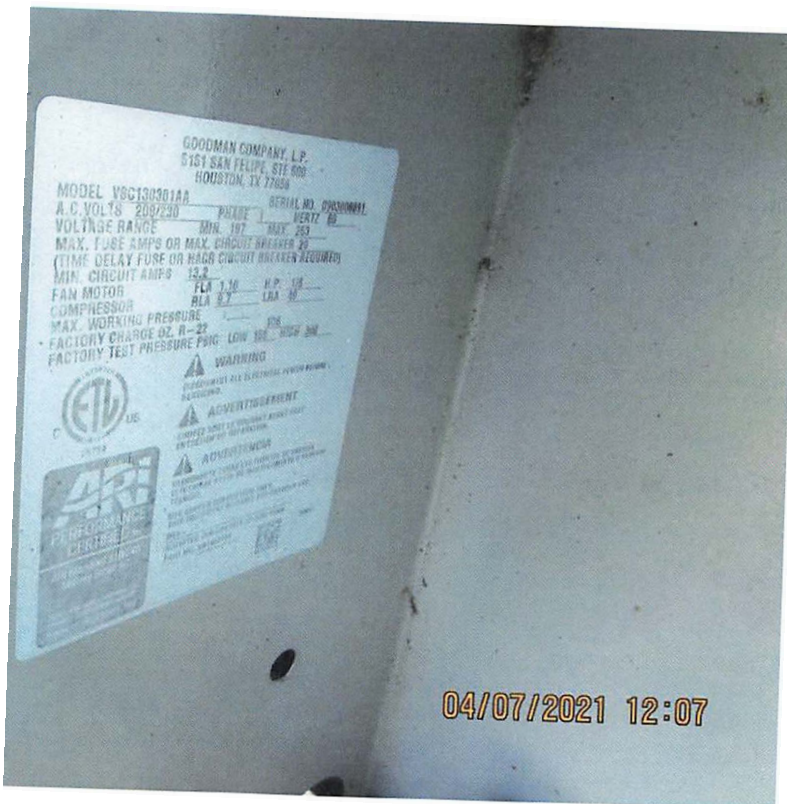
Notes/Mean of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections. A/c unit was installed in 2009 (Serial: 0903891).
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (l.e: crates etc).

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



LAW OFFICE OF
RUDOLPH M. DI LASCIO, JR., P.A.

5798 JOHNSON STREET
HOLLYWOOD, FLORIDA 33021

TELEPHONE: (954) 966-7466
FACSIMILE: (954) 966-3410
Email: dilascio@bellsouth.net

April 2, 2021

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

Attention: Teresa Malcolm

Re: Perswaysion, LLC sale to Perez, Miguel
Property address: 5407 SW 41 Street, Pembroke Park, FL 33023
Case #5677

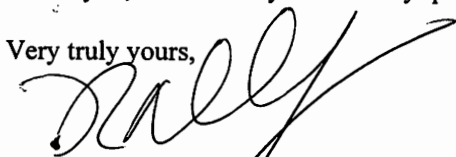
Dear Ms. Malcolm:

I represented Perswaysion, LLC in their sale of the above property to Miguel Perez. My client forwarded to me your Notice of Violation dated March 23, 2021, for the subject property.

Please note that my client sold this property on January 29, 2021. I have enclosed a copy of the recorded deed for your reference. Please delete my client's name from this file, and notify the current owner.

Thank you, and should you have any questions, please contact me.

Very truly yours,



Rudolph M. Di Lascio, Jr.

cc: Perswaysion, LLC

RMD/dw

Instr# 117032449 , Page 1 of 3, Recorded 02/03/2021 at 12:30 PM
Broward County Commission
Deed Doc Stamps: \$1225.00

This instrument prepared by:
Rudolph M. Di Lascio, Jr. Esq.
5798 Johnson Street
Hollywood, Florida 33021

RETURN TO:
Gold Coast Settlement Services
10181 W. Sample Road, #208
Coral Springs, Florida 33065

Property Appraiser's Parcel
Identification Number: 514230-27-0290

WARRANTY DEED

THIS INDENTURE, made this 26 day of January 2021, BETWEEN

PERSWAYSION, LLC,
a Florida limited liability company

whose post office address is: 3520 NW 213 Street, Miami Gardens, Florida 33056

hereinafter referred to as grantor*, and

MIGUEL PEREZ, a married man

whose post office address is: 1870 N. Corporate Lakes Blvd., #268092, Weston, Florida 33326

hereinafter referred to as grantee*,

WITNESSETH:

that said grantor, for and in consideration of the sum of TEN AND NO/100TH DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD COUNTY, FLORIDA, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO reservations, restrictions, limitations, conditions and easements of record along with applicable zoning ordinances and taxes for the year 2021 and subsequent years.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "grantee" are used for singular or plural, as context requires.

Page 2
Warranty Deed
Perswayision, LLC s/t Perez

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed sealed and delivered in our presence:

PERSWAYISION, LLC,
A Florida limited liability company

Sign: *Doree Winther*
Print: DOREE WINTHER

By: *Denise Swasey* (Seal)
DENISE SWASEY,
Sole Manager and Member

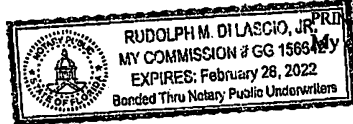
Sign: *Rudolph M. Di Lascio, Jr.*
Print: RUDOLPH M. DI LASCIO, JR.

STATE OF FLORIDA

COUNTY OF BROWARD

~~I~~ **HEREBY CERTIFY THAT** the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of January, 2021, an officer duly qualified to take acknowledgments, personally appeared **DENISE SWASEY**, who is ☒ personally known to me; or ☐ produced a driver's license or ☐ _____ as identification, and who acknowledged executing the foregoing instrument.

seal



Rudolph M. Di Lascio, Jr.
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: RUDOLPH M. DI LASCIO, JR.
commission expires: _____

LEGAL DESCRIPTION

La Estancia Townhomes, Unit E-29

A portion of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 30, Township 51 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the SE corner of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 30, thence North 01°53'39" West on an assumed bearing along the East line of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of said Section 30 for a distance of 162.09 feet to the Point of Beginning; thence continue North 01°53'39" West along said East line for a distance of 20.00 feet; thence South 88°13'47" West for a distance of 52.00 feet; thence South 01°46'13" East for a distance of 20.00 feet; thence North 88°13'47" East for a distance of 52.04 feet to the Point of Beginning.

VOID
Sent 2
Right
Owner



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PERSWAYSION LLC

3520 NW 213 ST
MIAMI GARDENS, FL 33056

Case #:

5677

Date:

03/23/2021

Property Owner:

PERSWAYSION LLC

3520 NW 213 ST
MIAMI GARDENS, FL 33056

Property Description:

514230270290

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4
OF SW1/4 SEC 30) DESC AS: COMM SE
COR OF SW1/4 OF SE1/4 OF SW1/4 OF
SW1/4 OF SEC 30, N 162.09 TO POB,N
20.00, W 52.00,S 20.00,E 52.04 TO POB
AKA: UNIT E-29 LA ESTANCIA

AKA:

5407 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30

HEALTH AND SANITATION Sec. 12-48. - Outdoor
storage prohibited

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

30

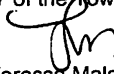
(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. A/c installed without a permit, no record found. Obtain permit with plans and inspections.
2. A double permit fee has been assessed. permit. No record on file, obtain permit with plans and inspections.
3. Remove prohibited items from backyard (l.e: crates etc).

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





CERTIFIED MAIL®

TOWN OF PEMBROKE

3150 S.W. 52ND AVENUE • PEMBROKE



7019 1120 0000 9007 7873

MIAMI FL 330

19 NOV 2021PM 5 L

Hasler

11/18/2021

US POSTAGE \$007.33⁰



ZIP 33023
011D10656696



MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326
FO # 5677

UTF

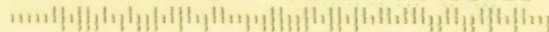
RECEIVED DEC 23 2021

[Handwritten signature]

NIXIE 331 EE 1 0012/03/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

MANUAL PROC REQ *2506-01406-19-38



33326-007817
1899879999

UTF

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:

MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326
FO # 5677



9590 9402 6379 0303 8491 67

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7873

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
- ured Mail
ured Mail Restricted Delivery
or \$500)

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

Domestic Return Receipt

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

BC

TOWN OF PEMBROKE PARK

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



7019 1120 0000 9007 7460

MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326
NOH # 5677

Hasler

10/22/2021

US POSTAGE

\$007.33⁰⁰



ZIP 33023
011D10656696

RECEIVED NOV 01 2021

Bx Closed

10/25

NIXIE

331 FE 1

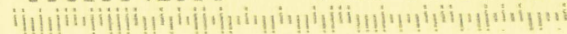
0010/29/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

336235413 077

BC: 33623541356

*0566-04452-23-00



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MIGUEL PEREZ
1870 N CORP BLVD #268092
WESTON, FL 33326
NOH # 5677



9590 9402 6379 0303 8482 52

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7460

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

9589 0710 5270 1605 9292 36

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
 \$ 8.69

Sent To
 MIGUEL PEREZ
 HCF #5677
 Street and Apt. No. 5407 SW 41 ST,
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2024

Postmark Here
 MAR 01 2024
 HILLCREST POSTAL STATION
 HILLCREST, FL 33021

9589 0710 5270 1605 9292 29

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
 \$ 8.69

Sent To
 MIGUEL PEREZ
 HCF #5677
 Street and Apt. No. 1870 N CORP BLVD #268092
 City, State, ZIP+4® WESTON, FL 33326

PS Form 3800, January 2024

Postmark Here
 MAR 01 2024
 HILLCREST POSTAL STATION
 HILLCREST, FL 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6720	Date Next Inspection	3/7/2024
-------------	------	--------	------	----------------------	----------

Notes

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1) Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2) Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3) Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4) Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5) Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6) Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
2/27/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	
3/7/2024		Affidavit of Non-Compliance	Regular Mail
3/7/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail Posted to Property

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$27,100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$27,200.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$27,200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JANIO CRUZ / MARY
PATTERSON

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO EXTEND TIME

Sent To:

JANIO CRUZ / MARY PATTERSON

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

~~02/27/2024~~ 3.6.
3/18/2024

Property Owner:

JANIO CRUZ / MARY PATTERSON

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MARCH 18, 2024 Phone: 216.214.7040
Email: MaryandJanio@gmail.com
Property Address: 3120 W. HALLANDALE BEACH BLVD, LOT 520

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, MARY K PATTERSON (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6720 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the MARCH 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 7/20/22 imposing the fine of \$ 50.00 per day for violation(s) of the Town's Code of Ordinances: 5-105, 12-48, 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARY K. PATTERSON

Petitioner's Name (Print)

Mary K. Patterson

Petitioner's Signature

State of Florida)
County of Broward)



PERSONALLY APPEARED before me, the undersigned authority, Mary K. Patterson and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18th day of March, 20 24.

[Signature]

Notary

My Commission expires July 6, 2028

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
JANIO CRUZ/MARY PATTERSON)
CASE NO. 6720
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JANIO CRUZ/MARY PATTERSON

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

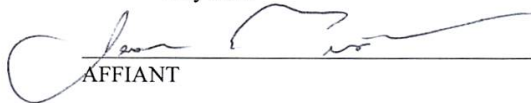
ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT # 520, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JANIO CRUZ/MARY PATTERSON
AT 4:32 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

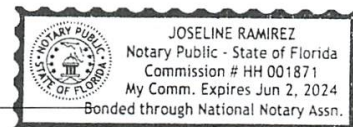
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature
Personally Known OR Produced Identification
Type of Identification Produced



520

[illegible]

Mar 5, 2024 at 4:33:00 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Janio Cruz/Mary
Patterson

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Janio Cruz/Mary Patterson

Case #:

6720

Date:

02/27/2024

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Owner:

Janio Cruz/Mary Patterson

Property Description:

514229000300

Certified Mail #:

3140 W HALLANDALE BEACH BLVD
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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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



English ▾

Home (<https://www.flhsmv.gov/>) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 0165397BH

Vehicle Type: MOBILE HOME

Year: 1974

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 11296095

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 12/20/2013

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, 1st Floor, Building, Tallahassee, FL 32399-0580

A04431

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0165397BH	1974	SKYL	HS	48'		11296095
Registered Owner:						
Date of Issue 07/31/2012						

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

Lien Release
Interest in the described vehicle is hereby released

By _____

Title _____

Date _____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel:
<http://www.hsmv.state.fl.us/tlm/tilinf.html>

Mail To:

WEBBER HINDEN & MCLEAN P.A.
4430 SW 64TH AVE
DAVIE FL 33314-3438



CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0165397BH	1974	SKYL	HS	48'		11296095
Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	02/26/2009
Odometer Status or Vessel Manufacturer or C/U Use				Hull Material	Prop	Date of Issue
						07/31/2012

Registered Owner

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Clayton B. Walden
Clayton Boyd Walden
Director

Control Number

107816096

Julie L. Jones
Julie L. Jones
Executive Director

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

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.

Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:	Address:
Seller Must Enter Selling Price:	Seller Must Enter Date Sold:
I/We state that this ☐ 5 or ☐ 6 digit odometer now reads (no tens) miles, date read and I hereby certify that to the best of my knowledge the odometer reading:	
☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.	

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

SELLER Must Sign Here:	CO-SELLER Must Sign Here:
Print Here:	Print Here:
Selling Dealer's License Number:	Tax No.:
Auction Name:	License Number:
PURCHASER Must Sign Here:	CO-PURCHASER Must Sign Here:
Print Here:	Print Here:

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6720

Petitioner,

vs.

Janio Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520
Respondent(s)

On 3/7/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Janio Cruz/Mary Patterson

Address: 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

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



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

Sent To:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

3/7/2024 12:00:00 AM

Property Owner:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

Mailing Purposes Only

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: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

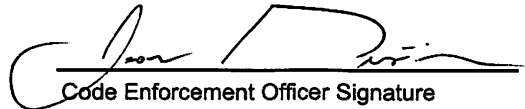
Notes/Mean of Correction:

1. Interior structural work being done without a permit. Obtain a permit for the Interior structural work with plans and inspections. Not Corrected.
2. Electrical work being done without a permit. Obtain a permit for electrical work with plans and inspections. Not Corrected.
3. The added addition/shed, located at the rear side of the property, was removed upon inspection: Permit #2212082-0 completed. Corrected.
4. The windows appear old no record is found on file. The windows seem to have been installed at the time of buildout, all the windows match and are uniformed, and no violation exists upon inspection. Corrected.
5. Mechanical & Plumbing done without a permit. Serial tag decal of A/C unit is missing. Obtain a permit for a/c installation with plans and inspections. Not Corrected.
6. Prohibited outdoor storage. The outdoor storage was removed. Corrected.

Further, Affiant sayeth naught

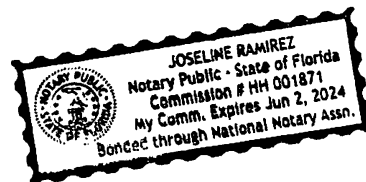
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

Janio Cruz/Mary
Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	6720	02/27/2024
Property Owner:	Property Description:	Certified Mail #:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON)

CASE NO. 6720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON AT 10:56 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

Erik Richwagen

AFFIANT

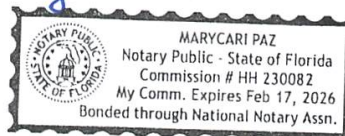
STATE OF FLORIDA
COUNTY OF BROWARD

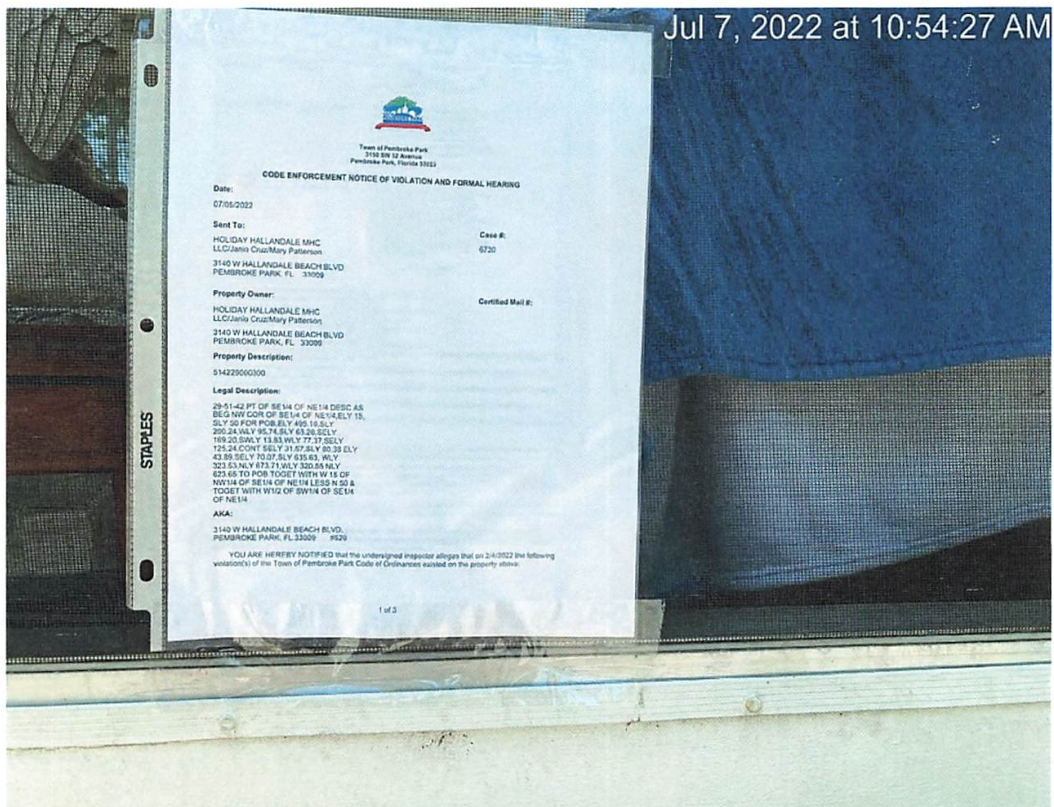
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

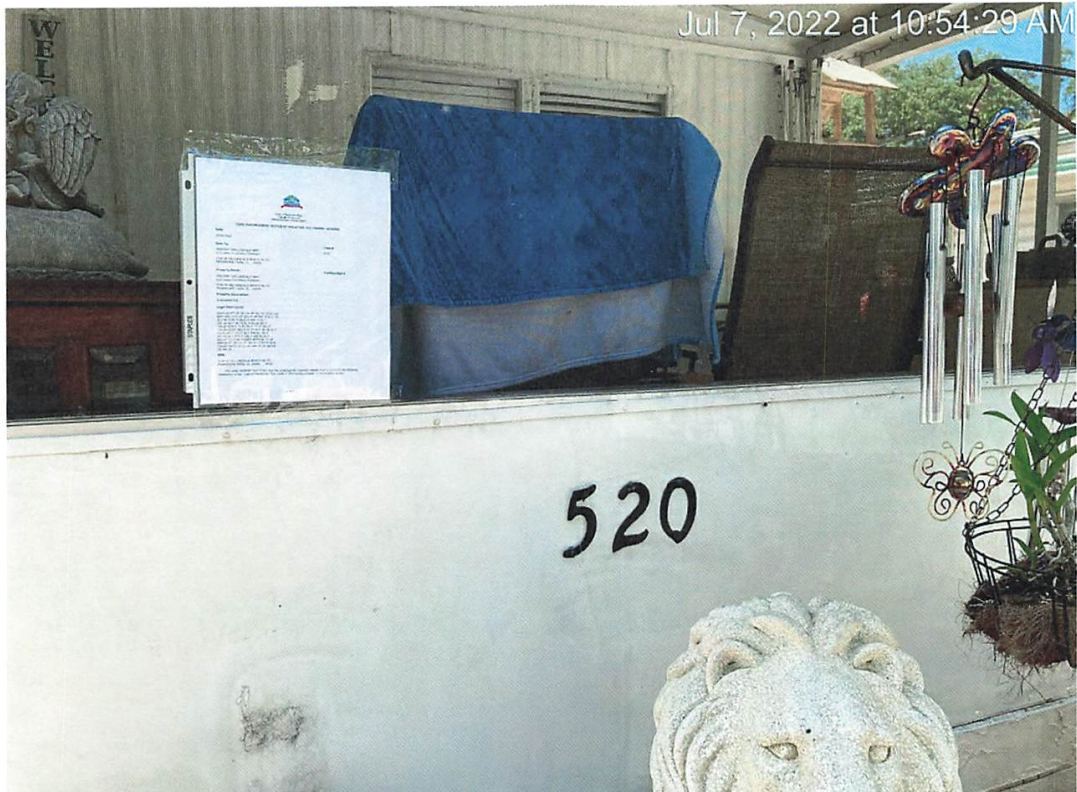
MRP
Signature

Personally Known ☒ OR Produced Identification ☐

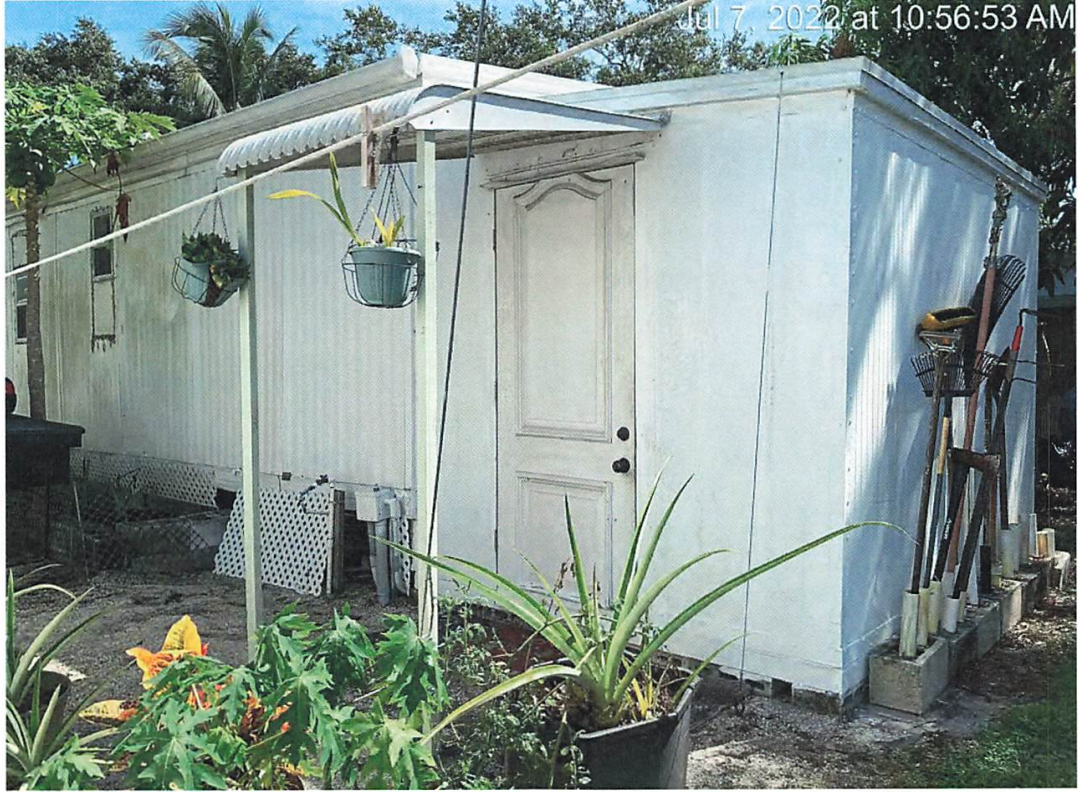
Type of Identification Produced _____













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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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)	27

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

7/5/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

02/04/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

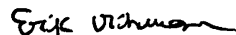
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	27
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)	27

Notes/Mean of Correction:

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
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There is prohibited outdoor storage on this property
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2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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



[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



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 314 of 722

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

720

Hasler

FIRST-CLASS MAIL

02/07/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/LOT#520

8800 NORTH BRONX AVE 2ND FLOOR

Case #:

6720

7021 1970 0000 4565 8944

**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 CORPORATION SERVICE COMPANY
(NOH-6720)
Street and Apt. 1201 HAYS STREET
City, State, ZIP+4 TALLAHASSEE, FL 32301-2525

PS Form 3800, July 2020

7021 0350 0000 2802 4969

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To HOLIDAY HALLANDALE MHC LLC
(NOH-6720)
Street and Apt. No. 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4 SKOKIE IL 60077

PS Form 3800, July 2020

7021 0350 0000 2802 4945

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To JANIO CRUZ/MARY PATTERSON
(NOH-6720)
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD # 520
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

7021 1970 0000 4565 7886

**U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To HOLIDAY HALLANDALE MHC LLC/JANIO
CRUZ/MARY PATTERSON
(NOH-6720)
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/JANIO
CRUZ/MARY PATTERSON
(NOH-6720)
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 18

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7886

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/7/22

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

3. Service Type

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

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:

Janio Cruz/Mary Patterson
(FO-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520



9590 9402 6921 1104 8176 42

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7190

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/25/22

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(FO-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8176 35

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7183

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/25/22

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

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:

JANIO CRUZ/MARY PATTERSON
(NOH- 6720)
3140 W HALLANDALE BEACH BLVD # 520
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4945

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/27/22

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (FO-6720) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	A. Signature X <i>Howard Lopez</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Howard Lopez</i> C. Date of Delivery <i>7-25-22</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 6921 1104 8176 59	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Adult Signature ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ 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)
2. Article Number (Transfer from service label) 7021 1970 0000 4565 7206	Domestic Return Receipt
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY (FO-6720) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525	A. Signature X <i>Britany Doty</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Britany Doty</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 6921 1104 8176 66	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Adult Signature ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ 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)
2. Article Number (Transfer from service label) 7021 1970 0000 4565 7213	Domestic Return Receipt
PS Form 3811, July 2020 PSN 7530-02-000-9053	

7021 1970 0000 4565 7206

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Post

Sent To **HOLIDAY HALLANDALE MHC LLC**
 (FO-6720)
 Street and **8800 NORTH BRONX AVE 2ND FLOOR**
 City, State, **SKOKIE IL 60077**

PS Form 3800

7021 1970 0000 4565 7190

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	\$

Postmark
Here

Postage

\$

Total Post

Sent To **Janio Cruz/Mary Patterson**
 (FO-6720)
 Street and **3140 W HALLANDALE BEACH BLVD,**
 City, State, **PEMBROKE PARK, FL 33009 #520**

PS Form 3800

7021 1970 0000 4565 7183

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

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

OFFICIAL USE

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

Postmark
Here

Postage

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Total Post

Sent To **HOLIDAY HALLANDALE MHC LLC**
 (FO-6720)
 Street and **3140 W HALLANDALE BEACH BLVD,**
 City, State, **PEMBROKE PARK, FL 33009**

PS Form 3800

7021 1970 0000 4565 7213

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

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

OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Post

Sent To **CORPORATION SERVICE COMPANY**
 (FO-6720)
 Street and **1201 HAYS STREET**
 City, State, **TALLAHASSEE, FL 32301-2525**

PS Form 3800

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
vs.)
)
HOLIDAY HALLANDALE MHC)
LLC/JANIO CRUZ/MARY PATTERSON
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

1 alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact
2 exist on the subject real property.
3
4
5

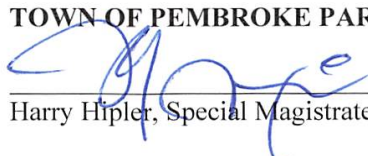
6 **ORDER**
7

8
9 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
10 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
11 SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL**
12 **HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the
13 time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH
14 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN**
15 **ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A**
16 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
17 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
18

19
20 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
21 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
22 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
23 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
24 DETERMINE IF COMPLIANCE HAS OCCURRED.
25

26
27 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
28 this 20th day of July 2022.
29

30 **TOWN OF PEMBROKE PARK**
31

32 
33
34 Harry Hippler, Special Magistrate
35

36 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
37 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
38
39

40 **Certificate of Service**
41

42 This Final Order was hand delivered at the Special Magistrate Hearing dated above:
43
44

Yes X No

45 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
46 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
47 set forth above in this Final Order on this 21 day of July, 2022.
48
49

50 
Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520
Legal Description		

Case Status Open **Case #** 6720 **Date Next Inspection** 7/20/2022

Notes

There is interior structural work being done without a permit
 There is electrical work being done without a permit
 There is an addition that has been added onto this mobile home
 There are windows that have been installed without a permit
 There is mechanical/plumbing work being done without a permit
 There is prohibited outdoor storage on this property
 To comply with these violations please take the following actions:
 1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
 5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
 6)Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail 2/7/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

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: 7/20/2022
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: 7/20/2022

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

Not in Compliance -
Reinspection Date:
7/20/2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(NOH-6720)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525



9590 9402 6921 1104 8183 59

2. Article Number (Transfer from service label)

7021 1970 0000 4565 8944

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Kathy M. M... ☐ Agent ☒ Addressee

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

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

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

(NOH-6720)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8583 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3184

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery 3/4/22

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

3. Service Type
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| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

9589 0710 5270 1605 9295 95

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
\$ 8.69

Sent To
JANIO CRUZ / MARY PATTERSON
HCF #6720
Street and Apt. No.
3140 W HALLANDALE BEACH BLVD #520,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 64

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

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OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$ 8.69

Sent To
CORPORATION SERVICE COMPANY
HCF #6720
Street and Apt. No.
1201 HAYS STREET
City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 71

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
\$ 8.69

Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #6720
Street and Apt. No.
8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4®
SKOKIE IL 60077

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 84

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

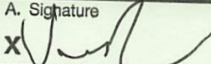
Postage
\$

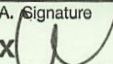
Total Postage and
\$ 8.69

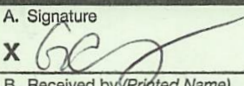
Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #6720
Street and Apt. No.
3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here
MAR 01 2024

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8677 53 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 88	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 3/2/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE 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: JANIO CRUZ / MARY PATTERSON HCF #6720 3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8677 60 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 95	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 3/2/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 8582 3244 8677 46 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 71	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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



7021 1970 0000 4565 9064

Hasler

07/05/2022

US POSTAGE \$007.33⁰



ZIP 33023
011D10656696

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

NIXIE 339 DE 1 00007/14/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0375-00932-05-45

0373-00932-05-

—八 世 皇 后 德 妃 穆 后 之 弟 德 妃 弟

33602-59876
33023>5413

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Code Enforcement Department

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8184 58

2. Article Number (Transfer from service label)

7021 1970 0000 4565 9064

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXPOSITO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	6137	Date Next Inspection	3/20/2024
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Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. 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	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail Hand
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/20/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$12,100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$12,200.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$12,200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ANGELA EXPOSIETO) CASE NO. 6137
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSIETO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: ANGELA EXPOSIETO AT 03:43 P.M. ON THE 08 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

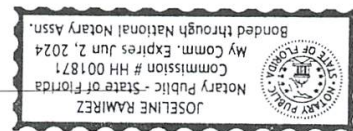
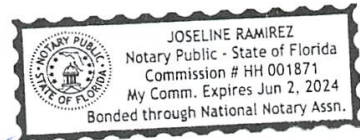
JEAN GUSTIN
AFFIANT

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 March, 2024, by JEAN GUSTIN as Code Enforcement Officer for the Town of Pembroke Park.

JEAN GUSTIN
Signature

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



2303

Mar 8, 2024 at 3:43:36 PM



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023

Re:

ANGELA EXPOSITO
2081 SW 31 ST, PEMBROKE PARK, FL 33099 #2303 SW 31 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To: Case #: Date:
ANGELA EXPOSITO 6137 2/26/2024
2303 SW 31 AVE
PEMBROKE PARK, FL 33099

Property Owner: Property Description: Certified Mail #:
ANGELA EXPOSITO 31-422000020
2303 SW 31 AVE
PEMBROKE PARK, FL 33099

Legal Description: AKA:
20-81-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 T20S W1/2 OF NE1/4 OF
SE1/4 OF SE1/4 2303 SW 31 ST, PEMBROKE PARK, FL
33099 #2303 SW 31 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to extend time on the 26th day of March, 2024 at 9:00 AM in the above-referenced Code Compliance Case.

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

ANY PERSON REQUESTING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4500 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-455-6770 (VOICE) OR 1-800-455-6771 (TDD).

Sincerely,
Joannee Ramirez
Code Compliance Supervisor
3155 SW 52 Avenue
Pembroke Park, FL 33023
(954) 955-4500, Ext. 215

1 of 1

Mar 8, 2024 at 3:43:47 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANGELA EXPOSIETO

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:

ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

Date:

03/08/2024

Property Owner:

ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a **Hearing to Extend time on the 20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-986-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

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

Name	Address	Phone
Position	How Long Employed?	Weekly Gross Wage
7. <u>MOBILE HOME</u>		
MAKE <u>Festival</u>	YEAR <u>1970</u>	LENGTH <u>58</u> WIDTH <u>24</u>
PURCHASED FROM <u>Barney Koretsky</u>		
Names of persons now appearing on or which will appear on title certificate: <u>Barney Koretsky</u>		
TITLE # <u>5527013-5527014</u>	VEHICLE ID # <u>32K24A1 20910</u> <u>32K24A1 2091X</u>	
FINANCED BY <u>NA</u>		
INSURED BY <u>Dillon Insurance Co</u>		

Insurance consideration, if



English ▾

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 32K24AS2091X

Vehicle Type: MOBILE HOME

Year: 1973

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2022

Title Number: 5527014

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 10/26/2020

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 56' 0"

This mobile home is a single wide.

Info provided
by "MANAGEMENT".

① of 2.



English ▼

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 32K24AS2091U

Vehicle Type: MOBILE HOME

Year: 1973

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2022

Title Number: 5527013

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 10/26/2020

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 56' 0"

This mobile home is a single wide.

Info provided
by "MANAGEMENT".

② of 2.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

ANGELA EXPOSIETO

**2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

ANGELA EXPOSIETO

Case #:

6137

Date:

03/08/2024

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Owner:

ANGELA EXPOSIETO

Property Description:

514220000520

Certified Mail #:

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2/20/2024 Phone: (954) 982 4043
Email: angelita
Property Address: 2303 SW 31st Hallandale Beach FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Angela Exposito (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6137 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 3-20-24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/16/2023 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

5-103(C)(1)(J); 5-105;
12-48; 5-17.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Angela Exposito
Petitioner's Name (Print)

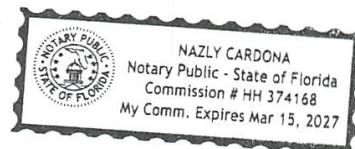
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Angela Exposito and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 20 day of Feb., 20 24.

Nazly Dayana #
Notary
My Commission expires Mar 15, 27





Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/13/2023 Phone: (954) 982 4043
Email: angela.exposito20015@gmail.com
Property Address: 2303 SW 31 Ave Hallandale Mobile Home

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Angela Exposito (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6137 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01/17/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/16/23 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances: 5-103 (c)(1)(i); 5-105; 5-17 and 12-48.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Angela Exposito
Petitioner's Name (Print)

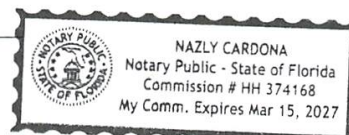
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Angela Exposito, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of November, 20 23.

Nazly Dayana A
Notary
My Commission expires Mar 15, 27



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6137
Petitioner,)
)
vs.)
)
ANGELA EXPOSIETO)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ANGELA EXPOSIETO

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(j); 5-105; 5-17 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(j); 5-105; 5-17 and 12-48 WITHIN 90 days **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXOSIETO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	6137	Date Next Inspection	7/7/2023
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Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. 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	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/7/2023

Case Overview

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: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/7/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ANGELA EXPOSIETO) CASE NO. 6137
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSIETO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

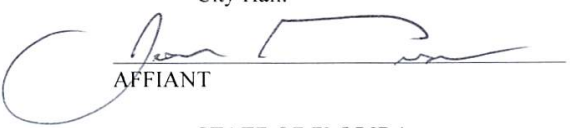
ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: ANGELA EXPOSIETO AT 12:09 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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


AFFIANT

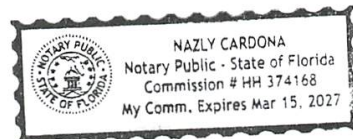
8-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

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

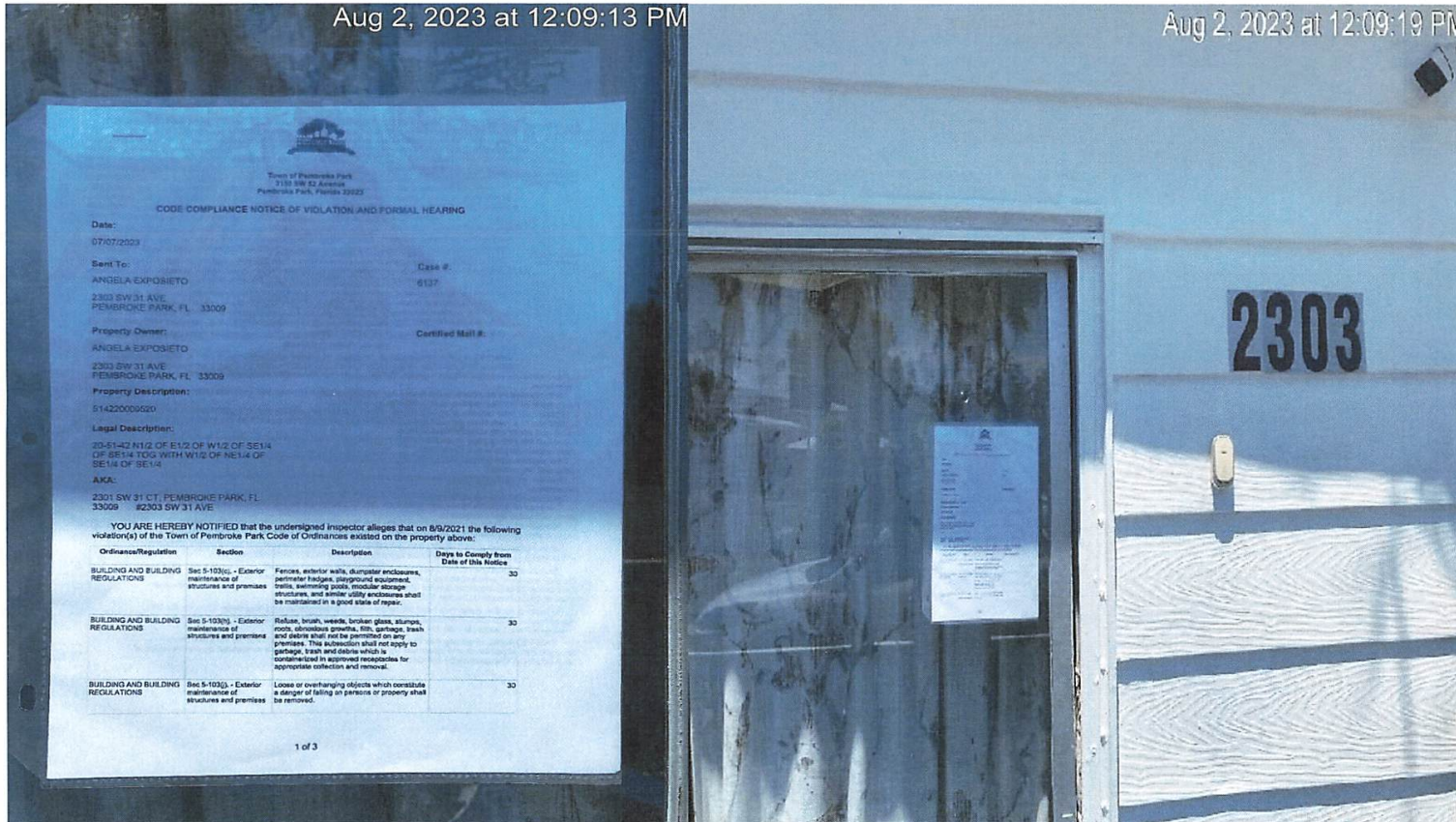
Nazly Dayana A.
Signature

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



Aug 2, 2023 at 12:09:13 PM

Aug 2, 2023 at 12:09:19 PM





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/07/2023

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

Property Owner:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE

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 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. 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 Compliance Officer at (954) 966-4600 ext. 215

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

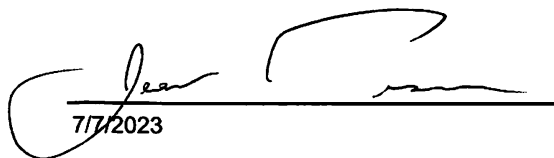
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



7/7/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6137

Petitioner,
vs.

ANGELA EXPOSIETO
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE
Respondent(s)

On 7/7/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ANGELA EXPOSIETO
Address: 2303 SW 31 AVE PEMBROKE PARK, FL 33009
Folio: 514220000520
Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE
Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/7/2023

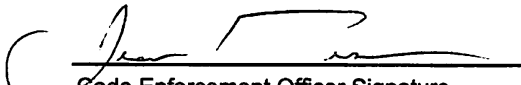
Notes/Mean of Correction:

1. Wooden fence installed without a permit. The wooden fence was not present during re-inspection but a demo may be required. Not Corrected
2. Verify number of occupants in the mobile home. Not Corrected.
3. (1) concrete stair installed without a permit. Not Corrected.
4. New wooden deck (front patio area) installed without a permit. Not Corrected.
5. The sliding glass at patio area was installed without a permit. Not Corrected.
6. Window changed out without a permit. Not Corrected.
7. Wooden rail (side on mh) installed without a permit. Not Corrected.
8. Concrete slab built without a permit. Not Corrected.
10. Removal of chain link fence and posts done prior of obtaining a permit. Not Corrected..

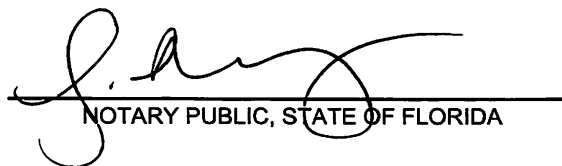
Further, Affiant sayeth naught

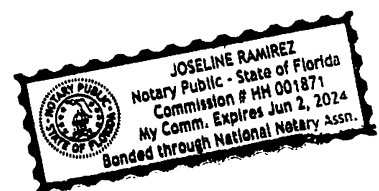
STATE OF FLORIDA

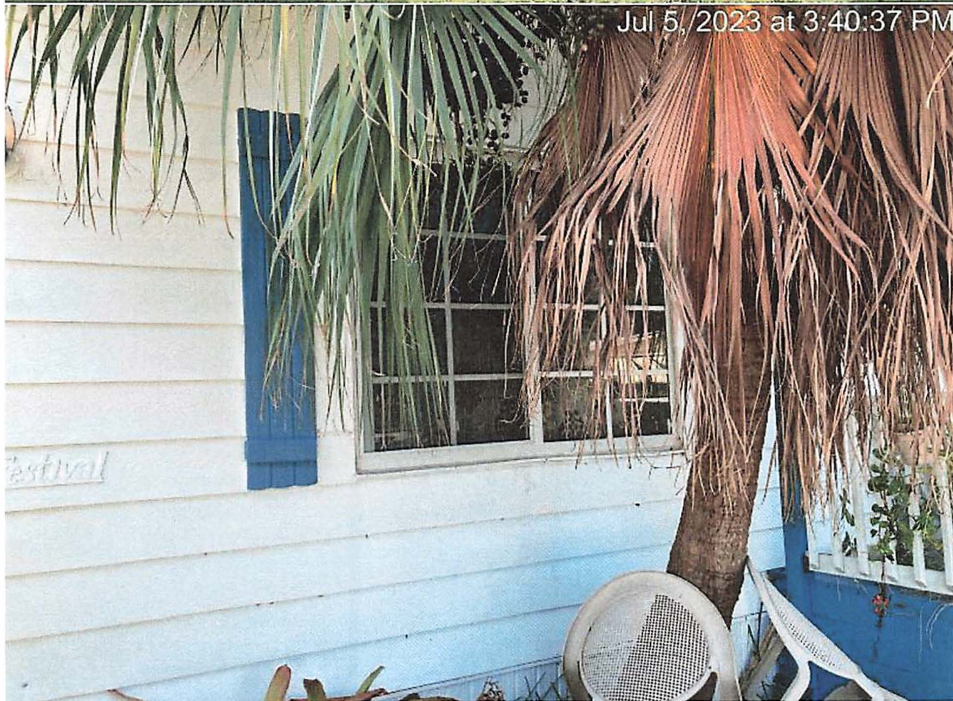
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/7/2023


NOTARY PUBLIC, STATE OF FLORIDA











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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #: 6137

Date: 08/09/2021

Property Owner: ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description: 514220000520

Certified Mail #:

Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

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 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
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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.

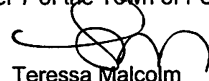
(Ord. No. 12-06-01, § 1, 6-13-12)

Notes/Mean of Correction:

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. Window changed out without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. 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

Updated NOV # 6137
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler F
08/17/2021
US POSTAGE \$0



01

David Zell
140 Neeb Road
Hollywood, FL
33021

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

Hasler F
08/17/2021
US POSTAGE \$0



01

Sent To:
ANGELA EXPOSITO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:
6137

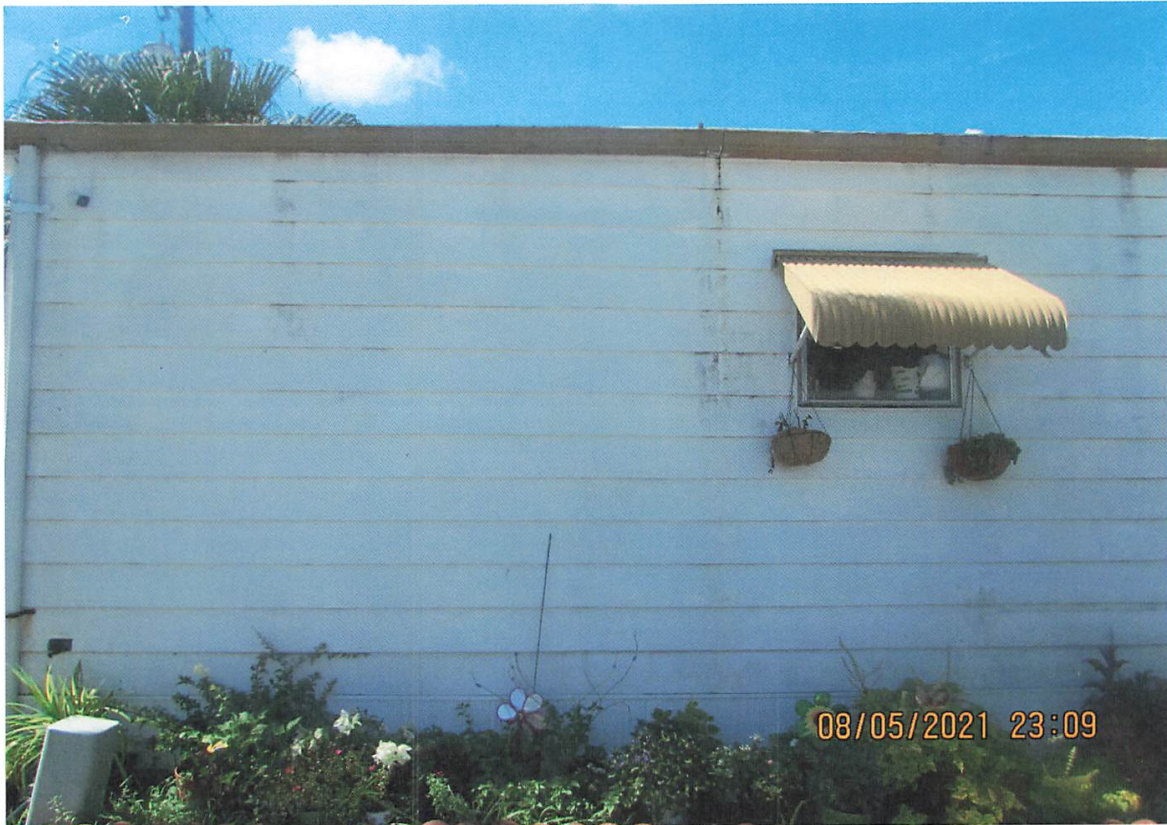




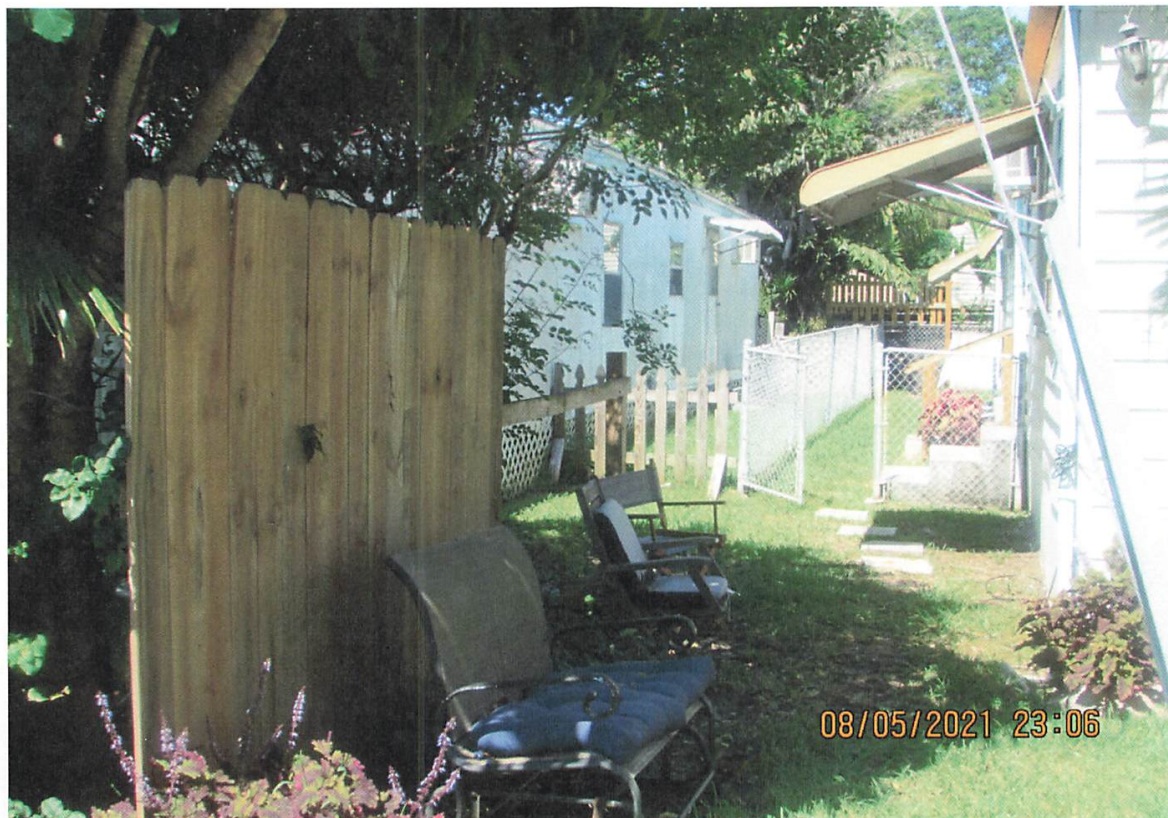


















NOV #6137
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/09/2021
US POSTAGE \$0



01

DAVID ZELL
140 GREENS ROAD
HOLLYWOOD
FL
33021

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

Hasler
08/09/2021
US POSTAGE \$0



011

Sent To:
ANGELA EXPOSITO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:
6137

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: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #6137 140 GREENS RD HOLLYWOOD FL 33021		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7739 17		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ fail ☐ fail Restricted Delivery ☐ 0 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 1461			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7022 2410 0001 1497 1478

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **7.85**
Total Postage and Fee \$
Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #6137
Street and Apt. No. **2301 SW 31 CT,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**
PS Form 3800, April 2019 PSN 7530-02-000-9041

7022 2410 0001 1497 1454

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **7.85**
Total Postage and Fee \$
Sent To **ANGELA EXPOSITO**
NOH #6137
Street and Apt. No. **2303 SW 31 CT,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**
PS Form 3800, April 2019 PSN 7530-02-000-9041

7022 2410 0001 1497 1461

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **7.85**
Total Postage and Fee \$
Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #6137
Street and Apt. No. **140 GREENS RD**
City, State, ZIP+4® **HOLLYWOOD FL 33021**
PS Form 3800, April 2019 PSN 7530-02-000-9041

7022 2410 0001 1497 1836

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.53**
Total Postage and Fee \$
Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
FO #6137
Street and Apt. No. **2301 SW 31 CT,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**
PS Form 3800, April 2019 PSN 7530-02-000-9041

7022 2410 0001 1497 1829

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.53**
Total Postage and Fee \$
Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
FO #6137
Street and Apt. No. **140 GREENS RD**
City, State, ZIP+4® **HOLLYWOOD FL 33021**
PS Form 3800, April 2019 PSN 7530-02-000-9041

7022 2410 0001 1497 1843

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.53**
Total Postage and Fee \$
Sent To **ANGELA EXPOSITO**
FO #6137
Street and Apt. No. **2303 SW 31 CT,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**
PS Form 3800, April 2019 PSN 7530-02-000-9041

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:

ANGELA EXPOSIETO

FO #6137

2303 SW 31 CT,

PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7742 97

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1843

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED AUG 21 2023

3. Service Type

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

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

Mail
Mail Restricted Delivery
00)

Domestic Return Receipt

USPS TRACKING#



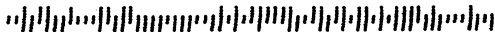
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7742 97

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS

FO #6137

2301 SW 31 CT,

PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7742 80

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1836

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED AUG 21 2023

3. Service Type

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

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

Mail
Mail Restricted Delivery
(0)

USPS TRACKING #

MIAMI FL 330



19 AUG 2023 PM 5 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7742 80

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023**



TOWN OF PEMBROKE PARK

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



7022 2410 0001 1497 1454

MIAMI FL 330

21 JUL 2023

PM 1 L

quadrant

CORRECTION
IMI

\$007.85⁰

07/21/2023 ZIP 33023
043M30245597

US POSTAGE

ANGELA EXPOSIETO

NOH #6137

2303 SW 31 CT,

PEMBROKE PARK, FL 33009

UNC

Noted

NIXIE

331 DE 1

0000/10/23

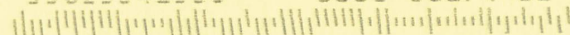
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350

*0806-00174-21-47

33023541350 CO



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANGELA EXPOSITO

NOH #6137

2303 SW 31 CT,

PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7739 00

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1454

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Mail Restricted Delivery

☐

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

☐ Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

PM 2 LT

7022 2410 0001 1497 1478



quadrant
CORRECTION
IMI

\$007.85

07/21/2023 ZIP 33023
043M30245597

US POSTAGE

DAVID E ZELL TR / ZELL, DAVID E TRS

NOH #6137

2301 SW 31 CT,

PEMBROKE PARK, FL 33009

UNC

Noted
174

WIXIE

331 DE 1

0008/16/23

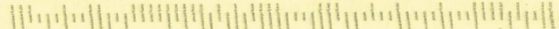
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

33009-305701

BC: 33023541350

*2106-00081-21-45



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137
2301 SW 31 CT,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7739 24

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1478

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
(30)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

17 AUG 2023

PM 6 L

7022 2410 0001 1497 1829

*Address
not known*

DAVID E ZELL TR / ZELL, DAVID E TRS

FO #6137

140 GREENS RD

HOLLYWOOD FL 33021

quadrant
CORRECTION
IMI

\$008.53⁰

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

RECEIVED AUG 28 2023

NIXIE

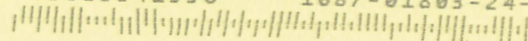
331 FE 1

0008/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*1687-01803-24-21



.. 9326020043353793

33021-204140

33023>5413

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS

FO # 37

140 C EENS RD

HOL WOOD FL 33021



9590 9402 7581 2098 7742 73

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1829

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery
 30)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

17 AUG 2023 PM 6 L

7022 2410 0001 1497 1836



quadrant

CORRECTION

IMI

\$008.53⁰

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

DAVID E ZELL TR / ZELL, DAVID E TRS

FO #6137

2301 SW 31 CT,

PEMBROKE PARK, FL 33009

F

NIXIE

331 FE 1

0009/09/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

FWD

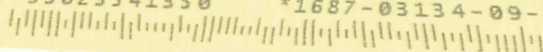
BC

.. 9314100094149039

33009-305701
33023>5413

BC: 33023541350

*1687-03134-09-16



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

CERTIFIED MAIL®

Case Overview

Property/Incident Information

Owner	Address	Site Address
Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

Folio

514229000300

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Case Status	Open	Case #	6720	Date Next Inspection	3/7/2024
-------------	------	--------	------	----------------------	----------

Notes

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1) Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2) Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3) Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4) Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5) Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6) Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/20/2022	7/20/2022	Final Order	Certified Mail
2/27/2024	3/20/2024	Notice of Formal Hearing - Notice w/ NOV	
3/7/2024		Affidavit of Non-Compliance	Regular Mail
3/7/2024	3/20/2024	Notice of Formal Hearing - Confirm Fine	Certified Mail Posted to Property

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$27,100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$27,200.00

Payments

Date	Payment Type Name	Amount
	Total Payments	\$0.00
	Fees Outstanding	\$27,200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

JANIO CRUZ / MARY
PATTERSON

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO EXTEND TIME

Sent To:

JANIO CRUZ / MARY PATTERSON

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

~~02/27/2024~~ 3.6.
3/18/2024

Property Owner:

JANIO CRUZ / MARY PATTERSON

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: MARCH 18, 2024 Phone: 216.214.7040
Email: MARYANDJANIO@gmail.com
Property Address: 3120 W. HALLANDALE BEACH BLVD, LOT 520

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, MARY K PATTERSON (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6720 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the MARCH 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 7/20/22 imposing the fine of \$ 50.00 per day for violation(s) of the Town's Code of Ordinances: 5-105, 12-48, 5-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARY K. PATTERSON

Petitioner's Name (Print)

Mary K. Patterson

Petitioner's Signature

State of Florida)
County of Broward)



PERSONALLY APPEARED before me, the undersigned authority, Mary K. Patterson and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18th day of March, 20 24.

[Signature]
Notary

My Commission expires July 6, 2028

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
JANIO CRUZ/MARY PATTERSON)
CASE NO. 6720
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JANIO CRUZ/MARY PATTERSON

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

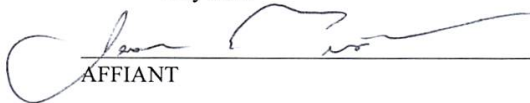
ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT # 520, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: JANIO CRUZ/MARY PATTERSON
AT 4:32 P.M. ON THE 05 DAY OF MARCH 2024.

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

TYPE OF SERVICE

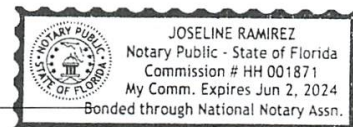
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature
Personally Known OR Produced Identification
Type of Identification Produced



520

4. 2011

Mar 5, 2024 at 4:33:00 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Janio Cruz/Mary
Patterson

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Janio Cruz/Mary Patterson

Case #:

6720

Date:

02/27/2024

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Owner:

Janio Cruz/Mary Patterson

Property Description:

514229000300

Certified Mail #:

3140 W HALLANDALE BEACH BLVD
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 #520

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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English ▾

Home (<https://www.flhsmv.gov/>) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: 0165397BH

Vehicle Type: MOBILE HOME

Year: 1974

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 11296095

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 12/20/2013

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Hall Kirkman Building, Tallahassee, FL 32399-0580

A04431

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0165397BH	1974	SKYL	HS	48'		11296095
Registered Owner:						
Date of Issue 07/31/2012						

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

Lien Release
Interest in the described vehicle is hereby released

By _____

Title _____

Date _____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel:
<http://www.hsmv.state.fl.us/tlm/tilinf.html>

Mail To:

WEBBER HINDEN & MCLEAN P.A.
4430 SW 64TH AVE
DAVIE FL 33314-3438



CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0165397BH	1974	SKYL	HS	48'		11296095
Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	02/26/2009
Odometer Status or Vessel Manufacturer or C/U Use				Hull Material	Prop	Date of Issue
						07/31/2012
Date _____						

Registered Owner

J P BRYAN INC
3140 HALLANDALE BCH BV
HALLANDALE FL 33009-5122

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Clayton B. Walden
Clayton Boyd Walden
Director

Control Number

107816096

Julie L. Jones
Julie L. Jones
Executive Director

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

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.

Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads (no tens) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE;

☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS.

☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must

Sign Here:

CO-SELLER Must

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collector:

Auction Name:

License Number:

PURCHASER Must

Sign Here:

CO-PURCHASER Must

Sign Here:

Print Here:

Print Here:

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6720

Petitioner,

vs.

Janio Cruz/Mary Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520
Respondent(s)

On 3/7/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Janio Cruz/Mary Patterson

Address: 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

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



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

Sent To:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

3/7/2024 12:00:00 AM

Property Owner:

Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

Mailing Purposes Only

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: 3/7/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/7/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	3/7/2024

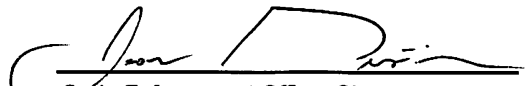
Notes/Mean of Correction:

1. Interior structural work being done without a permit. Obtain a permit for the Interior structural work with plans and inspections. Not Corrected.
2. Electrical work being done without a permit. Obtain a permit for electrical work with plans and inspections. Not Corrected.
3. The added addition/shed, located at the rear side of the property, was removed upon inspection: Permit #2212082-0 completed. Corrected.
4. The windows appear old no record is found on file. The windows seem to have been installed at the time of buildout, all the windows match and are uniformed, and no violation exists upon inspection. Corrected.
5. Mechanical & Plumbing done without a permit. Serial tag decal of A/C unit is missing. Obtain a permit for a/c installation with plans and inspections. Not Corrected.
6. Prohibited outdoor storage. The outdoor storage was removed. Corrected.

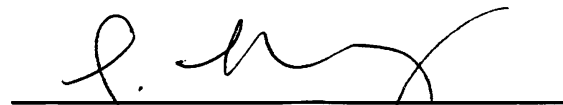
Further, Affiant sayeth naught

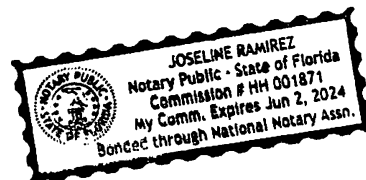
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/7/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

Janio Cruz/Mary
Patterson
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	6720	02/27/2024
Property Owner:	Property Description:	Certified Mail #:
Janio Cruz/Mary Patterson 3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON)

CASE NO. 6720

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON AT 10:56 A.M. ON THE 8 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

Erik Richwagen

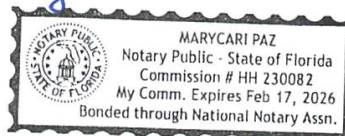
AFFIANT

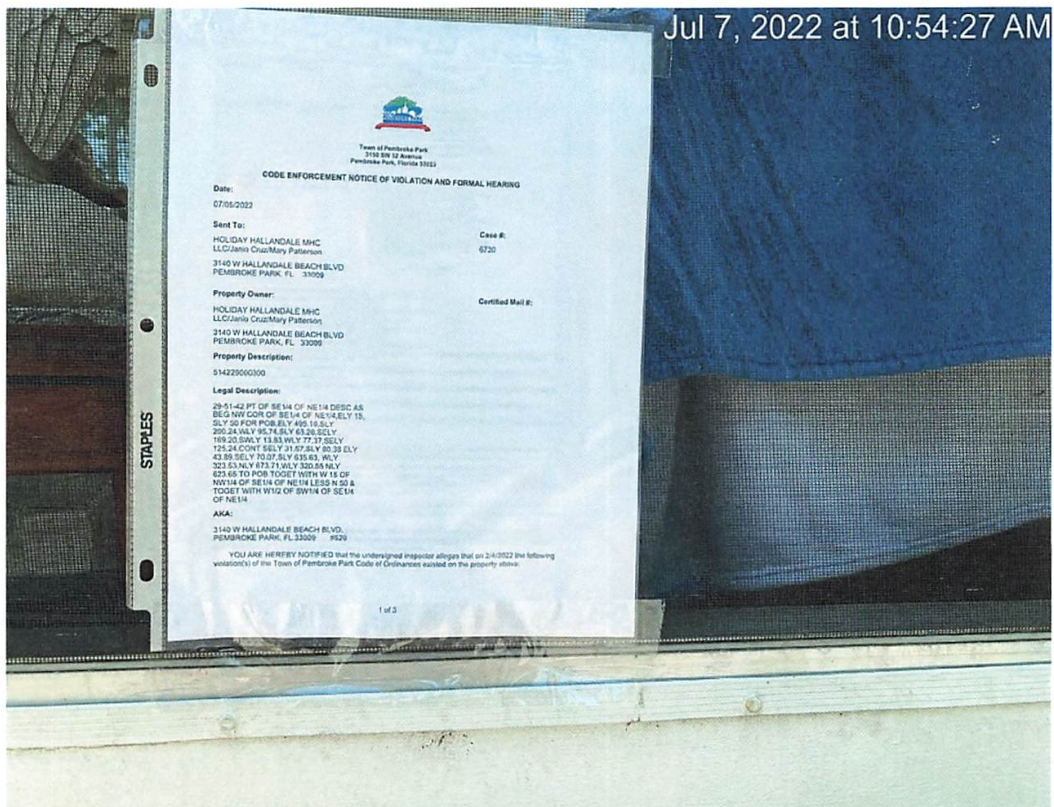
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Redp
Signature

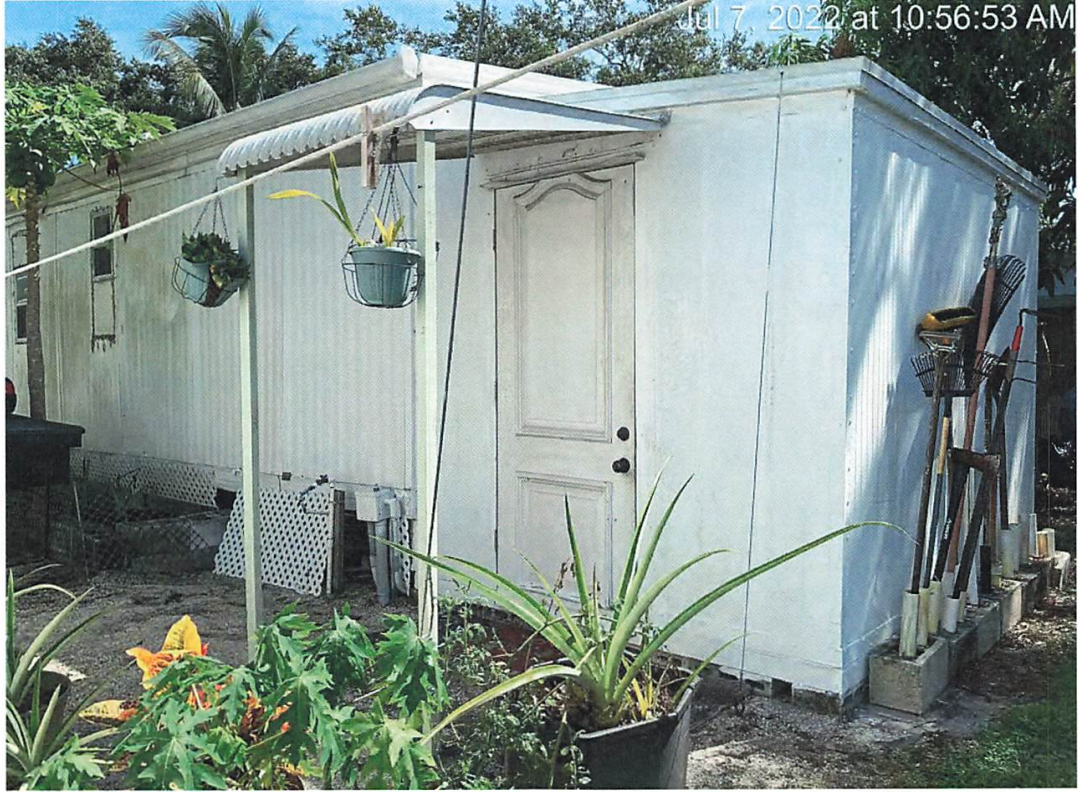
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____













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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/05/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
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 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
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)	27

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property

To comply with these violations please take the following actions:

- 1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
- 2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
- 3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
- 4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
- 5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
- 6)Remove all prohibited outdoor storage

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

Erik Richwagen

7/5/2022



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

6720

Date:

02/04/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Janio Cruz/Mary Patterson

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

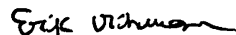
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	27
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)	27

Notes/Mean of Correction:

There is interior structural work being done without a permit
There is electrical work being done without a permit
There is an addition that has been added onto this mobile home
There are windows that have been installed without a permit
There is mechanical/plumbing work being done without a permit
There is prohibited outdoor storage on this property
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
6)Remove all prohibited outdoor storage

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



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations



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 410 of 722

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

720

Hasler

FIRST-CLASS MAIL

02/07/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/LOT#520

8800 NORTH BRONX AVE 2ND FLOOR

Case #:

6720

7021 1970 0000 4565 8944

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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 CORPORATION SERVICE COMPANY
(NOH-6720)
Street and Apt. 1201 HAYS STREET
City, State, ZIP+4 TALLAHASSEE, FL 32301-2525

PS Form 3800, July 2020

7021 0350 0000 2802 4969

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To HOLIDAY HALLANDALE MHC LLC
(NOH-6720)
Street and Apt. No. 8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4 SKOKIE IL 60077

PS Form 3800, July 2020

7021 0350 0000 2802 4945

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

Postage
\$

Total Postage and Fees
\$ 7.33

Sent To JANIO CRUZ/MARY PATTERSON
(NOH-6720)
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD # 520
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

7021 1970 0000 4565 7886

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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
\$ 7.33

Sent To HOLIDAY HALLANDALE MHC LLC/JANIO
CRUZ/MARY PATTERSON
(NOH-6720)
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, July 2020

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/JANIO
CRUZ/MARY PATTERSON
(NOH-6720)
3140 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 18

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7886

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/7/22

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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

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:

Janio Cruz/Mary Patterson
(FO-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #520



9590 9402 6921 1104 8176 42

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7190

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/25/22

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
(FO-6720)
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8176 35

2. Article Number (Transfer from service label)

7021 1970 0000 4565 7183

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/25/22

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

3. Service Type

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

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:

JANIO CRUZ/MARY PATTERSON
(NOH- 6720)
3140 W HALLANDALE BEACH BLVD # 520
PEMBROKE PARK, FL 33009



9590 9402 6921 1104 8186 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4945

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/27/22

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

3. Service Type

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

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>Howard Losen</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Howard Losen</i> 7-25-22 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC (FO-6720) 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Adult Signature ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ 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)
9590 9402 6921 1104 8176 59 2. Article Number (Transfer from service label) 7021 1970 0000 4565 7206	Domestic Return Receipt
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Britany Doty</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery <i>Britany Doty</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CORPORATION SERVICE COMPANY (FO-6720) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Adult Signature ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ 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)
9590 9402 6921 1104 8176 66 2. Article Number (Transfer from service label) 7021 1970 0000 4565 7213	Domestic Return Receipt
PS Form 3811, July 2020 PSN 7530-02-000-9053	

7021 1970 0000 4565 7206

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

Postmark
Here

Postage

\$

Total Post

Sent To **HOLIDAY HALLANDALE MHC LLC**
 (FO-6720)
 Street and **8800 NORTH BRONX AVE 2ND FLOOR**
 City, State, **SKOKIE IL 60077**

PS Form 3800

7021 1970 0000 4565 7190

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

Postmark
Here

Postage

\$

Total Post

Sent To **Janio Cruz/Mary Patterson**
 (FO-6720)
 Street and **3140 W HALLANDALE BEACH BLVD,**
 City, State, **PEMBROKE PARK, FL 33009 #520**

PS Form 3800

7021 1970 0000 4565 7183

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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Post

Sent To **HOLIDAY HALLANDALE MHC LLC**
 (FO-6720)
 Street and **3140 W HALLANDALE BEACH BLVD,**
 City, State, **PEMBROKE PARK, FL 33009**

PS Form 3800

7021 1970 0000 4565 7213

U.S. Postal Service™
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OFFICIAL USE

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

Postmark
Here

Postage

\$

Total Post

Sent To **CORPORATION SERVICE COMPANY**
 (FO-6720)
 Street and **1201 HAYS STREET**
 City, State, **TALLAHASSEE, FL 32301-2525**

PS Form 3800

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6720
Petitioner,)
)
vs.)
)
HOLIDAY HALLANDALE MHC)
LLC/JANIO CRUZ/MARY PATTERSON
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC/JANIO CRUZ/MARY PATTERSON

FOLIO NO.: 5142 29 00 0300

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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

1 alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact
2 exist on the subject real property.
3
4
5

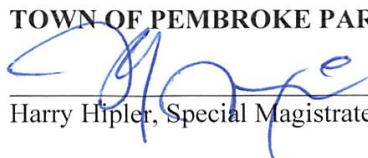
6 **ORDER**
7

8
9 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
10 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
11 SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL**
12 **HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the
13 time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH
14 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN**
15 **ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A**
16 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
17 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
18

19
20 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
21 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
22 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
23 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
24 DETERMINE IF COMPLIANCE HAS OCCURRED.
25

26
27 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
28 this 20th day of July 2022.
29

30 **TOWN OF PEMBROKE PARK**
31

32 
33
34 Harry Hippler, Special Magistrate
35

36 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
37 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
38
39

40 **Certificate of Service**
41

42 This Final Order was hand delivered at the Special Magistrate Hearing dated above:
43
44

Yes X No

45 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
46 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
47 set forth above in this Final Order on this 21 day of July, 2022.
48
49

50 
Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/Janio Cruz/Mary Patterson	3140 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #520
Legal Description		

Case Status Open **Case #** 6720 **Date Next Inspection** 7/20/2022

Notes

There is interior structural work being done without a permit
 There is electrical work being done without a permit
 There is an addition that has been added onto this mobile home
 There are windows that have been installed without a permit
 There is mechanical/plumbing work being done without a permit
 There is prohibited outdoor storage on this property
 To comply with these violations please take the following actions:
 1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 2)Halt all work immediately and obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 3)Obtain an electrician for permits and inspections and contact the building department at (954 966-4600 EXT-182)
 4)Obtain a permit for the window installations and contact the building department at (954 966-4600 EXT-182)
 5)Obtain a permit for the mechanical/Plumbing work that is being done and contact the building department at (954 966-4600 EXT-182)
 6)Remove all prohibited outdoor storage

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/4/2022		Notice of Violation	Regular Mail 2/7/22
7/5/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/5/22

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: 7/20/2022
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: 7/20/2022

Case Overview

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

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

Not in Compliance -
Reinspection Date:
7/20/2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
(NOH-6720)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525



9590 9402 6921 1104 8183 59

2. Article Number (Transfer from service label)

7021 1970 0000 4565 8944

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Kathy M. M... ☐ Agent ☒ Addressee

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

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

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

(NOH-6720)
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009



9590 9402 6379 0303 8583 98

2. Article Number (Transfer from service label)

7021 0350 0000 2802 3184

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) [Signature] C. Date of Delivery 3/4/22

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 | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

9589 0710 5270 1605 9295 95

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
\$ 8.69

Sent To
JANIO CRUZ / MARY PATTERSON
HCF #6720
Street and Apt. No.
3140 W HALLANDALE BEACH BLVD #520,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 64

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
\$ 8.69

Sent To
CORPORATION SERVICE COMPANY
HCF #6720
Street and Apt. No.
1201 HAYS STREET
City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 71

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
\$ 8.69

Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #6720
Street and Apt. No.
8800 NORTH BRONX AVE 2ND FLOOR
City, State, ZIP+4®
SKOKIE IL 60077

Postmark
Here
MAR 01 2024

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

9589 0710 5270 1605 9295 84

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

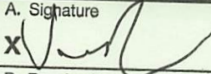
Postage
\$

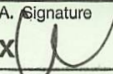
Total Postage and
\$ 8.69

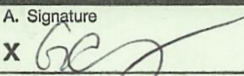
Sent To
HOLIDAY HALLANDALE MHC LLC
HCF #6720
Street and Apt. No.
3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark
Here
MAR 01 2024

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8677 53 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 88	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 3/2/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE 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: JANIO CRUZ / MARY PATTERSON HCF #6720 3140 W HALLANDALE BEACH BLVD #520, PEMBROKE PARK, FL 33009  9590 9402 8582 3244 8677 60 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 95	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery 3/2/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #6720 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077  9590 9402 8582 3244 8677 46 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9295 71	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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



7021 1970 0000 4565 9064

Hasler

07/05/2022

US POSTAGE \$007.33⁰



ZIP 33023
011D10656696

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602

NIXIE 339 DE 1 00007/14/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *0375-00932-05-45

0373-00932-05-

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Code Enforcement Department

BAM MHC LLC
(NOH-7068)
302 KNIGHTS RUN AVE #1108
TAMPA FL 33602



9590 9402 6921 1104 8184 58

2. Article Number (Transfer from service label)

7021 1970 0000 4565 9064

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery
☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leesy Taype	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	8535	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand
8/16/2023	8/16/2023	Final Order	Certified Mail
10/19/2023	10/18/2023	Amended Final Order	Certified Mail
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$2,700.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,900.00

Payments

Date	Payment Type Name	Amount
10/19/2023	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$2,800.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LEESY TAYPE) CASE NO. 8535
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LEESY TAYPE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEESY TAYPE AT 03:40 P.M. ON THE 08 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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

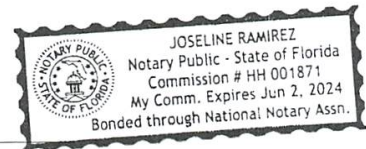

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization this 8 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





English ▼

[Home \(https://www.flhsmv.gov/\)](https://www.flhsmv.gov/) > Motor Vehicle Check Detail Information**Vehicle Information****Identification Number:** H12601102**Vehicle Type:** MOBILE HOME**Year:** 1967**Make:****Color:** UNKNOWN COLOR**Registration Expiration Date:** 12/31/2023**Title Number:** 3010844**Previous Title State:** FLORIDA**Title Status:** ACTIVE**Title Type:** PAPER TITLE**Title Issue Date:** 09/05/2013**Title Print Date:****Salvage:****Odometer Reading:** 0**Previous Odometer Reading:****Odometer Date:****Previous Odometer Date:****Odometer Status:****Previous Odometer Status:****Total Number of Owners:** 2 Joined by OR**Length:** 56' 0"

This mobile home is a single wide.

INFO PROVIDED
BY "MANAGEMENT"

CERTIFICATE OF TITLE									
Identification Number H12601102		Year 1967	Make MONO	Body HB	W-T-L BHP 56	Vessel Regs. No.	Title Number 3010844	Lien Release Interest in the described vehicle is hereby released	
Prev State FL	Color UNK	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue Date 10/18/2015	By _____ Title _____		
Odometer Status or Vessel Manufacturer or OH use				Hull Material	Prop	Date of Iss. 07/28/2010	Date _____		

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 7 / 11

T# 631256417
B# 753012

DECAL 17880538

Expires Midnight Fri 12/31/2010

YR/MK 1967/MONO BODY HS
VIN H12601102
LENGTH 56' LOCATION 10 44

COLOR UNK
TITLE 3010844

Reg. Tax	31.35	Class Code	51
Init. Reg.		Tax Months	6
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	34.35		

DL/FEID -
Date Issued 7/28/2010

IMPORTANT INFORMATION

Mar 8, 2024 at 3:40:32 PM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33623

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,
vs.
Leesy Taype
2301 SW 31 CT, PEMBROKE PARK, FL
33099 #2306 SW 31 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:
Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33099

Case #: 8592 Date: 03/08/2024

Property Owner:
Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33099

Property Description:
51420000030

Certified Mail #:

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 T10S WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33099 #2306 SW 31 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to extend time on the 29th day of March, 2024 at 9:00 AM in the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-8620 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: 1-800-955-8772 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Jacqueline Ramirez
Code Compliance Supervisor
3150 SW 52 Avenue
Pembroke Park, FL 33623
(954) 955-8600, Ext. 215

1 of 1

Mar 8, 2024 at 3:40:39 PM

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

Leesy Taype

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Date:

03/08/2024

Property Owner:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a **Hearing to Extend time on the 20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 02/15/2024 Phone: (954) 627-2137
Email: Leesy Taype @ Gmail
Property Address: _____

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Leesy Taype (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8535 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 30 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 08/16/23 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

IT Leesy Taype
Leesy Taype
Petitioner's Name (Print)

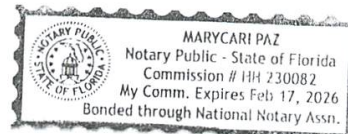
IT Leesy Taype
Leesy Taype
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leesy Karina Taype and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Feb, 20 24.

Notary [Signature]
My Commission expires Feb 17, 2026



7022 2410 0001 1497 2314

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

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OFFICIAL USE

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

Postage
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Total Postage and
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Sent To **LEESY TAYPE**
AFO #8535
 Street and Apt. No., **2306 SW 31 CT,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

7022 2410 0001 1497 3625

U.S. Postal Service™
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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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Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
AFO #8535
 Street and Apt. No., **140 GREENS RD**
 City, State, ZIP+4® **HOLLYWOOD FL 33021**

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

7022 2410 0001 1497 3632

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

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

OFFICIAL USE

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

Postage
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Total Postage and
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Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
AFO #8535
 Street and Apt. No., **2301 SW 31 CT,**
 City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS AFO #8535 2301 SW 31 CT, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7768 33 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3632	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8535
Petitioner,)
)
vs.)
)
)
LEESY TAYPE)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL MOBILE HOME PROPERTY: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LEESY TAYPE

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 120 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of October 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ☒ No ☐

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8535
Petitioner,)
)
vs.)
)
LEESY TAYPE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LEESY TAYPE

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

Yes ___ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.


Nazly Cardona

Code Clerk

Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Property Owner:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

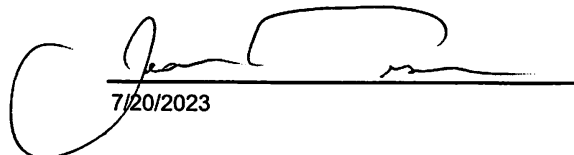
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



7/20/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8535

Petitioner,

vs.

Leesy Taype

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Respondent(s)

On 7/19/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Leesy Taype
Address: 2306 SW 31 AVE Pembroke Park, FL 33009
Folio: 514220000520
Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave
Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

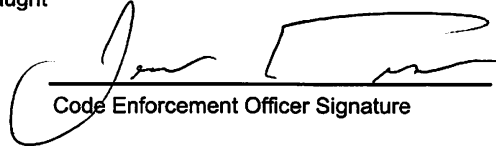
Notes/Mean of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Not Corrected.
2. Wooden and vinyl lattice fence without permits. Not Corrected.
3. Concrete slab paver installed without permits. Not Corrected.

Further, Affiant sayeth naught

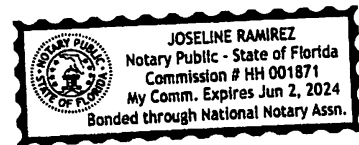
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Date:

05/22/2023

Property Owner:

Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:

514220000520

Certified Mail #:**Legal Description:**

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

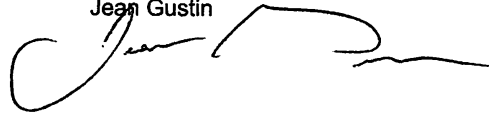
Notes/Mean of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

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

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 24 JUL 2023 PM 2 L ☐ Agent ☐ Addressee													
1. Article Addressed to: DAVID E ZELL TR / NOH #8535 ZELL, DAVID E TRS / AS659, #8625 140 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name) C. Date of Delivery													
9590 9402 7581 2098 7736 65		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1218		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	
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☐ 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													

7022 2410 0001 1497 1713

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
 FO #8535, #8625, H 3659

Street and Apt. No.
 140 GREENS RD

City, State, ZIP+4®
 HOLLYWOOD FL 33021

Postmark
 Here

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 1706

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
 ZELL, DAVID E TRS

Street and Apt. No.
 FO #8535, #8625, H 3659

City, State, ZIP+4®
 2301 SW 31 CT,
 PEMBROKE PARK, FL 33009

Postmark
 Here

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 1683

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 F
 \$

Sent To
 LEESY TAYPE

Street and Apt. No.,
 2306 SW 31 CT,

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

Postmark
 Here

PS Form 3800, April 2019 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0001 1497 1225

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 DAVID E ZELL TRS / NOH # 8535
 ZELL, DAVID E TRS / #5654, #8625
 2301 SW 31 CT,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

7022 2410 0001 1497 1218

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 DAVID E ZELL TRS / NOH # 8535
 ZELL, DAVID E TRS / #5654, #8625
 140 GREENS RD
 HOLLYWOOD FL 33021

City, State, ZIP+4®

PS Form 3800, Apr

7022 2410 0001 1497 1188

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 LEESY TAYPE / NOH # 8535
 2306 SW 31 CT,
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

7022 2410 0001 1497 6824

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 8.53

Total Postage and Fee
 \$

Sent To
 LEESY TAYPE
 NOH & FO #8535
 2306 SW 31 AVE
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

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

David E Zell TR
Zell, David E TRS.

NOV #8535.

140 Greens RD,
Hollywood, FL 33021



quadiant

FIRST-CLASS MAIL

IMI

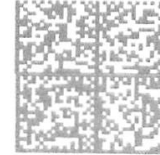
\$000.60⁰

05/23/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Property Owner:

NOV
8535

Property Descri

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁰
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

David E Zell TR
Zell, David E TRS.

NOV #8535.

2301 SW 31 Court,
Pembroke Park, FL 33009



Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021	Use	28-03
Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4		

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

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

* 2023 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$3,924,830		\$3,924,830	\$2,877,550	
2022	\$2,945,130		\$2,945,130	\$2,615,960	\$57,270.66
2021	\$2,749,190		\$2,749,190	\$2,378,150	\$53,538.86

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$3,924,830	\$3,924,830	\$3,924,830	\$3,924,830
Portability	0	0	0	0
Assessed/SOH	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	\$100	114264912
5/30/1979	WD	\$875,000	8248 / 695

Land Calculations

Price	Factor	Type
\$10.00	391,882	SF
\$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								



Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021	Use	28-03
Abbr Legal Description	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4		

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

* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$3,924,830		\$3,924,830	\$2,877,550				
2022	\$2,945,130		\$2,945,130	\$2,615,960	\$57,270.66			
2021	\$2,749,190		\$2,749,190	\$2,378,150	\$53,538.86			
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$3,924,830	\$3,924,830	\$3,924,830	\$3,924,830				
Portability	0	0	0	0				
Assessed/SOH	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/22/2017	DRR-T	\$100	114264912	\$10.00	391,882	SF		
5/30/1979	WD	\$875,000	8248 / 695	\$0.10	60,113	SF		
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leesy Taype	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	8535	Date Next Inspection	8/16/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
- Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand

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: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LEESY TAYPE) CASE NO. 8535
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEESY TAYPE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEESY TAYPE AT 12:11 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

JEAN GUSTIN
AFFIANT

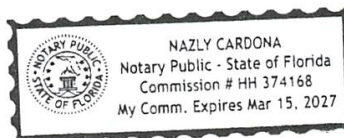
8-4-23

STATE OF FLORIDA
COUNTY OF BROWARD

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

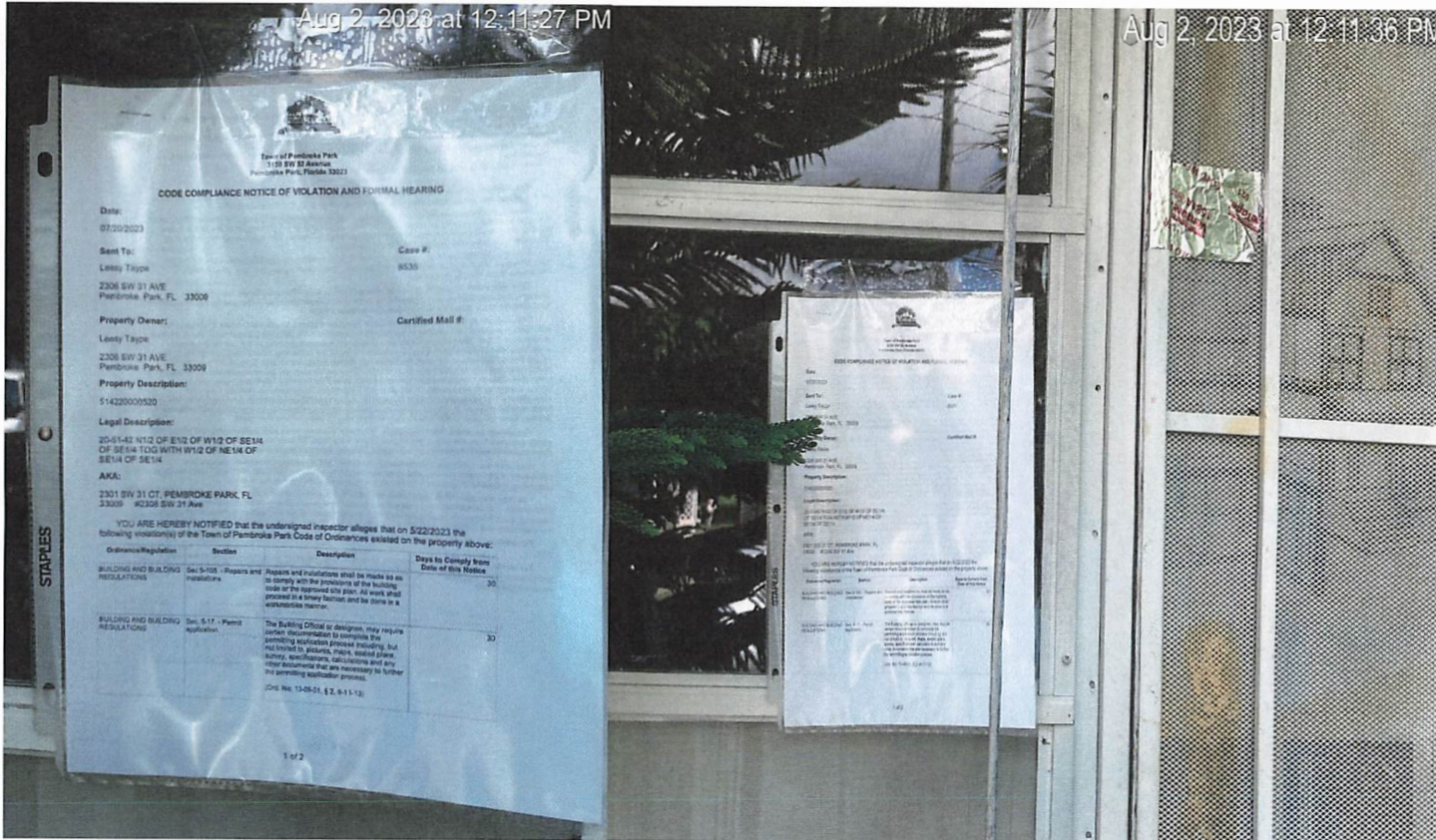
Nazly Dayana A.
Signature

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



Aug 2, 2023 at 12:11:27 PM

Aug 2, 2023 at 12:11:36 PM







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:

LEESY TAYPE

FO #8535

2306 SW 31 CT,

PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7741 36

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1683

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ AddresseeB. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No**RECEIVED AUG 21 2023**

3. Service Type

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

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

USPS TRACKING #

MIAMI FL 330



19 AUG 2023 PM 5 L



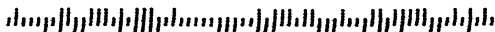
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7741 36

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK

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



MIAMI FL 330

01 JUL 2023

PM 2 L

7022 2410 0001 1497 1188



quadrant

CORRECTION

IMI

\$007.85⁰

07/21/2023 ZIP 33023
043M30245597

US POSTAGE

LEESY TAYPE / NOH #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

UNC

Not Fed

NIXIE

331 DE 1

0008/16/23

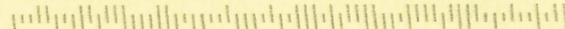
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

000001-0055506

BC: 33023541350

*2106-00760-21-45



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LEESY TAYPE / NOH #8535.
2306 SW 31 CT,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7736 41

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1188

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Restricted Delivery

☐ Registered Mail Restricted Delivery

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

Domestic Return Receipt

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

CERTIFIED MAIL®

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



17 AUG 2023 PM 6 L

7022 2410 0001 1497 1706



quadi'ent

CORRECTION
IMI

\$008.53⁰

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

P

331 AA 2 N C8888/24/22

NIXIE 331 FE 1 0009/09/23

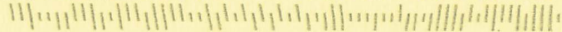
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9327080567500000

FWD E

33000 > 410578C
33023 > 5413

33023541350 *1687-03133-09-16



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
140 GREENS RD
HOLLYWOOD FL 33021



9590 9402 7581 2098 7741 67

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1713

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

17 AUG 2023 PM 4 L

7022 2410 0001 1497 1713



quadrant

CORRECTION

IMI

\$008.53⁰

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

*unknown
address*

DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
140 GREENS RD
HOLLYWOOD FL 33021

RECEIVED AUG 28 2023

NIXIE

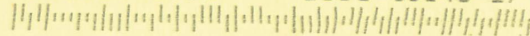
331 FE 1

0008/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2938-03248-17-46



.. 9326089892301141

33021-204140 ANK
33023>5413

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS
AFO #8535
140 GREENS RD
HOLLYWOOD FL 33021



9590 9402 7581 2098 7768 57

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3625

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Zell

C. Date of Delivery

10/21/23

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

141 Greens Rd

3. Service Type

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

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

Mail

Mail Restricted Delivery

10)

USPS TRACKING#

MIAMI FL 330



21 OCT 2023 PM 2 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7768 57

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

RECEIVED OCT 25 2023

41350



TOWN OF PEMBROKE PARK CODE

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



FL 330

19 OCT 2023 PM 2 L

722 2410 0001 1497 2314



quadrant

CORRECTION
IM

\$008.53⁰

10/19/2023 ZIP 33023
043M30245597

US POSTAGE

LEESY TAYPE
AFO #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

LN
10/21

RECEIVED DEC 04 2023

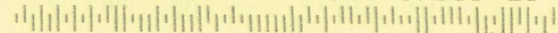
.. 9400921687320150

33009-305606 UNC
33023-5413

NIXIE 331 DE 1 0011/16/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2106-07893-19-45



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LEES TAYPE
 AFO #8535
 2305 SW 31 CT,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7768 40

2. Article Number (Transfer from service label)

7022 2410 0001 1497 2314

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(0)

Domestic Return Receipt

Case Overview

Property/Incident Information

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

Folio

514220000290

Legal Description

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

Case Status Closed **Case #** 8877

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/7/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Certified Mail
12/4/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Final Order	Certified Mail Hand
3/8/2024		Affidavit of Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	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)	3/8/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/8/2024	\$5,250.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$5,350.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$5,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 8877

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

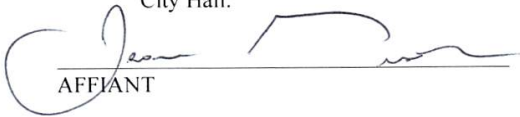
ADDRESS: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 03:52
P.M. ON THE 08 DAY OF MARCH 2024.

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

TYPE OF SERVICE

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online
notarization this 8 day of March, 2024, by Jean Gustin as Code Enforcement Officer for the
Town of Pembroke Park. 2024 3.6.


Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Mar 8, 2024 at 3:52:15 PM

3150

OFFICE HOURS

MON - THUR

9AM - 5:00 PM

FRIDAY

9AM - 5:00 PM

SATURDAY

9AM - 12:00 PM

Form with text and checkboxes, likely a checklist or document related to the office hours or location.



Mar 8, 2024 at 3:52:27 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Permitting,

via

PEMBROKE PARK
WAREHOUSE HOLDING
3140 PEMBROKE RD, PEMBROKE PARK
FL 33009 954-640

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Case #:

Date:

PEMBROKE PARK WAREHOUSE
HOLDING

8877

03/08/2024

3140 PEMBROKE RD, UNIT 300 & 540
PEMBROKE PARK, FL 33009

Property Owner:

Property Description:

Certified Mail #:

PEMBROKE PARK WAREHOUSE
HOLDING

514220000290

3140 PEMBROKE RD, UNIT 300 & 540
PEMBROKE PARK, FL 33009

Legal Description:

AKA:

20.01-02 E1/2 OF SE1/4 OF NE1/4 OF
SE1/4 LESS N 30 FOR RD & LESS S 25 OF
W 25

3120 PEMBROKE RD, PEMBROKE PARK
FL 33009 954-640

You are hereby notified that the Code Compliance Special Magistrate Town of Pembroke Park, Florida, will conduct a hearing to extend time on the 20th day of March, 2024 at 9:00 AM in the Pembroke Park Town Hall 3180 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-captioned Code Compliance Matter.

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

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

Sincerely,

Joe B. Ramirez

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

1 of 1

TOWN OF
PEMBROKE
PARK
ALARM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

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

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	8877	03/08/2024
3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 03.01.2024 Phone: 9549791995
Email: ISAEL106AND1976@GMAIL.COM
Property Address: 3140 PEMBOKE Rd HALLANDALE BEACH FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, MARVIN OBANDO (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8877 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 03-20-2024 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 01-17-2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances: 15-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

MARVIN I OBANDO
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

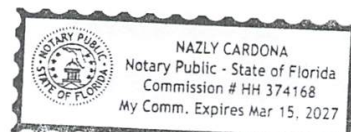
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marvin Israel Obando and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 1 day of March, 2024.

Nazly Dayana GA
Notary

My Commission expires Mar 15, 2027



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
FO #8877
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021



9590 9402 7581 2098 7713 71

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3320

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

F. Nelson

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail
Mail Restricted Delivery
(0)

USPS TRACKING#



MIAMI FL 330

23 JAN 2024 PM 6 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7713 71

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box•

**Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023**



TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

8 DEC 2023 PM 6:11

7022 2410 0001 1497 4042



Happy Holidays

quadrant
CORPORATION
MIAMI

\$008.53⁰⁰

12/05/2023 ZIP 33023
043M30245597

US POSTAGE

ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
NOH #8877
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

NIXIE

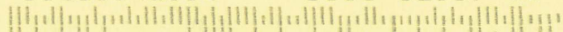
331 DE 1

0012/30/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*2606-01057-05-45



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33023541350

CERTIFIED MAIL

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL FRANKLIN L C/O ARNSTEIN & LEHR LLP
 NOH #8877
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7721 56

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4042

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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:

ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
FO #8877
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7713 88

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3313

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Alice Samer

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

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

Mail
Mail Restricted Delivery
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Domestic Return Receipt

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

USPS TRACKING #

MIAMI FL 330



23 JAN 2004 PM 4 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7581 2098 7713 88

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

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CORRECTION

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12/05/2023 ZIP 33023
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PEMBROKE PARK WAREHOUSES HOLDING
NOH #8877
3120 PEMBROKE RD #539,
PEMBROKE PARK, FL 33009

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UNC

33009-201720

NIXIE

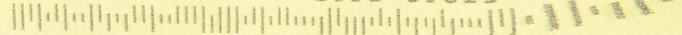
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0001/08/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2938-05019-05-4



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 3120 PEMBROKE RD #539,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7721 70

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4028

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

all
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Domestic Return Receipt

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



PEMBROKE PARK WAREHOUSES HOLDING
NOH #8877
3120 PEMBROKE RD #540,
PEMBROKE PARK, FL 33009

LN
12/7

NIXIE 331 DE 1 0001/00/24

RETURN TO SENDER

NO POSTAGE REQUIRED

UNC

BC: 33023541350 *2606-00925-05-45

33009-201720

CERTIFIED MAIL®
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 3120 PEMBROKE RD #540,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7721 63

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4035

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8877
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3140 PEMBROKE RD, UNIT 539 & 540, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0290

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.



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

Case Overview

Property/Incident Information

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

Folio

514220000290

Legal Description

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

Case Status	Open	Case #	8877	Date Next Inspection	1/17/2024
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Notes 1. Operating without a Business Tax Receipt or Certificate of Use. Tenant is occupying bay 539 and 540.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

Documents Issued

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

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 8877

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

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

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

TYPE OF SERVICE

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

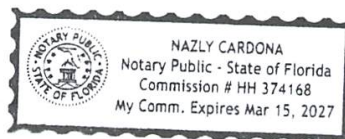

AFFIANT

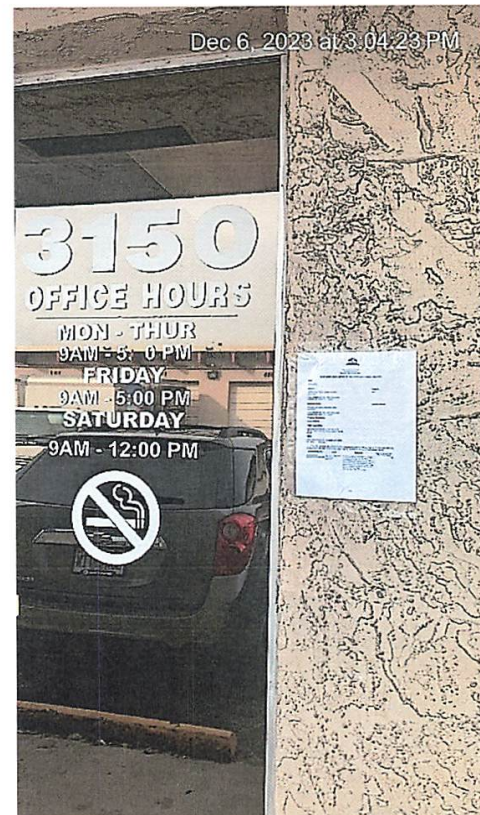
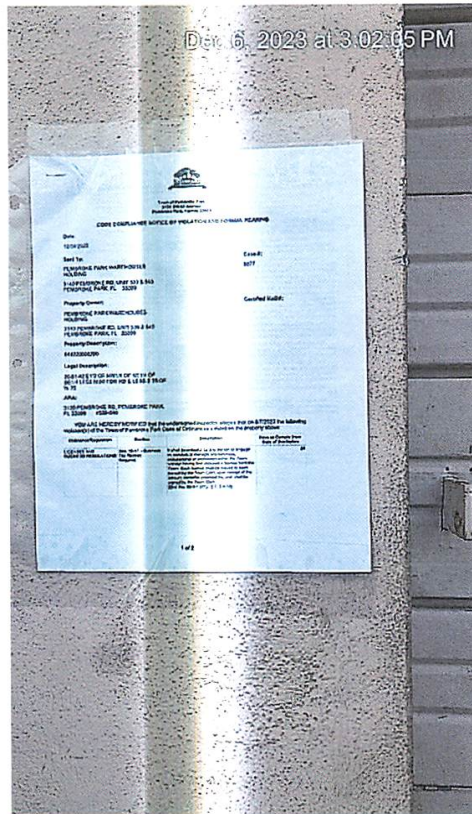
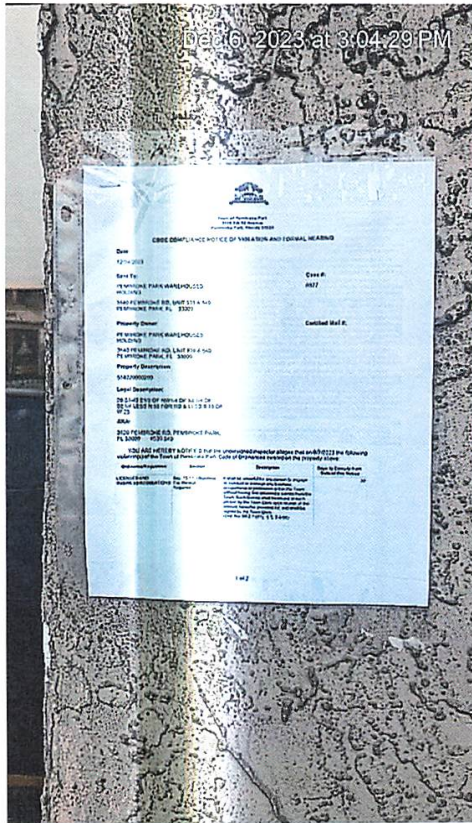
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona GA.
Signature

Personally Known OR Produced Identification
Type of Identification Produced







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/04/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

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

Case #:

8877

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

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

Certified Mail #:

Property Description:

514220000290

Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

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

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

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

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

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

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

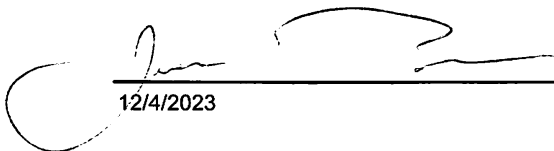
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



12/4/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8877

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #539-540

Respondent(s)

On 11/30/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3140 PEMBROKE RD, UNIT 539 & 540 PEMBROKE PARK, FL 33009
Folio: 514220000290
Site Address: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #539-540
Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

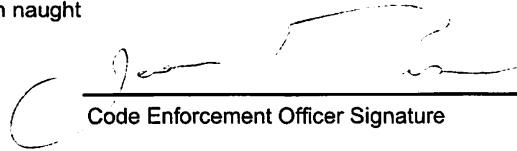
Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 10/30/2023

Notes/Mean of Correction:

Operating without a Business Tax Receipt or Certificate of Use unit bay 539 and 540. Not Corrected.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

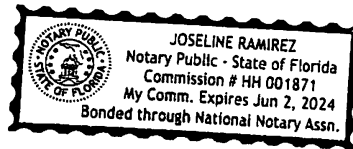
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES
HOLDING
3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Case #: 8877

Date: 09/07/2023

Property Owner: PEMBROKE PARK WAREHOUSES
HOLDING
3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

Property Description: 514220000290

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA: 3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #539-540

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/7/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

Notes/Mean of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Tenant is occupying bay 539 and 540. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740	\$34,505.24
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740
Portability	0	0	0	0
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	\$100	20656 / 140
8/1/1990	TD*	\$100	
10/1/1971	WD	\$142,000	
9/1/1968	WD	\$65,000	
2/1/1962	WD	\$15,000	

Land Calculations

Price	Factor	Type
\$2.00	207,177	SF
\$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		81132
Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
81132								

* Denotes Multi-Parcel Sale (See Deed)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number P92000009334
FEI/EIN Number 65-0373621
Date Filed 12/04/1992
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

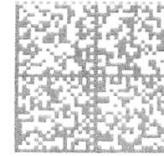
Annual Reports

Report Year	Filed Date

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Zemel, Franklin L.
c/o Arnstein & Lehr LLP
(Pembroke Park warehouses Holding)
Nov #8877.
200 East Las Olas Blvd, Ste 1000
Fort Lauderdale, FL 33301



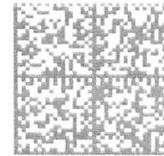
quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
09/15/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Pembroke Park warehouses
Holding



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
09/15/2023 ZIP 33023
043M30245597

US POSTAGE

Nov #8877
3850 Hollywood Blvd Ste 400
Hollywood, FL 33021

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

09/15/2023 ZIP 33023

043M30245597

US POSTAGE

NOV

Sent To:

Case #:

PEMBROKE PARK WAREHOUSES
HOLDING

8877

3140 PEMBROKE RD, UNIT 539 & 540
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

09/15/2023 ZIP 33023

043M30245597

US POSTAGE

Pembroke Park Warehouses
Holding

NOV # 8877.

3120 Pembroke Road, # 539 - 540
Pembroke Park, FL 33009

7022 2410 0002 7328 3337

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CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ 8.53
Total Postage and Fees
\$
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
FO #8877
3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009
PS Form 3800, April 2013 PSN 7530-01-000-9047 See Reverse for Instructions

7022 2410 0002 7328 3344

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ 8.53
Total Postage and Fees
\$
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
FO #8877
3120 PEMBROKE RD #540,
PEMBROKE PARK, FL 33009
PS Form 3800, April 2013 PSN 7530-01-000-9047 See Reverse for Instructions

7022 2410 0002 7328 3313

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ 8.53
Total Postage and Fees
\$
Sent To
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
FO #8877
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301
PS Form 3800, April 2013 PSN 7530-01-000-9047 See Reverse for Instructions

7022 2410 0002 7328 3320

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ 8.53
Total Postage and Fees
\$
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
FO #8877
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021
PS Form 3800, April 2013 PSN 7530-01-000-9047 See Reverse for Instructions

7022 2410 0002 7328 3351

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ 8.53
Total Postage and Fees
\$
Sent To
PEMBROKE PARK WAREHOUSES HOLDING
FO #8877
3120 PEMBROKE RD #539,
PEMBROKE PARK, FL 33009
PS Form 3800, April 2013 PSN 7530-01-000-9047 See Reverse for Instructions

7022 2410 0002 7328 0725

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and F

Sent To PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 Street and Apt. No. 3120 PEMBROKE RD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0001 1497 4028

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and F

Sent To PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 Street and Apt. No. 3120 PEMBROKE RD #539,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

7022 2410 0001 1497 4055

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and F

Sent To PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 Street and Apt. No., 3120 PEMBROKE RD #540,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9047

7022 2410 0001 1497 4059

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and F

Sent To PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 Street and Apt. No., 3850 HOLLYWOOD BLVD STE 400
 City, State, ZIP+4® HOLLYWOOD FL 33021

PS Form 3800, April 2013 PSN 7530-02-000-9047

7022 2410 0001 1497 4042

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and F

Sent To ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
 NOH #8877
 Street and Apt. No. 200 EAST LAS OLAS BLVD., SUITE 1000
 City, State, ZIP+4® FORT LAUDERDALE, FL 33301

PS Form 3800, April 2013 PSN 7530-02-000-9047

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



PEMBROKE PARK WAREHOUSES HOLDING
NOH #8877
3120 PEMBROKE RD,
PEMBROKE PARK, FL 33009



7022 2410 0002 7328 0725

MIAMI FL 330

5 DEC 2023 PM 1 L



Happy Holidays

Gradient

CORRECTION

IMI

\$008.53⁰

12/05/2023 ZIP 33023
043M30245597

US POSTAGE

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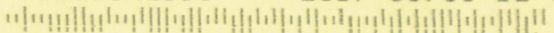
331 DE 1

0012/21/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

*1687-00706-21-15



33009-201720
33023>5413

CERTIFIED MAIL®
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES HOLDING
 NOH #8877
 3120 PEMBROKE RD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7721 32

2. Article Number (Transfer from service label)

7022 2418 0002 7328 0725

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

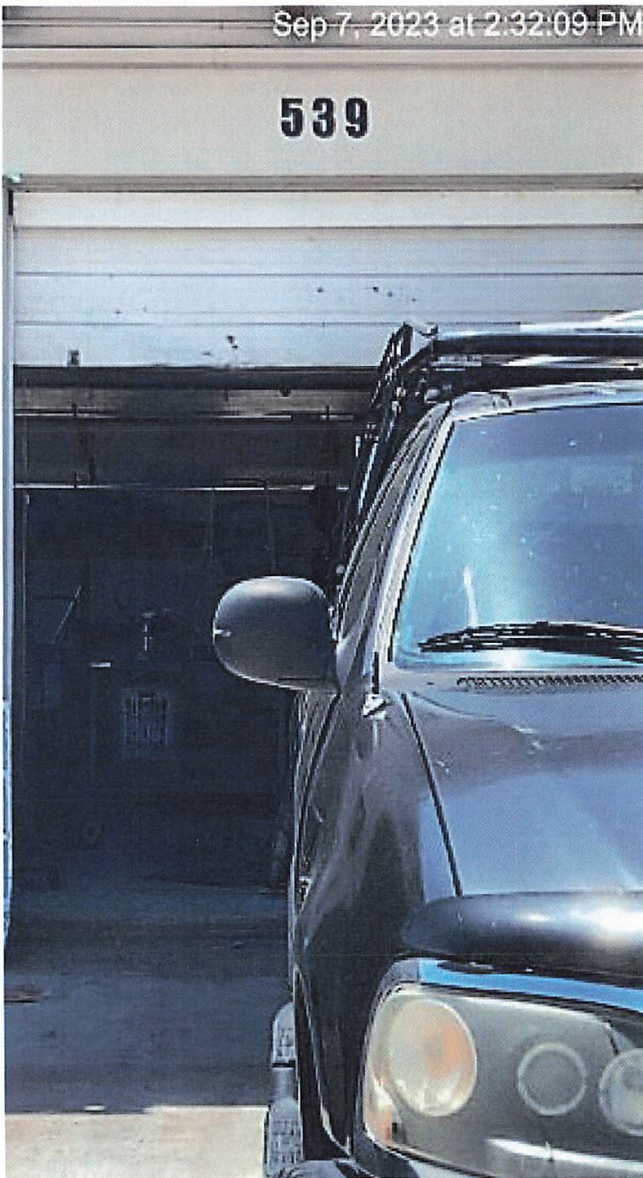
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
 Restricted Delivery
 10)

Domestic Return Receipt

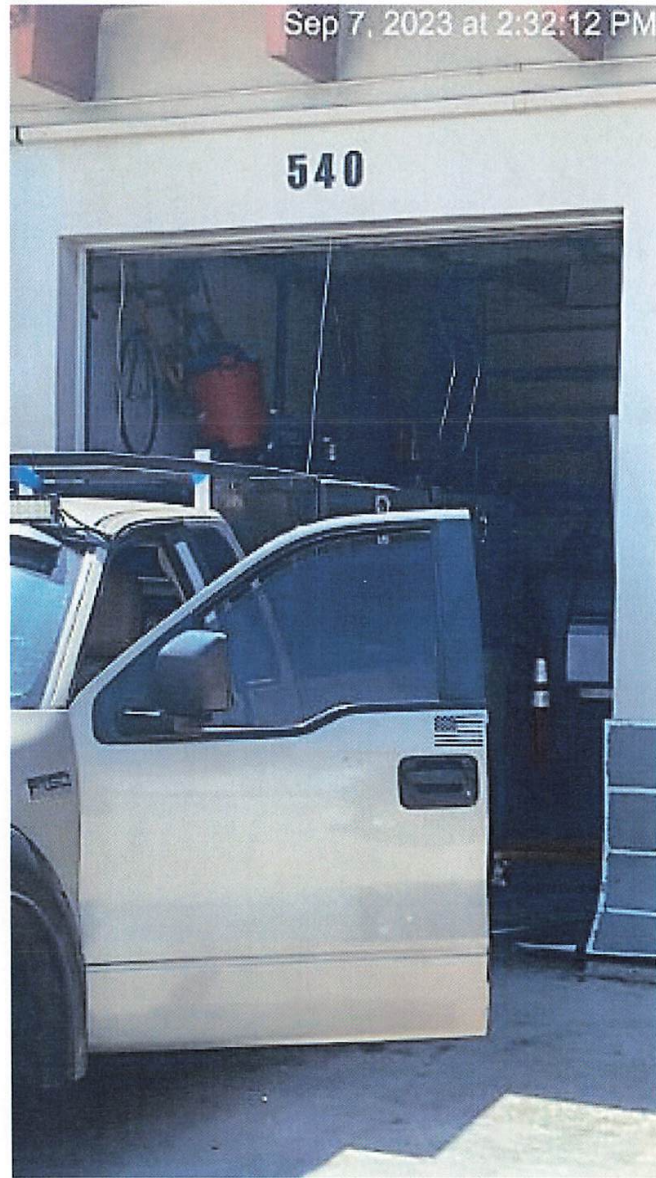
Sep 7, 2023 at 2:32:09 PM

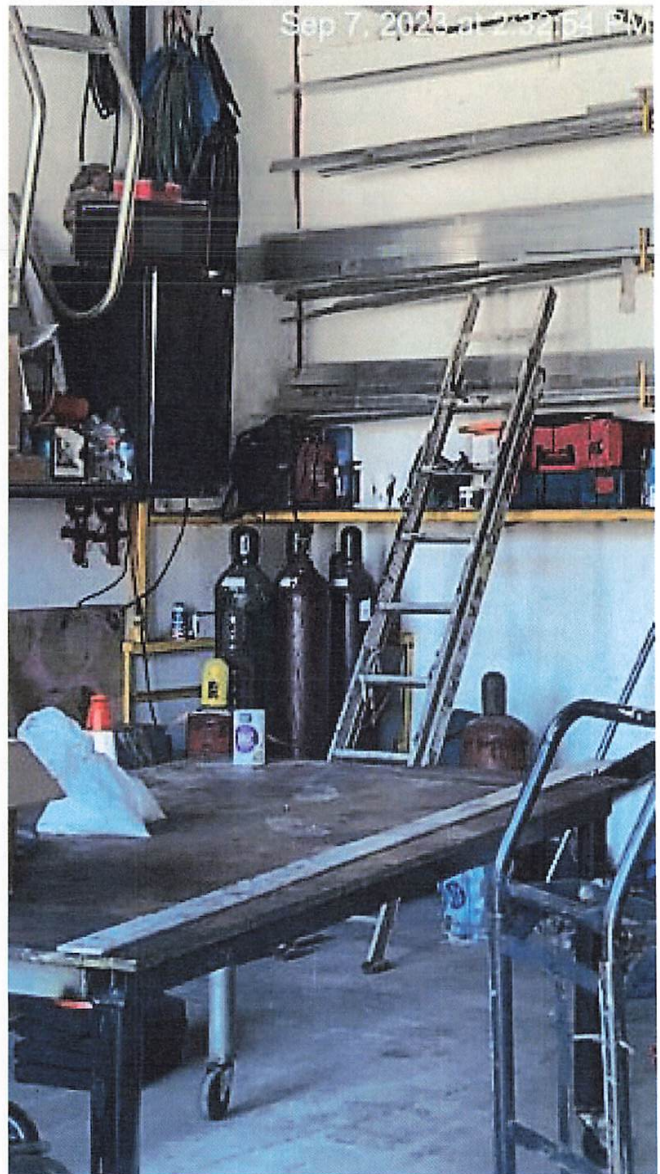
539



Sep 7, 2023 at 2:32:12 PM

540







Case Overview

Property/Incident Information

Owner	Address	Site Address
HEATON, SCOTT H/E MULLER, ALEX	3487 SW 52 AVE PEMBROKE PARK, FL 33023	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230230440

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL:
THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF
HOLLY TREE PATIO VILLAS

Case Status Closed **Case #** 5123

Notes

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/11/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail Hand
12/9/2021		Affidavit of Compliance	Regular Mail
2/20/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	3/20/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail Hand
2/23/2024	2/21/2024	Supplemental Order/Claim of Lien	Certified Mail Hand

Violations

Case Overview

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/9/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2021	\$2,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,100.00



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 02-23-2024

Phone #: 954-643-9929

Case # 5123

E-mail: Mr Heaton5@gmail.com

Address of Violation: 3487 SW 52nd Ave - Holly Tree

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Scott Heaton (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5123 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 03-20-2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 09-15-2021 imposing the fine of \$ 50 for violation(s) of the Town's Code of Ordinances: 5-103 (a)(c)(f)(h) and 5-105

Brief summary for request: Covid quarantine 2x = 20 days. Association requires permission letter (delegated by assoc.) and jobs completed by Contractor; not owner. Four contractors ghosted me or refused to pull permit (always a sign of shady practices). Most wanted to do bathrooms & kitchen. Once a Contractor was found it took time for permit, permission and job.

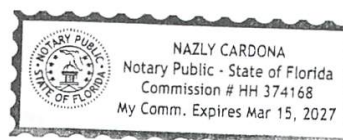
Scott Heaton
Petitioner's Name (Print)

Scott Heaton
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Scott James Heaton and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 2/23/24.

Notary Public State of Florida: Nazly Dayana GA My Commission expires: Mar 15, 27.



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: March 19, 2024
INVOICE # 435
FOR:

Case # 5123
HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE,
PEMBROKE PARK, FL 33023

Bill To:

HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(f)(h) and 5-105.		
	Final Order 09/15/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
40	Day(s) of Per Diem from (10/30/2021-12/09/2021)	\$ 50.00	\$ 2,000.00
	Recommend to Abate Per Diem Fine by 90%		\$ 200
	\$200.00 + \$100.00		\$ 300
	Balance		\$ 2,100.00

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

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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
 \$ **8.69**

Sent To
 HEATON, SCOTT H/E MULLER, ALEX
 HCF #5123 **S.O.C.L. J.R.**
 Street and Apt. No. 3487 SW 52 AVE,
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fe
 \$ **8.69**

Sent To
 VALANCY & REED, P.A.
 HCF #5123 **S.O.C.L. J.R.**
 Street and Apt. No., 310 SE 13TH STREET
 City, State, ZIP+4® FORT LAUDERDALE, FL 33316

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and
 \$ **8.69**

Sent To
 HOLLY TREE PATIO VILLAS HOMEOWNERS'
 ASSOCIATION, INC.
 HCF #5123 **S.O.C.L.**
 Street and Apt. No. 3419 SW 52 AVE
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, J

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 ☒ Valancy ☐ Agent ☐ Addressee B. Received by (Printed Name) Valancy C. Date of Delivery 2/26/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: VALANCY & REED, P.A. HCF #5123 S.O.C.L. J.R. 310 SE 13TH STREET FORT LAUDERDALE, FL 33316 Barcode: 9590 9402 8582 3244 8683 61	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (X)
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9288 19	

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>[Signature]</i>	
1. Article Addressed to: VALANCY & REED, P.A. HCF #5123 310 SE 13TH STREET FORT LAUDERDALE, FL 33316		B. Received by (Printed Name) ☐ C. Date of Delivery <i>Iwan Riva</i> <i>2-2-24</i>	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8693 37		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION, INC. HCF #5123 3419 SW 52 AVE PEMBROKE PARK, FL 33023		B. Received by (Printed Name) ☐ C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4060 21		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1605 9296 18

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Certified Mail Fee \$
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$ 8.69

Sent To HEATON, SCOTT H/E MULDER, ALEX
 HAF #5123
 Street and Apt. No. 3487 SW 52 AVE,
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, J

SPS HILLCREST POSTAL SERVICE
 MAR 01 2024
 Postmark Here

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HEATON,SCOTT H/E MULLER,ALEX)

CASE NO.5123

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HEATON,SCOTT H/E MULLER,ALEX

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

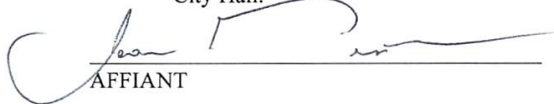
ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

I, Jean Gustin HEREBY CERTIFY that I SERVED: HEATON,SCOTT H/E MULLER,ALEX 12:24 P.M. ON
THE 05 DAY OF MARCH 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

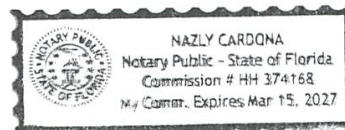

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 5 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	5123	02/23/2024

Property Owner:	Property Description:	Certified Mail #:
HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	514230230440	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

3487
SW 52nd Ave

[illegible]

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

HEATON,SCOTT H/E
MULLER,ALEX
3487 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
HEATON,SCOTT H/E MULLER,ALEX	5123	02/23/2024
3487 SW 52 AVE PEMBROKE PARK, FL 33023		

Property Owner: HEATON,SCOTT H/E MULLER,ALEX 3487 SW 52 AVE PEMBROKE PARK, FL 33023	Property Description: 5 123021 140	Certified Mail #:
--	--	--------------------------

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC E 33.07 W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE 1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOOT RD AKA: UNIT 44,BLDO XI OF HOLLY TREE PATIO VILLAS	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of March, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-955-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 5123

vs.

HEATON, SCOTT H/E
MULLER, ALEX
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on September 15th, 2021. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HEATON, SCOTT H/E MULLER, ALEX

FOLIO NO.: 5142 30 23 0440

1. The Special Magistrate entered a Final Order on September 15th, 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)(f)(h) and 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on September 15th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$2,100.00 (TWO THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of February 2024.

TOWN OF PEMBROKE PARK

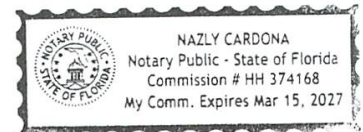


Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and 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:
Feb 21, 2024.


Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb, 2024.

Nazly Cardona

Nazly Cardona

Code Compliance Clerk

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
HEATON,SCOTT H/E MULLER,ALEX	3487 SW 52 AVE PEMBROKE PARK, FL 33023	3487 SW 52 AVE, PEMBROKE PARK, FL 33023

Folio

514230230440

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL:
THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF
HOLLY TREE PATIO VILLAS

Case Status Closed **Case #** 5123

Notes

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/11/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/16/2021	9/15/2021	Final Order	Certified Mail Hand
12/9/2021		Affidavit of Compliance	Regular Mail
2/20/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	12/9/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	12/9/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/9/2021

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2021	\$2,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$2,100.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: February 20, 2024
INVOICE # 435
FOR:

Case #5123
HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE, PEMBROKE
PARK, FL 33023

Bill To:

HEATON, SCOTT H/E
MULLER, ALEX
3487 SW 52 AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(f)(h) and 5-105		
	Final Order 09/15/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
40	Day(s) of Per Diem from (10/30/2021 - 12/09/2021)	\$ 50.00	\$ 2,000.00
Balance			\$ 2,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
HEATON,SCOTT H/E)
MULLER,ALEX)
Respondent)
CASE NO. 5123

AFFIDAVIT OF SERVICE

TO BE SERVED: HEATON,SCOTT H/E & MULLER,ALEX

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HEATON,SCOTT H/E & MULLER,ALEX AT
10:29 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

J. Ramirez Date: 02/09/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb. 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Ngaly Dayana A.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

Date:

01/30/2024

Property Owner:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230230440

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 59 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 44,BLDG XI OF HOLLY
TREE PATIO VILLAS

AKA:

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **1910580-0**

Job Address: **3487 SW 52 AVE**

Job Name: SCOTT HEATON

Permit Status: Permit Complete

Permit Issued Date: 7/15/2020 10:22:51 AM

Submitted Into Plan Review Date: 7/9/2020 9:18:09 AM

Application Date: 7/9/2020 9:09:08 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/14/2020 6:30:40 PM
ZONING	Approved	7/10/2020 11:00:51 AM



R203 Permit Messages For Permit (1910580-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96356	Fencing - Footings	10/1/2021	Pass
96357	Fencing/ Gates - Final	10/1/2021	Pass
Zoning Inspection			
96253	Final Zoning	9/28/2021	Pass



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: 2211472-0

Job Address: 3487 SW 52 AVE

Job Name: SCOTT HEATON

Permit Status: Permit Complete

Permit Issued Date: 2/3/2022 1:15:25 PM

Submitted Into Plan Review Date: 12/8/2021 3:02:38 PM

Application Date: 12/8/2021 3:01:20 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 57 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	12/8/2021 4:25:59 PM



R203 Permit Messages For Permit (2211472-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
100924	Final Building Inspection	2/23/2022	Pass

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JENNINGS & VALANCY PA
F.O. #5123, 5163, 5164, 5165, 5166,
5167, 5168, 5169
311 SE 13TH ST,
FORT LAUDERDALE, FL, 33316



9590 9402 6610 1028 6993 52

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2352

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Ivonne Rivera*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Ivonne Rivera

C. Date of Delivery

9-27-21

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED SEP 30 2021

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

1 Mail

1 Mail Restricted Delivery

500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fee

\$ 1.33

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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

HEATON, SCOTT H/E
MULLER, ALEX
F.O. #5123
3487 SW 52 AVE,
PEMROPKE PARK, FL, 33023

Postmark
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5123
Petitioner,)
vs.)
SCOTT HEATON H/E)
ALEX MULLER)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3487 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SCOTT HEATON H/E & ALEX MULLER, 3487 SW 52 AVENUE, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 23 0440

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(f)(h); 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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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)(f)(h); 5-105 WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING held 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of September 2021.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17th day of September, 2021.



Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0298 2079

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	JENNINGS & VALANCY PA	
Street and Apt. No.,	N.O.V & N.O.H #5123, 5163, 5164,	
City, State, ZIP+4®	5165, 5166, 5167, 5168, 5169	
	311 SE 13 TH ST,	
	FORT LAUDERDALE, FL, 33316	

PS Form 3800, Ap

7021 0350 0001 0298 2352

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	JENNINGS & VALANCY PA	
Street and Apt. No.,	F.O. #5123, 5163, 5164, 5165, 5166,	
City, State, ZIP+4®	5167, 5168, 5169	
	311 SE 13 TH ST,	
	FORT LAUDERDALE, FL, 33316	

PS Form 3800, Ap

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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	7.33
Sent To	HEATON, SCOTT H/E	
Street and Apt. No.,	MULLER, ALEX	
City, State, ZIP+4®	N.O.V & N.O.H #5123	
	3487 SW 52 AVE,	
	PEMROPKE PARK, FL, 33023	

PS Form 3800, Ap

9589 0710 5270 0673 4060 21

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For delivery information, visit our website at www.usps.com®.**OFFICIAL USE**

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	8.69
Total Postage and Fees	\$	
Sent To	HOLLY TREE PATIO VILLAS HOMEOWNERS'	
Street and Apt. No.,	ASSOCIATION, INC.	
City, State, ZIP+4®	HCF #5123	
	3419 SW 52 AVE	
	PEMBROKE PARK, FL 33023	

PS Form 3800, Ap

9589 0710 5270 0673 4060 07

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	8.69
Total Postage and Fees	\$	
Sent To	HEATON, SCOTT H/E MULLER, ALEX	
Street and Apt. No.,	HCF #5123	
City, State, ZIP+4®	3487 SW 52 AVE,	
	PEMBROKE PARK, FL 33023	

PS Form 3800, January 2023

9589 0710 5270 0673 4060 14

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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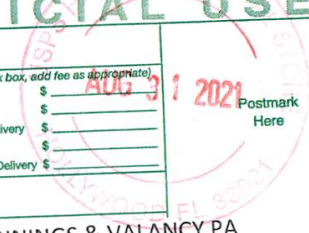
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	8.69
Total Postage and Fees	\$	
Sent To	VALANCY & REED, P.A.	
Street and Apt. No.,	HCF #5123	
City, State, ZIP+4®	310 SE 13 TH STREET	
	FORT LAUDERDALE, FL 33316	

PS Form 3800, January 2023

7021 0350 0001 0298 2079

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
JENNINGS & VALANCY PA	
Sent To	N.O.V & N.O.H #5123, 5163, 5164,
Street and Apt. No.,	5165, 5166, 5167, 5168, 5169
City, State, ZIP+4®	311 SE 13 TH ST, FORT LAUDERDALE, FL, 33316

PS Form 3800, Apr 2010



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>STARR CLOMLEY</i> C. Date of Delivery <i>9-1-21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: JENNINGS & VALANCY PA N.O.V & N.O.H #5123, 5163, 5164, 5165, 5166, 5167, 5168, 5169 311 SE 13TH ST, FORT LAUDERDALE, FL, 33316	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6987 13	all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>AT Rt 27</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Conrad 19</i> C. Date of Delivery <i>9/2/21</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HEATON, SCOTT H/E MULLER, ALEX N.O.V & N.O.H #5123 3487 SW 52 AVE, PEMROPKE PARK, FL, 33023	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 6610 1028 6988 36	all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

06/12/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

HEATON, SCOTT H/E
MULLER, ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123



Site Address	3487 SW 52 AVENUE, PEMBROKE PARK FL 33023-5418	ID #	5142 30 23 0440
Property Owner	HEATON, SCOTT H/E MULLER, ALEX	Millage	0613
Mailing Address	3487 SW 52 AVE PEMBROKE PARK FL 33023-5418	Use	01 *
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$9,420	\$105,410	\$114,830	\$55,200	
2020	\$9,420	\$110,980	\$120,400	\$54,440	\$568.44
2019	\$9,420	\$105,700	\$115,120	\$53,220	\$567.56
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$114,830	\$114,830	\$114,830	\$114,830	
Portability	0	0	0	0	
Assessed/SOH 08	\$55,200	\$55,200	\$55,200	\$55,200	
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000	
Add. Homestead	\$5,200	0	\$5,200	\$5,200	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$25,000	\$30,200	\$25,000	\$25,000	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
6/8/2007	WD-Q	\$144,900	44216 / 1009	\$8.00	1,177
3/12/2004	WD	\$97,900	37080 / 1937		
5/24/2000	WD	\$65,000	30586 / 1571		
12/1/1999	WD	\$300	30072 / 484		
12/1/1985	WD	\$50,000	13042 / 678		
				Adj. Bldg. S.F. (Card, Sketch)	977
				Units/Beds/Baths	1/2/1
				Eff./Act. Year Built:	1985/1984
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

HOLLY TREE PATIO VILLAS HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number N00895
FEI/EIN Number 59-2544846
Date Filed 01/13/1984
State FL
Status ACTIVE

Principal Address

3419 SW 52 AVE
PEMBROKE PARK, FL 33023

Changed: 06/30/2008

Mailing Address

19925 NE 10th Place Way
199
MIAMI, FL 33179

Changed: 03/31/2020

Registered Agent Name & Address

JENNINGS & VALANCY PA
311 SE 13TH STREET
FORT LAUDERDALE, FL 33316

Name Changed: 04/23/2010

Address Changed: 04/23/2010

Officer/Director Detail

Name & Address

Title VP

FOSTER, ERNEL
3413 SW 52 AVE
PEMBROKE PARK, FL 33023

Title S/T

CUNNINGHAM, EVELYN
 3471 SW 52 AVE
 PEMBROKE PARK, FL 33023

Title President

PIGOTT, GARY
 3407 SW 52ND AVE
 PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/09/2019
2020	03/31/2020
2021	02/17/2021

Document Images

02/17/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/10/2018 -- ANNUAL REPORT	View image in PDF format
03/21/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
03/15/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
04/23/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
06/30/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/20/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/12/2003 -- ANNUAL REPORT	View image in PDF format
09/03/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- ANNUAL REPORT	View image in PDF format
04/14/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
04/28/1998 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
03/20/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SCOTT HEATON)
ALEX MULLER)

Respondent

CASE NO. 5123

AFFIDAVIT OF SERVICE

TO BE SERVED: SCOTT HEATON, ALEX MULLER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SCOTT HEATON, ALEX MULLER AT 10:51 A.M. ON THE 7 DAY OF SEPTEMBER 2021.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.



AFFIANT

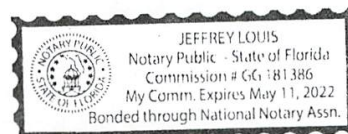
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of 9, 2021, by 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: 08/30/2021

Sent To: HEATON, SCOTT H E
MULLER, ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5123

Property Owner: HEATON, SCOTT H E
MULLER, ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description: 514230230440

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 59 OF S 35 67 OF THE
FOLLOWING PARCEL THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA UNIT 44 BLDG X1 OF HOLLY
TREE PATIO VILLAS

AKA:
3487 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

09/07/2021 10:51



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/30/2021

Sent To:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #:

5123

Property Owner:

HEATON,SCOTT H/E
MULLER,ALEX

3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230230440

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC E
33 OF W 59 OF S 35.67 OF THE
FOLLOWING PARCEL: THE N1/2 OF S1/2
OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15
FOR RD AKA: UNIT 44,BLDG XI OF HOLLY
TREE PATIO VILLAS

AKA:

3487 SW 52 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/11/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of September, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


8/30/2021



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: HEATON,SCOTT H/E
MULLER,ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Case #: 5123

Date: 06/11/2020

Property Owner: HEATON,SCOTT H/E
MULLER,ALEX
3487 SW 52 AVE
PEMBROKE PARK, FL 33023

Property Description: 514230230440

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC E 33 OF W 59 OF S 35.67 OF THE FOLLOWING PARCEL: THE N1/2 OF S1/2 OF NW1/4 OF NE1/4 OF SW1/4 LESS W 15 FOR RD AKA: UNIT 44,BLDG XI OF HOLLY TREE PATIO VILLAS

AKA: 3487 SW 52 AVE, PEMBROKE PARK, FL 33023

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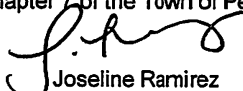
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Notes/Mean of Correction:

1. Exterior roof needs maintenance (pressure washing)
2. Balconies and common areas need maintenance (pressure washing)
3. Wooden fence needs maintenance (pressure washing and paint)
4. Shed require permit & inspections. Double permit fee has been assessed.

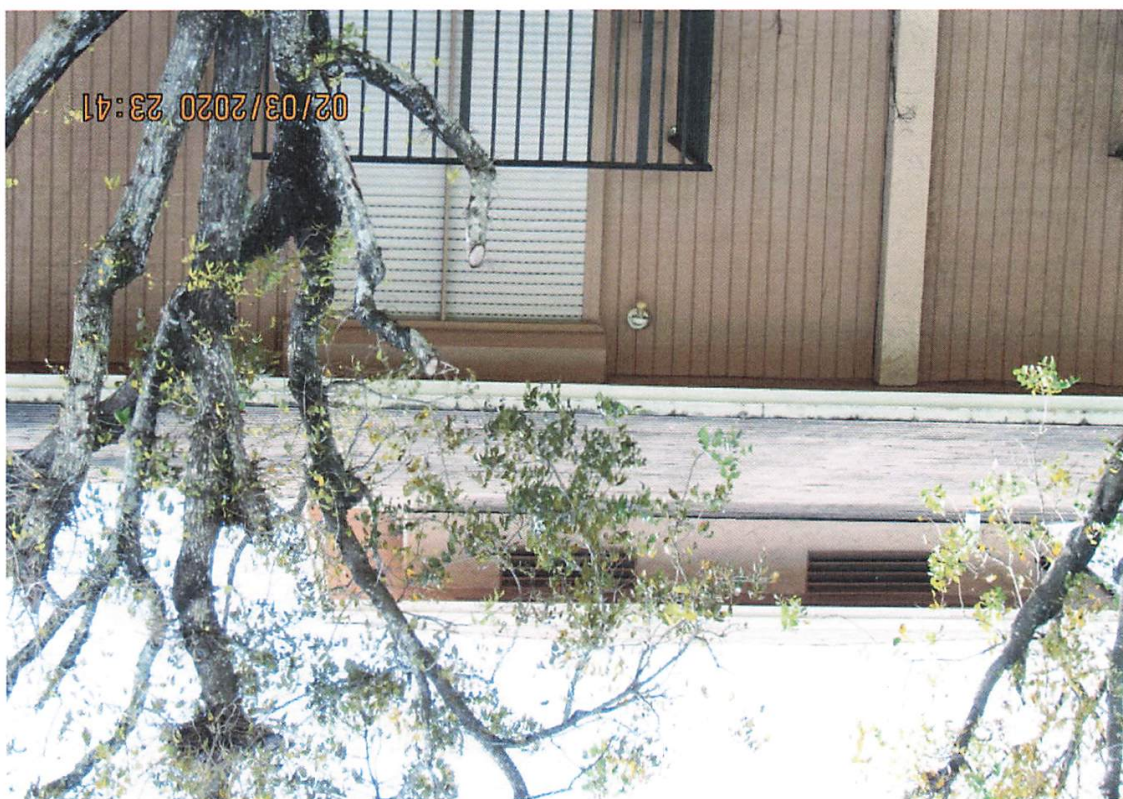
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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.


 Joseline Ramirez
 Code Enforcement Officer













TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-



BUILDING PERMIT APPLICATION

1910580

PERMIT NO.

ZON-91832

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: SCOTT HEATON					
JOB ADDRESS: 3487 SW 52 AVE					
OWNER NAME: HEATON,SCOTT H/E MULLER,ALEX					
OWNER ADDRESS: 3487 SW 52 AVE					
CITY: PEMBROKE PARK					
PHONE: 9546434929		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SOUTHEASTERN FENCE CORP					
MAIL ADDRESS: 1600 NW 78 WAY					
CITY STATE ZIP: PEMBROKE PINES FL 33024					
PHONE: 7863069696		FAX: 9544546594		EMAIL: SOUTHEASTERNFENCE@GMAIL.CO	
CERT. COMPETENCY: N/A			STATE REGISTRATION: 19F16843X		
LOT: 000	BLOCK: 000	PRESENT USE: TOWNHOUSE		PROPOSED USE: TOWNHOUSE	
FOLIO NUMBER: 514230230440			SUBDIVISION: HOLLY TREE PATIO VILLAS		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: INSTALLATION OF 38" OF 6" HIGH BRONZE DURA FENCE WITH 12'3" OPENING WALK GATE.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Case Overview

Property/Incident Information

Owner	Address	Site Address
VERSTER,JEANETTE	7220 SW 61 ST MIAMI, FL 33143	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6155	Date Next Inspection	10/20/2021
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Notes

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stumps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/23/2021		Notice of Violation	Hand
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 10/20/2021
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: 10/20/2021
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: 10/20/2021
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: 10/20/2021
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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	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...	Not in Compliance - Reinspection Date: 10/20/2021
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.	Not in Compliance - Reinspection Date: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/20/2021
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7021 0350 0001 0297 9871

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage **\$7.33**

Sent To **JEANETTE VERSTER**
7220 SW 61 ST
MIAMI, FL 33143
NOH # 6155

Street and Apt. #
 City, State, Zip+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9864

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage **\$7.33**

Sent To **JEANETTE VERSTER**
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
NOH # 6155

Street and Apt. #
 City, State, Zip+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
NOH # 6155



9590 9402 6610 1028 6976 48

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9864

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

N # 6155

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/23/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Jeanette Verster
2503 John P Lyons
Lane
Pembroke Park
FL
33023

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/23/2021

US POSTAGE

\$000.51⁰



ZIP 33023
011D10656696

Sent To:

VERSTER, JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VERSTER, JEANETTE	Millage	0613
Mailing Address	7220 SW 61 ST MIAMI FL 33143	Use	48
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 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\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2021*	\$609,150	\$3,503,240	\$4,112,390	\$3,686,130				
2020	\$609,150	\$2,741,880	\$3,351,030	\$3,351,030	\$72,321.26			
2019	\$609,150	\$3,217,230	\$3,826,380	\$3,281,920	\$75,326.71			
2021* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$4,112,390	\$4,112,390	\$4,112,390	\$4,112,390				
Portability	0	0	0	0				
Assessed/SOH	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130				
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	\$3,686,130	\$4,112,390	\$3,686,130	\$3,686,130				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
4/5/2005	WD	\$2,800,000	39448 / 249	\$7.00	87,021	SF		
5/18/1998	WD	\$2,325,000	28275 / 562					
6/26/1995	WD	\$400,000	23670 / 119					
9/14/1994	WD	\$100	22646 / 979					
6/1/1989	WD	\$100	16585 / 80					
				Adj. Bldg. S.F. (Card, Sketch)		40398		
				Eff./Act. Year Built: 1997/1996				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(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
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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.	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. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

JEANETTE VERSTER

CASE NO. 6155

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JEANETTE VERSTER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LANE , PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT 3:49
A.M./P.M. ON THE 1 DAY OF OCTOBER 2021.

TYPE OF SERVICE

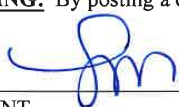
(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

() **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.

() **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the
family 15 years of age or Older, to-wit: and informing such person of its contents.

() **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed
thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the
absence of any superior officer as defined in F.S. 48.081.

 **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

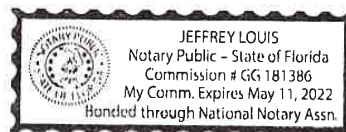

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of 10, 2021, by TERESSA MALCOLM Code Enforcement Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 09/28/2021

Sent To:
VERSTER, JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #:
6155

Property Owner:
VERSTER, JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:
514229010010

Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A

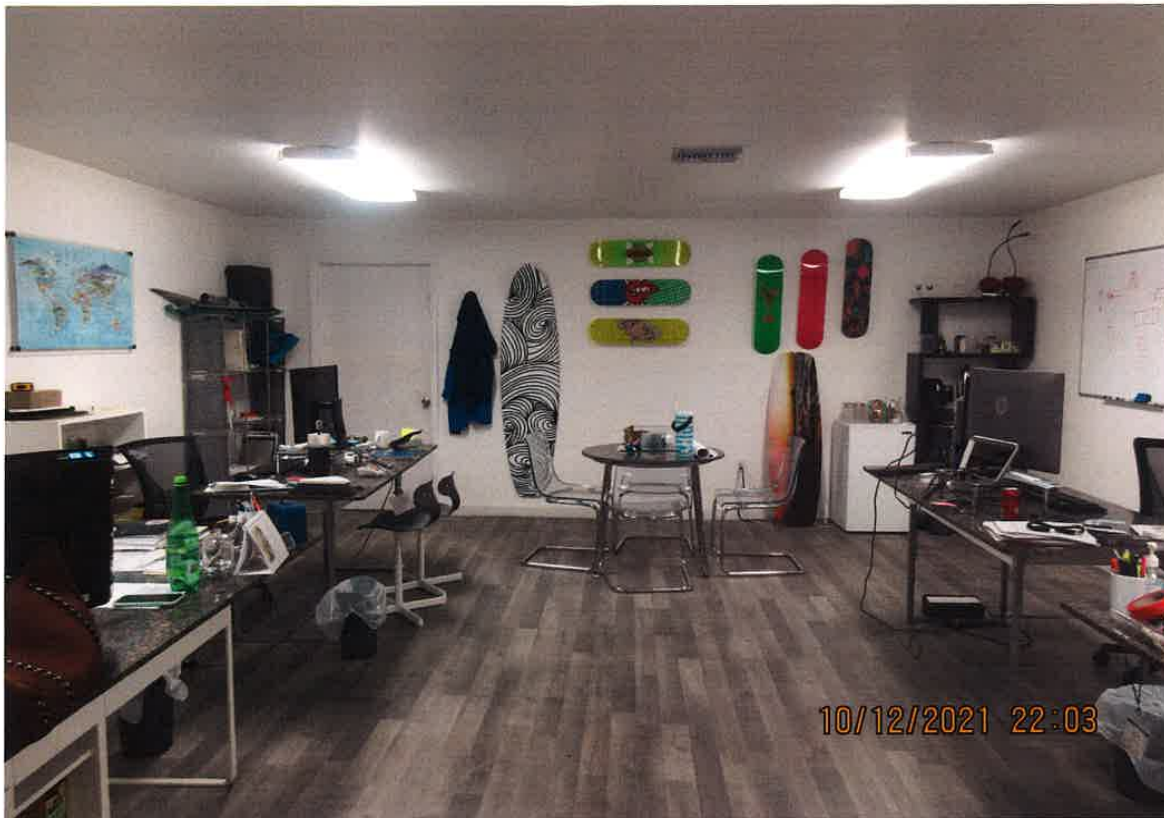
AKA:
2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

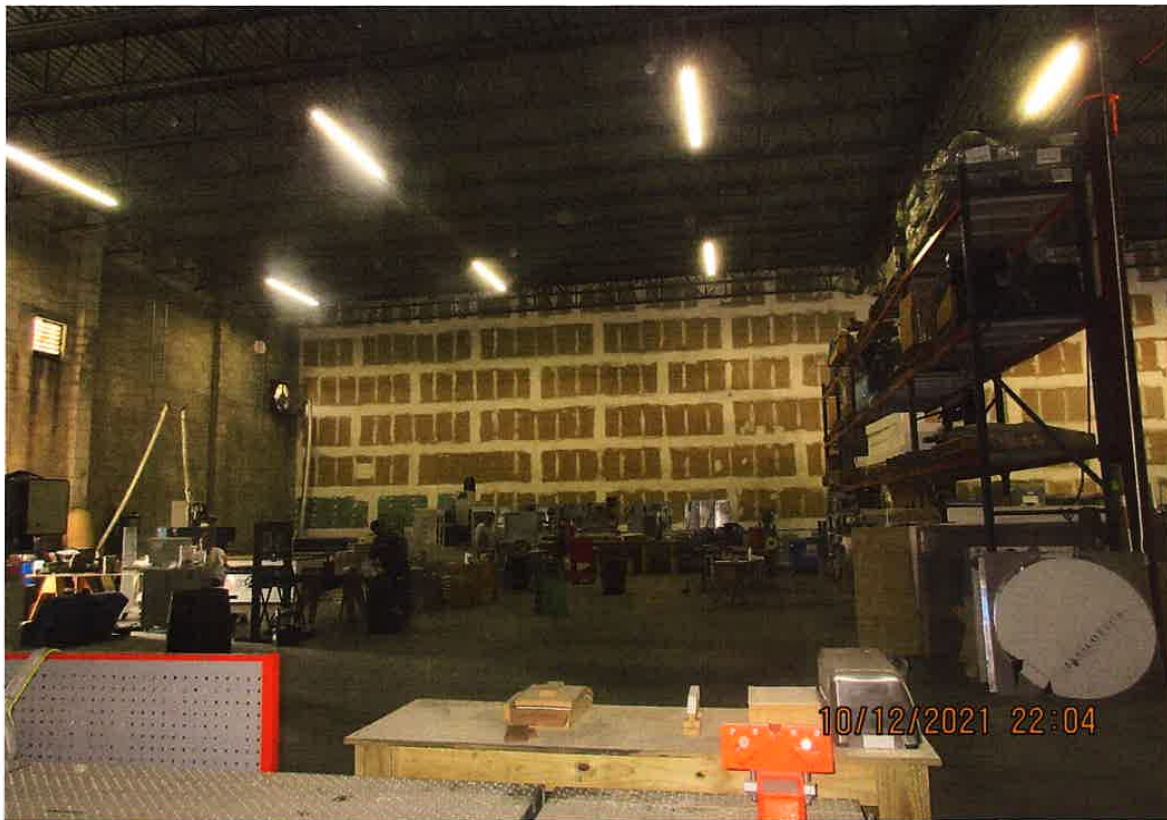
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by 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 and can be of another color.	30

10/01/2021 03:49



















Permit #	Folio #	Company	Job Address	Status	Job
<u>75639</u>	124835-0	514229010010	USA Air Conditioning Service	2503 JOHN P LYONS Ln PEMBROKE PARK, FL	Permit Complete Commercial A.C. Changeouts
<u>81776</u>	166726-0	514229010010	Bergeron Plumbing Inc	2503 JOHN P LYONS Ln	Permit Complete Commercial Water Line
<u>82489</u>	176956-0	514229010010	ACEBO ROOFING CORP	2503 JOHN P LYONS LN,	Permit Complete Commercial Roof - Repair
<u>91556</u>	1910529-0	514229010010	CODA ROOFING INC	2503 JOHN P LYONS LN	Permit Complete Commercial Re-Roof Composition Shingle



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jeannette Verster

Date 8.20.2021

Site Address 2503 John Pylon Lane
Pembroke Park FL 33009

Case # _____

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-103(5)(4)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Remove excess crates and trash from property

Corrective Action(s)

Remove excess crates and trash from
property and keep it maintained. (fine foods
need to pressure wash the rust on building.
Trim trees, trip hazard from the seeds on tree.
cracks in parking lot.

☐ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☒ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 7

*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. 213 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

mailed
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Case #: 6155

Date: 08/23/2021

Property Owner: VERSTER,JEANETTE
7220 SW 61 ST
MIAMI, FL 33143

Property Description: 514229010010

Certified Mail #:

Legal Description: R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 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(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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(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(o). - Exterior maintenance of structures and premises	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...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

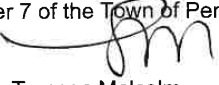
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30
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Notes/Mean of Correction:

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Remove trailer "Custom service distribution, Inc" from the parking lot area.
11. Rusted boulders need painting.
12. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
13. A double permit fee has been assessed for all work done without permits.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Teressa Malcolm
Code Enforcement Officer























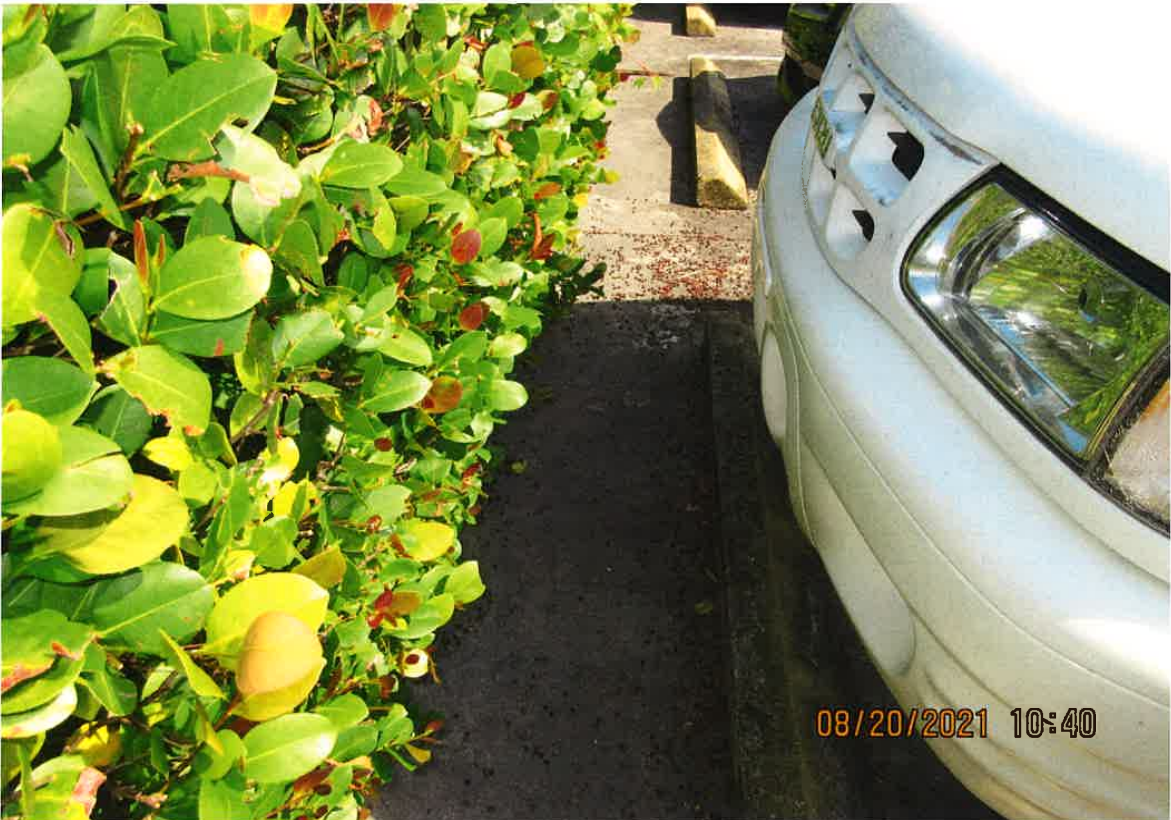






















Case Overview

Property/Incident Information

Owner	Address	Site Address
SOUTH PARK 33009 LLC	4401 NW 167 ST MIAMI, FL 33055	2689 S PARK RD, PEMBROKE PARK, FL 33009 #2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009

Folio

514229000066

Legal Description

29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25
AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Closed **Case #** 7273

Notes

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
2. Installed cameras without a permit. Obtain plans for permit and inspections.
3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/13/2022		Notice of Violation	Regular Mail
9/27/2023		Affidavit of Non-Compliance	Certified Mail
10/26/2023	11/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/15/2023	11/15/2023	Final Order	Certified Mail Hand
2/12/2024		Affidavit of Non-Compliance	Hand
2/22/2024		Affidavit of Compliance	Hand
3/13/2024	3/20/2024	Notice of Formal Hearing - Abate Fine	Email

Violations

Case Overview

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.	2/22/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	2/22/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/22/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	2/22/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	9/27/2023
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...	2/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	2/22/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	2/22/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	2/22/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	2/22/2024	\$9,750.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$9,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SOUTH PARK 33009 LLC

**2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
SOUTH PARK 33009 LLC	7273	03/13/2024
4401 NW 167 ST MIAMI, FL 33055		
Property Owner:	Property Description:	Certified Mail #:
SOUTH PARK 33009 LLC	514229000066	
4401 NW 167 ST MIAMI, FL 33055		
Legal Description:	AKA:	
29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2689 S PARK RD, PEMBROKE PARK, FL 33009 #2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).



Town of Pembroke Park
3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 3/13/2024

Phone #: 954-709-6242

Case # 7273

E-mail: 4newac@gmail.com

Address of Violation: 2689 South Park Road, Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Erez Skolnik (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7273 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 3/20/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 2/22/2024 imposing the fine of \$ 9,850.00 for violation(s) of the Town's Code of

Ordinances:

Building / Sanitation / BTR

Brief summary for request: Would like to show the amount of effort put into this location to bring it up to code, and upgraded the property to a new refreshed look for the community.

Erez Skolnik

Petitioner's Name (Print)

[Signature]

Petitioner's Signature

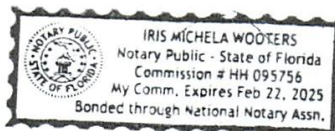
State of Florida, County of Broward

Personally appeared before me the undersigned authority, Erez Skolnik and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 3/13/24.

Notary Public State of Florida:

[Signature]

My Commission expires: 2/22/25



Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: March 19, 2024
INVOICE # 435
FOR:

Case #7273
SOUTH PARK 33009 LLC
2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

Bill To:
SOUTH PARK 33009 LLC
2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(k); 5-105; 5-17; 12-48; 15-40; 15-17; 15-175 and 15-177.		
	Final Order 11/15/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
39	Day(s) of Per Diem from (01/14/2024 -02/22/2024)	\$ 250.00	\$ 9,750.00
	Recommend to Abate Per Diem Fine by 85%		\$ 1,463
	\$1,463.00 + \$100.00		\$ 1,563
	Balance	\$	9,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7273
Petitioner,)
)
vs.)
)
SOUTH PARK 33009 LLC)
Respondent(s) _____

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: SOUTH PARK 33009 LLC

FOLIO NO.: 5142 29 00 0066

LEGAL DESCRIPTION: 29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(k); 5-105; 5-17; 15-40; 15-17; 15-175 and 15-177. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(k); 5-105; 5-17; 15-40; 15-17; 15-175 and 15-177 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of November 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of November 2023.

TOWN OF PEMBROKE PARK



Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 2697

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 8.53

Total Postage and
 \$

Sent To SOUTH PARK 33009 LLC
LEVY, JACOB
FO #7273
4401 NW 167 ST
MIAMI FL 33055

City, State, Zip+4®
MIAMI FL 33055

PS Form 3800, April 2013 PSN 7530-02-000-9017

7022 2410 0001 1497 2710

U.S. Postal Service™
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☐ Certified Mail Restricted Delivery \$
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☐ Adult Signature Restricted Delivery \$

Postage
 \$ 0.53

Total Postage and
 \$

Sent To SOUTH PARK 33009 LLC
FO #7273
2689 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, Zip+4®
PEMBROKE PARK FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9017

7022 2410 0001 1497 2703

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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FO #7273
2699 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, Zip+4®
PEMBROKE PARK FL 33009

PS Form 3800, April 2013 PSN 7530-02-000-9017

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SOUTH PARK 33009 LLC)

CASE NO. 7273

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: SOUTH PARK 33009 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2699 S PARK ROAD, PEMBROKE PARK FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SOUTH PARK 33009 LLC AT 1:00 P.M. ON
THE 03 DAY OF NOVEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

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 11/8/23
AFFIANT

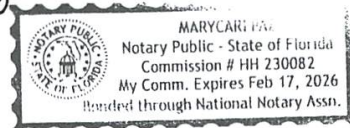
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of Nov, 2023, by 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
10/26/2023

Sent To:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Case #:
7273

Property Owner:
SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Certified Mail #:

Property Description:
514229000066

Legal Description:
29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:
2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

11/03/2023 13:00

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/26/2023

Sent To:

SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Case #:

7273

Property Owner:

SOUTH PARK 33009 LLC
4401 NW 167 ST
MIAMI, FL 33055

Certified Mail #:

Property Description:

514229000066

Legal Description:

29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
 2. Installed cameras without a permit. Obtain plans for permit and inspections.
 3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
 4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
 5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Double permit fee assessed.
- Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of November, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

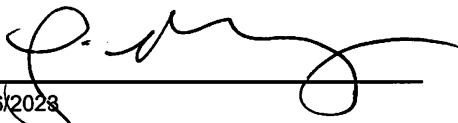
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


10/26/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
7273

Petitioner,

vs.

SOUTH PARK 33009 LLC
2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

Respondent(s)

On 9/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	SOUTH PARK 33009 LLC
Address:	4401 NW 167 ST MIAMI, FL 33055
Folio:	514229000066
Site Address:	2689 S PARK RD, PEMBROKE PARK, FL 33009 #2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009
Legal Description:	29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/27/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	9/27/2023
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: 9/27/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/27/2023

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-175. - Certificate
of use requirements.

(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...

Not in Compliance -
Reinspection Date:
9/27/2023

LICENSES AND
BUSINESS
REGULATIONS

Sec. 15-177. - Initial
certificate of use.

The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7 -1, § 3, 7-8-98)

Not in Compliance -
Reinspection Date:
9/27/2023

Notes/Mean of Correction:

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections. Permit #2212086-0 completed. Application date 08/12/22.
2. Installed cameras without a permit. Obtain plans for permit and inspections. Not corrected.
3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps. Not corrected.
4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall. No current BTR on file.
5. Outdoor Storage Prohibited. Remove racks and store inside warehouse. Corrected.

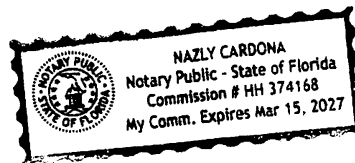
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/27/2023


NOTARY PUBLIC, STATE OF FLORIDA





Site Address	2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0066
Property Owner	SOUTH PARK 33009 LLC	Millage	0613
Mailing Address	4401 NW 167 ST MIAMI FL 33055	Use	48-01
Abbr Legal Description	29-51-42 W 181 OF W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, 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)**.

* 2024 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	\$81,310	\$737,840	\$819,150	\$819,150	
2023	\$81,310	\$737,840	\$819,150	\$793,590	
2022	\$81,310	\$640,140	\$721,450	\$721,450	\$15,237.31

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$819,150	\$819,150	\$819,150	\$819,150
Portability	0	0	0	0
Assessed/SOH	\$819,150	\$819,150	\$819,150	\$819,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$819,150	\$819,150	\$819,150	\$819,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/31/2021	WD-Q	\$800,000	117560098	\$7.00	11,615	SF
9/19/2016	DR*-T	\$100	113939611			
8/2/2016	QC*-T		113853076			
9/13/2013	QC*-T	\$100	111825167			
10/26/2006	DRR		43009 / 544			
				Adj. Bldg. S.F. (Card, Sketch)		6000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
6000								



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

SOUTH PARK 33009 LLC

4401 NW 167 ST
MIAMI, FL 33055

Case #:

7273

Date:

07/13/2022

Property Owner:

SOUTH PARK 33009 LLC

4401 NW 167 ST
MIAMI, FL 33055

Property Description:

514229000066

Certified Mail #:**Legal Description:**

29-51-42 W 181 OF W1/2 OF NW1/4 OF
NE1/4 OF NE1/4, LESS N 575, LESS W 25
& LESS S 25 AKA: LOT 1, PEMBROKE
PARK INDUSTRIAL CENTER (UNREC)

AKA:

2689 S PARK RD, PEMBROKE PARK, FL
33009 #2689-2699 S PARK ROAD,
PEMBROKE PARK FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/13/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	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
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. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30

Notes/Mean of Correction:

1. Installed two garage doors without a permit on 2699 S Park Rd. Obtain plans for permit and inspections.
 2. Installed cameras without a permit. Obtain plans for permit and inspections.
 3. Parking lot requires maintenance. Pave and re-stripe with permit. Paint parking stumps.
 4. No Business Tax Receipt or Certificate of Use. Obtain Business Tax Receipt and Certificate of Use. Speak with Lisa Cannon at Town Hall.
 5. Outdoor Storage Prohibited. Remove racks and store inside warehouse.
- Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext. 182 for permit questions.

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
SOUTH PARK 33009, LLC

Filing Information

Document Number	L21000333057
FEI/EIN Number	NONE
Date Filed	07/21/2021
State	FL
Status	ACTIVE

Principal Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Mailing Address

4401 N.W. 167TH STREET
MIAMI, FL 33055

Registered Agent Name & Address

LEOPOLD KORN, P.A.
20801 BISCAYNE BLVD., SUITE 501
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title AMBR

LEVY, JACOB
4401 N.W. 167TH STREET
MIAMI, FL 33055

Annual Reports

No Annual Reports Filed

Document Images

[07/21/2021 - Florida Limited Liability](#)

[View image in PDF format](#)



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	2689-2699 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0066
Property Owner	SOUTH PARK 33009 LLC	Millage	0613
Mailing Address	4401 NW 167 ST MIAMI FL 33055	Use	48-01
Abbr Legal Description	29-51-42 W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4, LESS N 575, LESS W 25 & LESS S 25 AKA: LOT 1, 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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$81,310	\$640,140	\$721,450	\$721,450	
2021	\$81,310	\$519,640	\$600,950	\$600,950	\$12,923.20
2020	\$81,310	\$548,950	\$630,260	\$630,260	\$13,602.15

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$721,450	\$721,450	\$721,450	\$721,450
Portability	0	0	0	0
Assessed/SOH	\$721,450	\$721,450	\$721,450	\$721,450
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	\$721,450	\$721,450	\$721,450	\$721,450

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/31/2021	WD-Q	\$800,000	117560098	\$7.00	11,615	SF
9/19/2016	DR*-T	\$100	113939611			
8/2/2016	QC*-T		113853076			
9/13/2013	QC*-T	\$100	111825167			
10/26/2006	DRR		43009 / 544			
				Adj. Bldg. S.F. (Card, Sketch)		6000
				Eff./Act. Year Built: 1970/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7273

South Park 33009 LLC
4401 NW 167th St
Miami, FL 33055

Hasler

FIRST-CLASS MAIL

07/13/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7273

Leopold Korn, P.A.
20801 Biscayne Blvd, Suite 501
Aventura, FL 33180

Hasler

FIRST-CLASS MAIL

07/13/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7273

South Park 33009 LLC
2689-2699 S Park Road
Pembroke Park, FL 33009

Hasler

FIRST CLASS MAIL

07/14/2022

US POSTAGE \$000.57



ZIP 33023
011D10656696

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

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Postage
\$ 8.77

Total Postage and Fee \$ SOUTH PARK 33009 LLC

Sent To LEVY, JACOB
NOH #7273
Street and Apt. No., 4401 NW 167 ST
City, State, ZIP+4® MIAMI FL 33055

PS Form 3800, Apr

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage
\$ 8.77

Total Postage and Fee \$ SOUTH PARK 33009 LLC

Sent To NOH #7273
Street and Apt. No., 2699 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, Apr

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage
\$ 8.77

Total Postage and Fee \$ SOUTH PARK 33009 LLC

Sent To NOH #7273
Street and Apt. No., 2689 S PARK ROAD,
City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, Apr

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: SOUTH PARK 33009 LLC NOH #7273 2699 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7581 2098 7728 11		RECEIVED NOV 03 2023	
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 2451		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Mail Restricted Delivery (0)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

LEOPOLD KORNIP.A.

ADNC # 7273.

20801 BISCAYNE BLVD, STE 501
AVENTURA, FL 33180.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

SOUTH PARK 33009 LLC

ADNC # 7273.

2699 S PARK ROAD,
PEMBROKE PARK, FL 33009.



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

SOUTH PARK 33009 LLC

AONC #7273.

2689 S PARK RD,
PEMBROKE PARK, FL 33009



quadiant

FIRST-CLASS MAIL

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10/02/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

SOUTH PARK 33009 LLC

AONC #7273.

4401 NW 167 ST,
MIAMI, FL 33055



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁹

10/02/2023 ZIP 33023
043M30245597

US POSTAGE







Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009
Folio		
514221280021		
Legal Description		

Case Status	Open	Case #	7112	Date Next Inspection	12/21/2022
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Notes

Repeat violation.

1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.

Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/23/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
11/22/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/21/2022

Case Overview

FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 12/21/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$6,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$6,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$6,350.00

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 1730 PR LLC)
)
 Respondent)

CASE NO. 7112



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
1730 PR LLC
1730 SW 30 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
1730 PR LLC	7112	11/22/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		
Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221260021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		
Legal Description:	AKA:	
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

12/08/2022 11:54

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: 1730 PR LLC HET# 7112 HAF #6567 1730 SW 30 AVENUE, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 2361		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

7022 2410 0002 7328 2378

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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 \$ <u>7.82</u>	
Sent To	1730 PR LLC/MELLOUL, SHLOMO
Street and Apt. #	HET# 7112, HAF #6567
City, State, ZIP+4	67 N FEDERAL HWY DANIA BEACH FL 33004
PS Form 3800	

7022 2410 0002 7328 2361

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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 \$ <u>7.82</u>	
Sent To	1730 PR LLC
Street and Apt. #	HET# 7112, HAF #6567
City, State, ZIP+4	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009
PS Form 3800	

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

1730 PR LLC

**1730 SW 30 AVE, PEMBROKE PARK, FL
33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
1730 PR LLC	7112	11/22/2022
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC	514221280021	
67 N FEDERAL HWY DANIA BEACH, FL 33004		

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/18/22 Phone: 305 450 7744
Email: shlomo@bananasplitusa.com
Property Address: 1730 SW 30th Ave. Pembroke Park 33009.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Shlomo Mellon (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7112 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 12/21/22 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:
Section 5-105, Section 5-17 and Florida Building Code 111.1

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Shlomo Mellon
Shlomo Mellon

Petitioner's Name (Print)

Shlomo Mellon

Petitioner's Signature

State of Florida)
County of Broward)

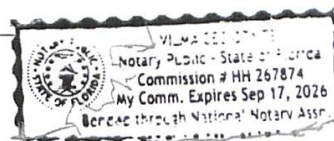
PERSONALLY APPEARED before me, the undersigned authority, _____,
and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 21 day of November, 2022.

Vilma Cecobike

Notary

My Commission expires 09/17/2026



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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7112
Petitioner,)
)
vs.)
)
1730 PR LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 1730 SW 30 AVE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: 1730 PR LLC

FOLIO NO.: 5142 21 28 0021

LEGAL DESCRIPTION: MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 AND THE FLORIDA BUILDING CODE SECTION 111.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, 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 Building Official does in fact exist on the subject real property.

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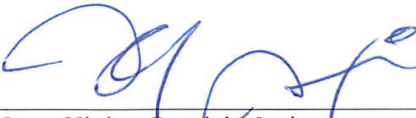
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and the FLORIDA BUILDING CODE SECTION 111.1 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.



Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 9430

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Certified Mail Fee

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☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

1730 PR LLC

S.O.C.L #6909, #6561 #6771

F.O #7112

1730 SW 30 AVENUE,

PEMBROKE PARK, FL, 33009

SEP 26 2022 Postmark Here

SEP 26 2022 FLORIDA 33021

7020 0640 0000 5918 9447

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Postage

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Total Postage and

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Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr

1730 PR LLC

SHLOMO MELLOUL

S.O.C.L #6909, #6561 #6771 F.O #7112

67 N FEDERAL HWY,

DANIA BEACH, FL, 33004

SEP 26 2022 Postmark Here

SEP 26 2022 FLORIDA 33021

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

PREVIOUS CASE

Case Status	Open	Case # 6771	Date Next Inspection	9/21/2022
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Notes

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.

Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/2/2022		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail Hand
5/6/2022		Affidavit of Compliance	Hand
8/29/2022	9/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/21/2022
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: 9/21/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/6/2022
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	5/6/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	5/6/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$34,750.00
Individual Violation		Individual Violation	5/6/2022	\$25,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$60,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$60,350.00

UNSAFE
STRUCTURES - CH. 116.

7.1

Case Overview

REPEAT
VIOLATOR

60 days
\$100. Admin. Fee
\$250. x Day.

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	7112	Date Next Inspection	9/21/2022
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Notes

Repeat violation.
1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

Documents Issued

Date Issue	Hearing Date	Document Type
5/23/2022		Notice of Violation
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV

VISITED SITE 5/24/2022 W/ OWNER
+ HIS LEGAL COUNSEL.

Delivery

Regular Mail	5/23/22
Affidavit of Service/Posted to Property	9/7/22
Certified Mail	8/30/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2022
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FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	Not in Compliance - Reinspection Date: 9/21/2022

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

\$ 8.06

Total Postage and

Sent To 1730 PR LLC
 SHLOMO MELLOUL
Street and Apt. No. H.C.F #6909, #6567, #6771 N.O.H #7112
City, State, ZIP+4® 67 N FEDERAL HWY,
 DANIA BEACH, FL, 33004

PS Form 3800, Apr 2019



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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

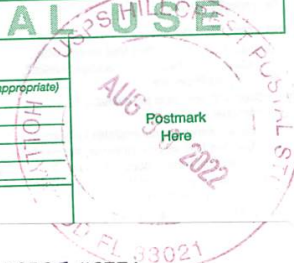
Postage

\$ 8.06

Total Postage and

Sent To 1730 PR LLC
 H.C.F #6909, #6567, #6771
 N.O.H #7112
Street and Apt. No. 1730 SW 30 AVENUE,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, Apr 2019



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 1730 PR LLC H.C.F #6909, #6567, #6771 N.O.H #7112 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9898		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: 1730 PR LLC SHLOMO MELLOUL H.C.F #6909, #6567, #6771 N.O.H #7112 67 N FEDERAL HWY, DANIA BEACH, FL, 33004		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9904		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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.						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2022*	\$492,260	\$4,380,790	\$4,873,050	\$4,873,050		
2021	\$492,260	\$1,919,100	\$2,411,360	\$2,411,360	\$51,855.34	
2020	\$492,260	\$1,921,130	\$2,413,390	\$2,413,390	\$52,085.32	
2022* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$4,873,050	\$4,873,050	\$4,873,050	\$4,873,050		
Portability	0	0	0	0		
Assessed/SOH	\$4,873,050	\$4,873,050	\$4,873,050	\$4,873,050		
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	\$4,873,050	\$4,873,050	\$4,873,050	\$4,873,050		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/13/2021	WD-Q	\$5,500,000	117678610	\$9.00	54,296	SF
2/24/2016	WD-T	\$100	113542346	\$9.00	400	OA
2/24/2016	QCD-T	\$100	113542345			
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212	Adj. Bldg. S.F. (Card, Sketch)		37485
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1966/1965		

* 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
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date
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TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7112

Hasler

FIRST-CLASS MAIL

05/23/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

Case #:

1730 PR LLC / Melloul Shlomo 7112

67 N FEDERAL HWY
DANIA BEACH, FL 33004

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 7112

Hasler

FIRST-CLASS MAIL

05/23/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

1730 PR LLC
Melloul Shlomo
1730 SW 30th Ave
Pembroke Park, FL 33009



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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Property Assessment Values					
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Assessed/SOH	\$4,873,050	\$4,873,050	\$4,873,050	\$4,873,050
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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	\$4,873,050	\$4,873,050	\$4,873,050	\$4,873,050

Sales History				Land Calculations		
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2/24/2016	QCD-T	\$100	113542345			
9/9/2002	WD*	\$100	33787 / 476			
7/31/2002	WD*	\$1,800,000	33620 / 212			
				Adj. Bldg. S.F. (Card, Sketch)		37485
				Eff./Act. Year Built: 1966/1965		

* 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.)
1730 PR LLC)
CASE NO. 7112
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 11:31 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

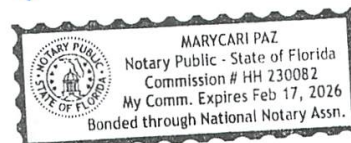
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of sep, 2022, by 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:
08/29/2022

Sent To:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:
7112

Property Owner:
1730 PR LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:
514221280021

Legal Description:
MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF

AKA:
1730 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 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 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.	09/07/2022 11:31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit application	The Building Official or designee may require certain documentation to complete the permit application process including, but not limited to, the following:	30



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

7112

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Repeat violation.

1. Installed racks without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
 2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
 3. Two Mezzanines inside building require building permits. Obtain architect or engineer for plans.
 4. Installed two a/c units without a permit. Obtain plans for permit and inspections.
 5. Tenant buildout done without a permit where Fume is operating without a Business Tax Receipt. Obtain plans for permit and inspections.
- Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

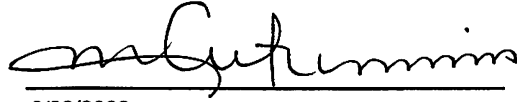
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppl.gov.

Miguel A Nunez

Chief Building Official



8/29/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: 1730 PR LLC
Case #: 7112
Date: 05/23/2022
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Property Owner: 1730 PR LLC
Property Description: 514221280021
Certified Mail #:
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Legal Description: MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF
AKA: 1730 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/23/2022 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
FLORIDA BUILDING CODE	111.1 Certificate of Occupancy	111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued until all requirements of the FBC, and the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by Building Official. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.	30

Notes/Mean of Correction:

1. Installed racks without a permit. Obtain plans for permit and inspections. Repeat violation.
 2. Certificate of occupancy must be obtain prior to any use of the building. Obtain architect or engineer for plans.
 3. Mezzanies inside building require building permits. Obtain architect or engineer for plans. Double permit fee assessed.
- Contact the Building Dept. at 954-966-4600, ext 182. for permit information.

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.



Miguel A. Nunez
Chief Building Official

Case Overview

Property/Incident Information

Owner	Address	Site Address
3192-4 W HALLANDALE LLC %MGMT OFFICE	1922 NE 149 ST NORTH MIAMI, FL 33181	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192- 3194 W Hallandale beach Blvd J, Pembroke

Folio

514229070010

Legal Description

PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WL\ 302,NLY 140 TO POB

Case Status	Open	Case #	9150	Date Next Inspection	3/20/2024
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Notes 1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/5/2023		Notice of Violation	Certified Mail
12/6/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/19/2024	1/17/2024	Final Order	Certified Mail Hand
2/28/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	Not in Compliance - Reinspection Date: 3/20/2024

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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$500.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

3192-4 W HALLANDALE
LLC %MGMT OFFICE

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194 W
Hallandale beach Blvd J, Pembroke

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	9150	02/28/2024
Property Owner:	Property Description:	Certified Mail #:
3192-4 W HALLANDALE LLC %MGMT OFFICE 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070010	
Legal Description:	AKA:	
PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB	3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3192-3194 W Hallandale beach Blvd J, Pembroke	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



90
60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2/28/2024

Phone: 954-991-2902

Email: Freitushospitality@gmail.com

Property Address: 3194 W Hallandale Beach Blvd Suite J

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Kelsey Freitas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9150 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 20, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on January 22, 2024 imposing the fine of \$ 0 per day for violation(s) of the Town's Code of Ordinances:

Section 3-6; 5-105 and 5-17 Sound Proofing

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Kelsey Freitas
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Kelsey Freitas, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 28 day of February, 2024.

[Signature]
Notary

My Commission expires 4-6-2025



Received after testimony
1/17/24

copy for
Pembroke

Wednesday, January 17, 2024

Noise Complaint by Park Lake Estates Residents

Pertaining to a Kelsey's Bar at 3192-4 West Hallandale Blvd, Pembroke Park, Florida

3184 West Hallandale Blvd Pembroke Park 33009

Citizen Testimony

My name is Daniele Lemay residing at 102 South Lake Shore Drive in Park Lake Estates and I am speaking for a resident whose English is not sufficient to speak to the Hearing but who has done the work to document and take action on this noise complaint.

"Introduce Sylvie Goyette residing at 107 North Lake Shore Drive, a few hundred feet from the Bar in question."

Background and Impact Statement

- Since November 16, 2023, almost every Thursday to Sunday night starting around 11:00 pm until the early morning hours(4- 5:30 am), intense base sounds from music emanate from this location.
- It has been impossible to sleep, very stressful, a sound disruption previously unheard of in Park Lake Estates and completely ruining our lives, health and comfort.
- Many other Residents in Park Lake Estates, have been disrupted by the same base sounds from midnight to early morning. In fact, one resident recorded over 20 nights, since Dec 15/23 of excessive noise. The sounds travel from the Bar on Lake Desoto along the east side (Park Lake Estates) and can be heard throughout the lake.
- "Introduce Beverley Lepine, residing at 109 South Lake Shore Drive in Park Lake Estates, a half a mile away, and not lake front, has been awoken late at night and early morning by a heavy base coming from the lake area. It is difficult to get back to sleep once awake and the sound continues to the very early hours. Beverley has spoken to neighbours as has myself residing on the same street and they have confirmed hearing the base in the early morning hours but did not know where it was coming from.

- City of Pembroke Park Bylaws excerpt.... »do not allow the peace and quiet of the neighbourhood to be disrupted between the hours of 11:00 pm to 7:00 am..... »

Action Taken

- General Manager of Park Lake Estates forwarded a letter, to the City of Pembroke Park, dated Nov 30/23 which indicated that he had received a number of complaints, including from Ms Goyette, from residents. As a result, the City opened a Case file.
- A petition of 80 names of Pembroke Park Lakes(west side of Lake Desoto) and Park Lake Estates(east side of Lake Desoto) has been produced and sent to The City of Pembroke Park complaining about the unbearable noise late at night.
- Ms Goyette called the local police on January 6, 2024 around 2:00 am to complain about the noise.
- As most residents in Park Lake Estates are French speaking they are uncomfortable to address the hearing in English. However Ms Goyette contacted many of the residents who expressed concern over the noise.

Our Request

- We are here today in hope that Pembroke Park, in accordance with its by-laws and through this hearing will investigate and take appropriate action to ensure that the comfort, peace and quiet of the neighbourhood and its citizens is returned.

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9150
Petitioner,)
)
vs.)
)
3192-4 W HALLANDALE LLC)
%MGMT OFFICE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3192-3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 3192-4 W HALLANDALE LLC %MGMT OFFICE

FOLIO NO.: 5142 29 07 0010

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB

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) 3-6; 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 3-6; 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024 to include soundproofing the location pursuant to the Town's code. During all times from the date of this hearing to the date of compliance, Respondent shall comply with the Town's code so that there is no unlawful noise violation contrary to and in violation of the town's code of ordinances. As stated, Respondent shall comply with the code provisions that shall include soundproofing the location pursuant to the town code in order to comply with the Town's code of ordinances so that there is no noise violation. 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.**

Respondent is cautioned that pursuant to Fla. Stat. 162.09 (2), the Special Magistrate is authorized to assess a repeat violator of a fine up to \$500.00 per diem, which may be assessed against a repeat violation. The Town has the option to give the violator time to comply, but is not required to do so and may make the violation retroactive to the date of the violation to the date of compliance. Fla. Stat. 162.09 (1) provides: "An [special magistrate] in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector may order a fine up to \$500.00 per day retroactive to date of the violation."

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

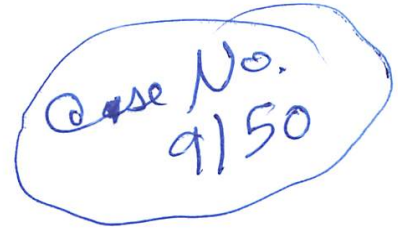
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This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No _____
I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
copy of this order was mailed through the United States Mail to the Respondent(s) at the address
set forth above in this Final Order on this 22 day of January, 2024.

Nazly Cardona KA
Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Acoustic Sonic Inc.

7543 N.W. 52 st
Miami, Florida 33166
Telephone: (786) 423 1756
Fax : (305) 436 8585
www.acousticsonic.com



PROPOSAL #167563/A

Tuesday, January 16th, 2024.

To: Kelsey Freitas

3194 W. Hallandale Beach Blvd.

Hallandale, FL 33009

Ref: Acoustical Consultation for Kelsey's Lounge .

Dear Kelsey:

Thank you for the opportunity to provide you with a quote for a Noise Survey.

Introduction.

The goal of this job will be to investigate the effect of Noise that will be emitted from Kelsey's Lounge at night; how noise levels from this site affect neighboring properties and compare them with ordinance of the city. Testing will be performed on Friday between 7.30 pm and 10.30 pm.

Our Scope of work will be as follows:

- Carefully survey of the area of properties surrounding construction site.
- Perform Acoustic Measurements in order to know ambient noise levels.
- Perform Noise Measurements in properties surrounding at night in order to evaluate the noise coming from Kelsey's Lounge.
- We will make a qualitative analysis of potential noise and effects associated with

the music and peoples inside Kelsey's Lounge.

- Produce detailed report about Acoustic Measurements realized to compare the data obtained on site to existing recommendations. Conflict with applicable Noise Ordinances of the city will be analyzed.

Fees:

The total cost for this work will be \$2650.00, terms will be as

follows:

- 50% at the beginning of the work.
- 50% upon submitting specifications and results.

7022 2410 0001 1497 4462

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150 FO (NC)

Street and Apt. No.
 1922 NE 149 ST

City, State, ZIP+4®
 NORTH MIAMI FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 4448

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150 FO (NC)

Street and Apt. No.
 3192 W HALLANDALE BEACH BLVD J,

City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 4431

U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
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Postage
 \$ **8.53**

Total Postage and Fee
 \$

Sent To
 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150 FO (NC)

Street and Apt. No.
 3194 W HALLANDALE BEACH BLVD J,

City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 4455

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
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☐ Adult Signature Restricted Delivery	\$	

Postage
 \$ **8.53**

Total Postage and Fee
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Sent To
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 NOV #9150 FO (NC)

Street and Apt. No.
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City, State, ZIP+4®
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage
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 Total Postage and Fee \$

Sent To
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 Street and Apt. No.
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 City, State, ZIP+4
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9053

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 Street and Apt. No.,
 1922 NE 149 ST,
 City, State, ZIP+4
 NORTH MIAMI FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 NOH (NC) 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature x <i>Kelsey Loung</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kelsey Loung</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 FO (NC) 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery <i>Helsen</i>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4431		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		Barcode: 9590 9402 7581 2098 7705 58	
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: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 FO (NC) 3192 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) C. Date of Delivery <i>Helsen</i>	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4448		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		Barcode: 9590 9402 7581 2098 7705 41	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

3192-4 W HALLANDALE LLC %MGMT OFFICE)

CASE NO. 9150

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3192-3194 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
unit 3

I, Jean Gustin HEREBY CERTIFY that I SERVED: 3192-4 W HALLANDALE LLC %MGMT OFFICE AT
02:12 P.M. ON THE 05 DAY OF JANUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of Jan, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Jan 5, 2024 at 12:12:34 PM

3192-3194 J

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 12/06/2023

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description: 514229070010

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

Jan 5, 2024 at 12:12:38 PM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48 ELY 152.SLY 118.WLY 302.NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

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1 of 3



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/06/2023

Sent To:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

9150

Property Owner:

3192-4 W HALLANDALE LLC
%MGMT OFFICE

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070010

Legal Description:

PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA:

3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
ALCOHOLIC BEVERAGES	Sec. 3-6. - Noise restriction in establishments.	No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours. (Ord. No. 62-8-1, § 31, 8-29-62; Ord. No. 14-06-01, § 4, 6-11-14)	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

No person shall allow or permit, between the hours of 11:00 p.m. and 7:00 a.m. the following morning, instrumental music, singing or other forms of entertainment, in any room where beers, wines, liquors or alcoholic beverages are sold or offered for sale, indoors or outdoors, unless such room or rooms are soundproofed in order that the noise therefrom may not disrupt the peace and quiet of the neighborhood. It is intended by this section that in rooms soundproofed, music, singing and other forms of entertainment may be conducted during hours that alcoholic beverages may be sold, as set forth in this chapter, but at no other hours.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of January, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

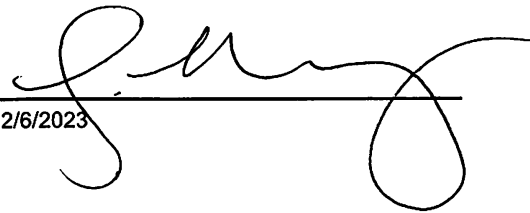
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



12/6/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #: 9150

Date: 12/05/2023

Property Owner: 3192-4 W HALLANDALE LLC
%MGMT OFFICE
1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Description: 514229070010

Certified Mail #:

Legal Description: PARK SQUARE 137-46 B PARCEL "A"
THAT PART BEG NW COR,SELY
150.48,ELY 152,SLY 118,WLY 302,NLY 140
TO POB

AKA: 3194 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3192-3194
W Hallandale beach Blvd J, Pembroke

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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.	30

Notes/Mean of Correction:

1. Loud noise or music is ongoing until 6am in the morning and the neighborhood is being disturbed by the noise. Several neighborhood complaints have been made and Kelsey's Lounge needs to be soundproof to continue to operate. Building permits and inspections are required to make the lounge soundproof.

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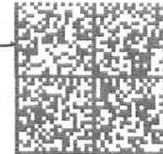
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

3192-4 W Hallandale ZMG MT
Office
Nov #9150



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰⁰

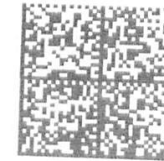
12/06/2023 ZIP 33023
043M30245597

US POSTAGE

3192 W Hallandale Beach Blvd, #J
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS MAIL

IMI

\$000.63⁰

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

Israel Kenneth

NOV

3192-4 W HALLANDALE LLC
%MGMT OFFICE

9150

1922 NE 149 ST
NORTH MIAMI, FL 33181

Property Owner:

Proper

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

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office

NOV #9150.

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 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9054

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PS Form 3800, April 2015 PSN 7530-02-000-9054

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. # 3192 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9054

U.S. Postal Service™
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Certified Mail Fee \$
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Postage \$ **8.53**
 Total Postage and Fee \$

Sent To 3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 Street and Apt. # 1922 NE 149 ST,
 City, State, ZIP+4 NORTH MIAMI FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9054

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: 3192-4 W HALLANDALE LLC %MGMT OFFICE NOV #9150 3194 W HALLANDALE BEACH BLVD J, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 0770	A. Signature X <i>Kelsey Loung</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Kelsey Loung</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
3192-4 W. HALLANDALE LLC

Filing Information

Document Number L21000436811
FEI/EIN Number 87-3084821
Date Filed 10/05/2021
State FL
Status ACTIVE

Principal Address

3192-3194 W Hallandale Bch Blvd
Pembroke Park, FL 33009

Changed: 03/11/2022

Mailing Address

1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Registered Agent Name & Address

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Authorized Person(s) Detail

Name & Address

Title MGR

ISRAEL, KENNETH
1922 NE 149TH STREET, MANAGEMENT OFFICE
NORTH MIAMI, FL 33181

Annual Reports

Report Year	Filed Date
2022	03/11/2022
2023	04/24/2023

Document Images



Site Address	3194 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0010
Property Owner	3192-4 W HALLANDALE LLC	Millage	0613
Mailing Address	%MGMT OFFICE 1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03
Abbr Legal Description	PARK SQUARE 137-46 B PARCEL "A" THAT PART BEG NW COR,SELY 150.48,ELY 152,SLY 118,WLY 302,NLY 140 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2024 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2024	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000		
2023	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$32,639.86	
2022	\$435,160	\$1,076,840	\$1,512,000	\$1,512,000	\$31,934.05	
2024 Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Portability	0	0	0	0		
Assessed/SOH	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$1,512,000	\$1,512,000	\$1,512,000	\$1,512,000		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/11/2021	QCD-T	\$100	117651167	\$11.00	39,560	SF
9/10/2021	WD*-E	\$3,000,000	117581194			
9/13/2021	DR*-T	\$100	117581193			
12/20/2010	SW*-D	\$1,250,000	47603 / 616			
				Adj. Bldg. S.F. (Card, Sketch)		12143
				Eff./Act. Year Built: 1992/1991		
* Denotes Multi-Parcel Sale (See Deed)						
Special Assessments						
Fire	Garb	Light	Drain	Impr	Safe	Storm
06						
C						
12143						

Joseline Ramirez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Thursday, November 30, 2023 4:03 PM
To: jeffrey louis; Joseline Ramirez
Cc: Severine Smith; Reception; Martine Ouellet
Subject: Noise from strip mall

Good afternoon, I hope you are both doing well.

We are getting a lot of complaints from our residents about the bar/night club located in the strip mall next to Frenchie's. It seems they are playing loud music until 4AM or 5AM.

I know the residents from Pembroke Lake Park are also annoyed by the music. Some of them have even started a petition.

Do you know anything about it? Are they allowed to play music so loud and late at night?

Thank you for your help with this matter.

Bertrand Saysset

General Manager



Park Lake, Inc.

Tel: 954 981 3500

Fax: 954 981 3753

bertrands@parklakeinc.com

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Joseline Ramirez

From: Suzi Reutlinger
Sent: Tuesday, December 5, 2023 8:34 AM
To: Ra Shana A. Dabney-Dovovan; Joseline Ramirez; Jean Gustin
Subject: FW: Form submission from: Contact Us

Good Moring,

Please see below.

Thank you,
Suzi

From: Pembroke Park, FL via Pembroke Park, FL <cmsmailer@civicplus.com>
Sent: Monday, December 4, 2023 12:46 PM
To: Suzi Reutlinger <sreutlinger@tpfl.gov>
Subject: Form submission from: Contact Us

Submitted on Monday, December 4, 2023 - 12:45pm
Submitted by anonymous user: 24.114.93.248
Submitted values are:

==Your Message Details==

Subject: Noise level

Message:

Hello, I own a mobile home at Park Lake Estates and since my arrival November 4th there is a new business on Hallandale Blvd (Kelsey's lounge) that disturbs many home owners with the sound level of their music. It starts thursday through sunday from approximately 10pm to early in the morning (up to 4am). The bass level is so high and with the lake the sound carries many feet away.

So, 4 nights a week our sleep is annoyed with that situation. It is intolerable and hard on our morale.

Hope something can be done!

Thank-you for looking into this problem.

==Your Contact Information==

Full Name: Mario Chevrier

Email Address: chev_57@hotmail.ca

Phone Number: 450-544-1000

==Address==

Street: North Lake shore drive

City: Pemproke Park

State: Florida

Zip Code: 33009

Received
1/16/24
S.E.

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BLV. IS UNBEARABLE FOR RESIDENTS OF PEMBROKE PARK
LAKES AND PARK LAKES ESTATE.

LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

MAURICE MINIER 14 W LAKE DR.

SYLVIE VOYER 14 W LAKE DR. Hallandale

MARIO GAGNON 2 W LAKE D. HALLANDALE

RAYMOND LEFEBVRE 4 W. Lake D. Pembroke Park

Denis Payer 3 W LAKE Pembroke

PIERRE BLOUIN 5 W LAKE DR.

MARIE-CLAUDE LAPORTE

Marie-Claude Laporte 9 W Lake Dr.

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Stephane Serexy	28 W Lake drive pm	Stephane Serexy
Linda Miller	28 W Lake drive pm	Linda Miller
MARIO OUELLET	29 W LAKE DRIVE PEMBROKE PARK.	Mario Ouellet
Dani Yaropou	33 W LAKE PM	DANIEL LAROC
MARTIN SOUCY	221 W lake drive	Martin Soucy
Edith Belanger	221 W lake drive	Edith Belanger
JOHANNE VERMETTE	35 W LAKE DRIVE	Johanne Vermette

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
CLAIRE MOISAN	63 W LAKE DR. Pem.	Claire Moisan
MARTINE GRENIER	46 W. LAKE DR. Pem.	Martine Grenier
CAROLE MASTROCOLA	44 W. LAKE DR. PEM.	Carole Mastrocola
ROBERT BRANCHAUD	44 W. LAKE DR	Robert Branchaud
DENIS ETHIER	59 WEST LAKE RD	Denis Ethier
Ch & Roula Grenier	51 W. L. D.	Ch & Roula Grenier
SUZANNE FORGET	55 W L. Ct	Suzanne Forget

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
Jocelyn Fortier	15 Westlake Park	Jocelyn Fortier
Hamon Cyr	18 Westlake Park	Hamon Cyr
André Fortier	18 Westlake Park	André Fortier
DANIEL GIGUERE	24 W Lake Drive	Daniel Giguere
ALAIN RENAUD	26 W. LAKE DRIVE	Alain Renaud
LISE CHASSON	26 W Lake Drive	Lise Chasson
Régis Cloutier	60 W L DR. PEMBROKE PARK LAKES	Régis Cloutier

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
France Gagnon	41C Pembroke Park	France Gagnon
M. Doune	72 Pembroke Park	M. Doune
J. J. J. J.	70 JACQUES TREMBLAY	J. J. J. J.
TATSEY TEPIN	70 L. DR.	Tatsey Tepin
D. DORION	68 L. DR.	D. Dorion
B. DIONNE	68 L. DR.	B. Dionne
A. Tremblay	64 W. Lake Dr.	Annie Tremblay

PETITON

THE NOISE CAUSED AT KELSEY'S BAR, 3194 WEST HALLANDALE
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LAKES AND PARK LAKES ESTATE.

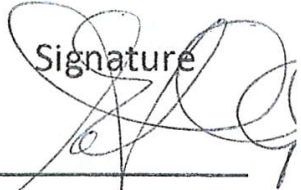
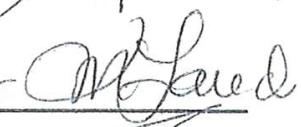
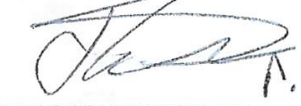
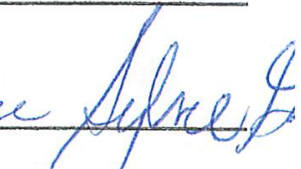
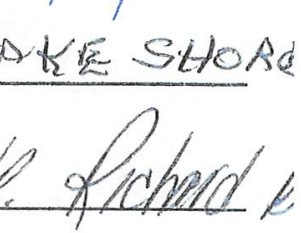
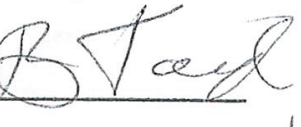
LE BRUIT CAUSÉ AU KELSEY'S BAR, 3194 WEST HALLANDALE
BEACH BOULEVARD EST INSUPPORTABLE POUR LES RÉSIDENTS DE
PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
<u>XULEMILE GARNEAU</u>	<u>13 West Lake Dr</u>	<u>[Signature]</u>
<u>Sylvie PERRON</u>	<u>61</u>	<u>[Signature]</u>
<u>Linda Lamarche</u> <u>Bernard Ferland</u>	<u>100 Lake Shore Dr.</u>	<u>[Signature]</u>
<u>Yannick Dufour</u>	<u>104 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Vicky Chiasson</u>	<u>P.L</u>	<u>[Signature]</u>
<u>Bernadette Nadreau</u>	<u>106 Lake Shore Dr</u>	<u>[Signature]</u>
<u>Guy Nadreau</u>	<u>106 " "</u>	<u>[Signature]</u>

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name	Address	Signature
STHEL WESSARD	128 LAKE SHORE	
Madeline Landry	105 North Lake Shore Dr	
PN Pierre Rimeau	107 NORTH LAKES SHORE	
ylvie Goyette	107 North Lake Shore	
GASTON BEAUDOIN	114 N. LAKE SHORE	
Richard Bullock	116 N Lake Shore Dr	
Bon Tardif	118 Lake Shore	

PETITON

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Name

Address

Signature

Mel Hamel

132 WORTH LAKE SHORE

JES GIBSON

204 Lake Shore Drive Pk

Colin Lavelle

220 Lake Shore Drive

MARTIN REMILLARD

16 W LAKE DRIVE

Martin Remillard

LISETTE LAGINTE

16 W. LAKE DRIVE

Lisette Laginte

PETITON

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PEMBROKE PARK LAKES ET PARK LAKES ESTATE.

Name

Address

Signature

Dany Buton 23 West Lake Drive 

Nicole Plante 17 West Lake Park

Rene Plante " " " " 

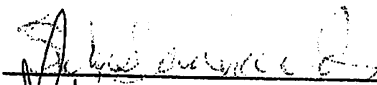
Genevieve Gervais 31 West Lake Drive

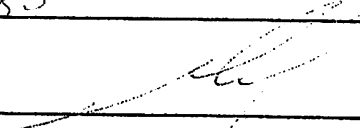
MARIA E. NIETO

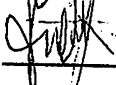


ROBERTA KOSKINEN 183

GILLES BOUCHER 1624 W




HALLANDALE

 167 Pembroke Park 33009

DENIS-LAMOREUX 170 Park Lakes

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 31

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Once on the square, everything seems more normal, I hear both high and low sounds. How to explain this difference?

Let's see what we know about sound: it's a wave. That is to say that our vocal cords, the membrane of a loudspeaker, or even the string of a guitar vibrates, and makes the air around it vibrate. But when I vibrate the end of a tight rope, or the surface of a lake with a stick, the disturbance I have inflicted on the medium spreads, and moves away from the source. These are the concentric ripples on the surface of the water for example, they constitute a wave.

For sound, it is a succession of high and low pressures that move away in all directions from the source of the noise. Once it reaches our ear, this wave makes our eardrum vibrate, like a tiny drum skin. These vibrations are converted into electrical oscillations by

sensory cells, carried to the brain where they are interpreted. The louder the sound, the greater the range of movement our eardrum will have. The faster the vibration rate, the higher the sound will be perceived as high (high frequency), and the slower it is, the lower the sound will seem. Our ear is designed to perceive frequencies as low as 20 Hertz (20 round trips of the eardrum per second) and as high as 20,000 Hertz, at least if our ear is in its best shape.

Envoyé de mon iPad

Gmail - (aucun objet)

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

22/11/2023 08:53

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 32

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Re: Low Sounds Heard Further Than High Sounds

To travel 30 meters, high-pitched (or high-frequency) sounds make more oscillations than low-pitched sounds. However, damping depends on the number of oscillations, therefore a high-pitched sound is damped more quickly than a low-pitched sound at the same distance.

There is a problem on this subject: Concerts in stadiums. Let's imagine a spectator located 30 meters from the stage, to prevent him from hearing only the bass, we put a loudspeaker 30m away and only emit highs. On the other hand, you have to delay the sounds by 1 tenth of a second...
589 / 5 000

Envoyé de mon iPad

Gmail - (aucun objet)

(aucun objet)

maurice minier <moriss1@hotmail.fr>

À : "mremillard350@gmail.com" <mremillard350@gmail.com>

Envoyé de mon iPad

Page 702 of 722

22/11/2023 08:57

Gmail - (aucun objet)

Martin Rémillard <mremillard350@gmail.com>

(aucun objet)

1 message

maurice minier <moriss1@hotmail.fr>

22 novembre 2023 à 08 h 30

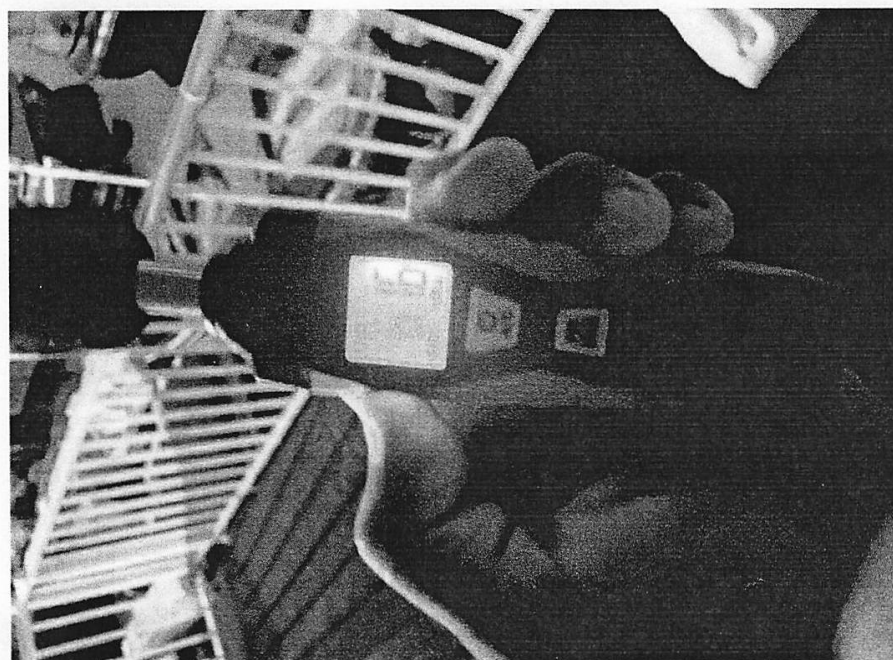
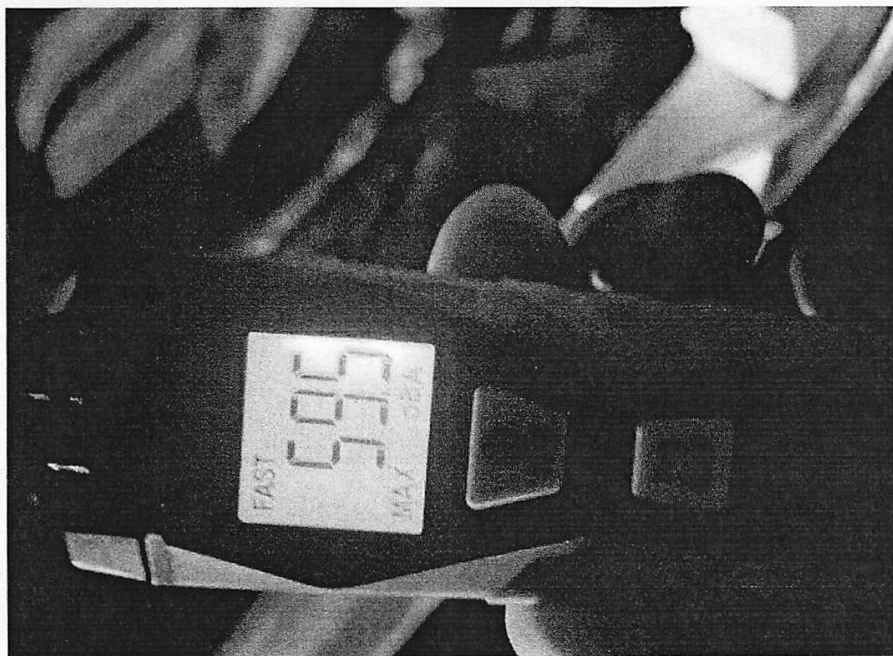
À : "mremillard350@gmail.com" <mremillard350@gmail.com>

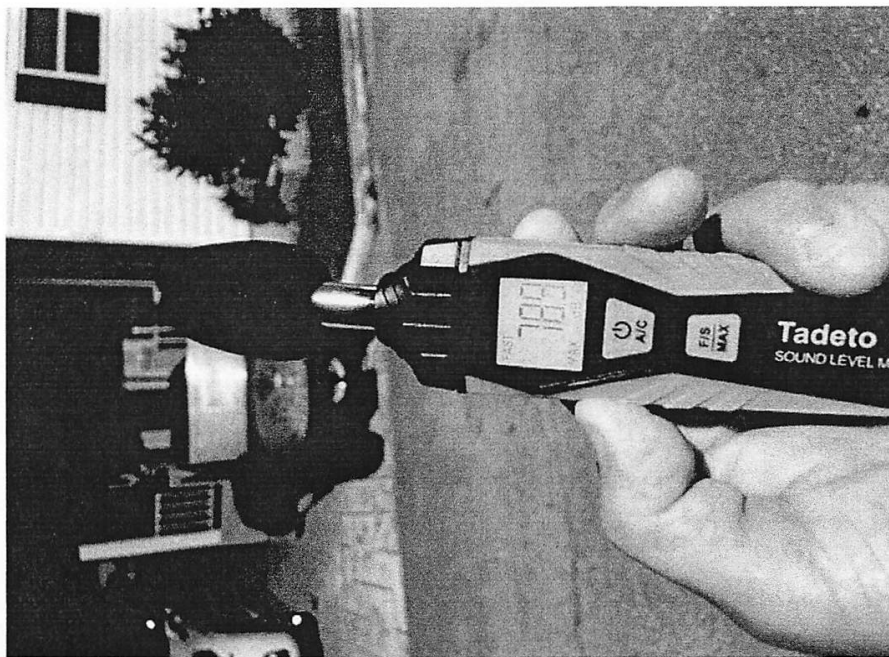
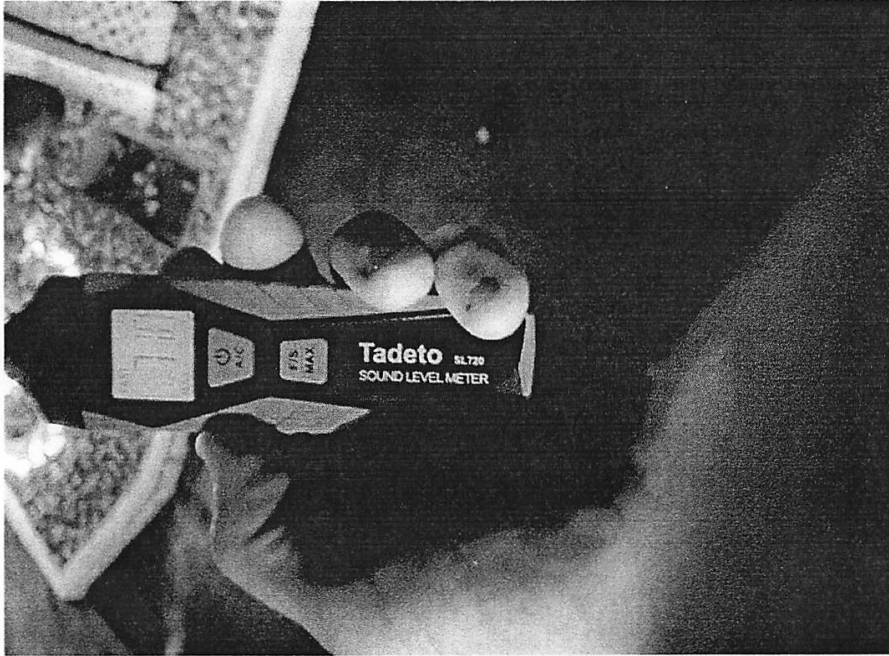
The speed of sound in air at 15°C at sea level is approximately 340 m/s (1,224 km/h). In water, sound travels more than four times faster,

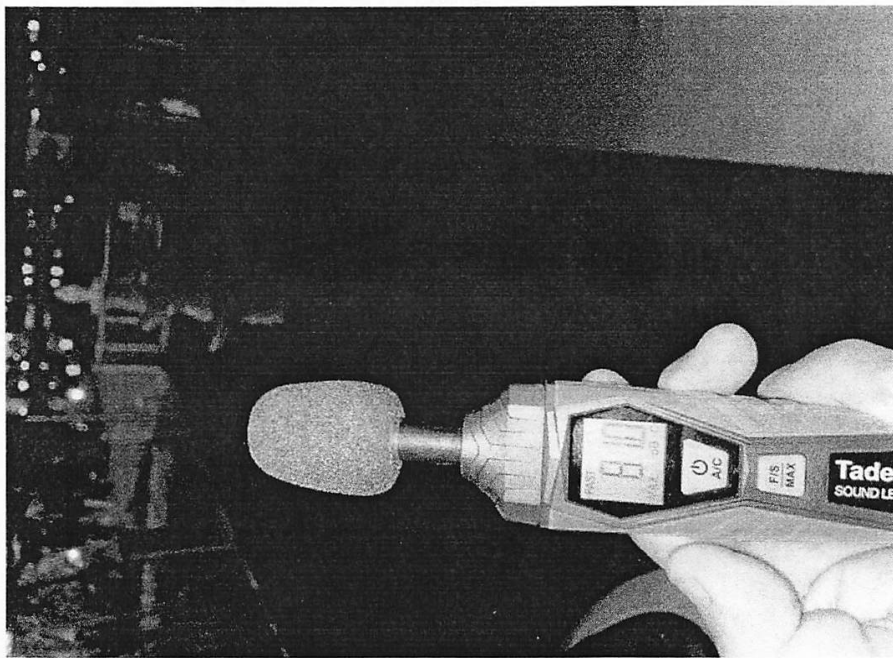
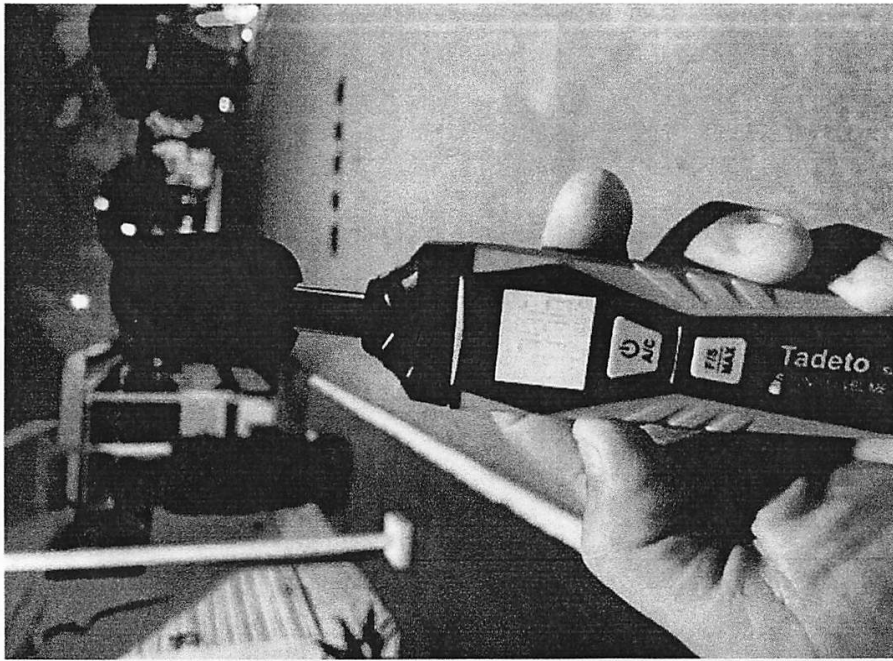
Envoyé de mon iPad

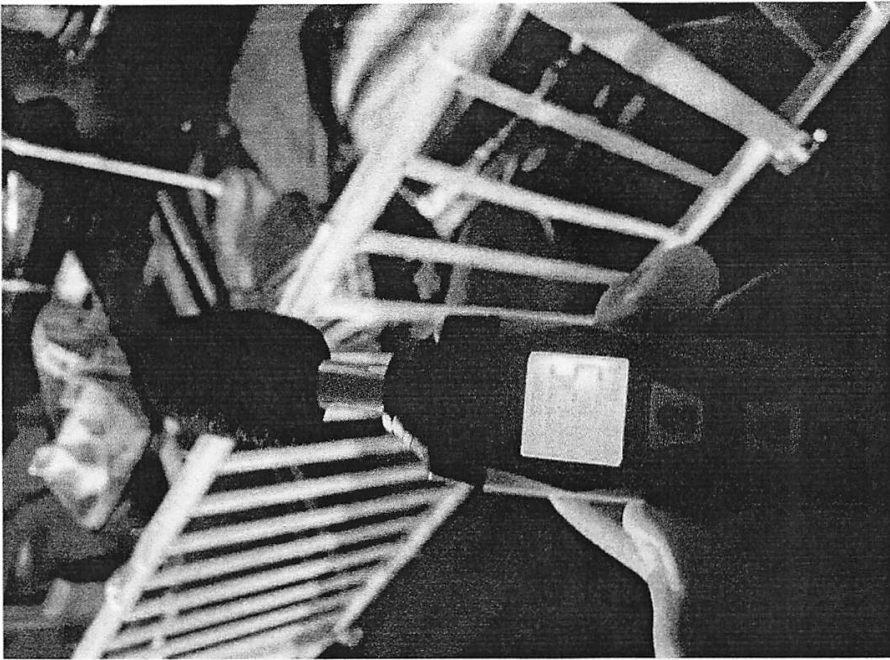
Mail body:

[Télécharger les images en pleine résolution](#)
Disponible jusqu'au 21 décembre 2023









Envoyé de mon iPad

18:00 Lun. 20 nov.



AA

translate.goo

Amazon | G | kia carnival | G | alouette fina... | G | coupe gray h... | CLINIQUE D... | D | La musique r... |

Go gle Traduction

Texte

Images

Documents

Sites Web

Détection de la langue Français Anglais Arabe



La vitesse du son dans l'air à 15 °C au niveau de la mer est d'environ 340 m/s (soit 1 224 km/h). Dans l'eau, le son se propage plus de quatre fois plus vite, ...



Titre

...



164 / 5000



18:06 Lun. 20 nov.



Google Traduction

basses?

 b:

Un orchestre est sur la place de ma ville. Je m'en approche par de petites rues. Ca a déjà commencé, je perçois un peu de musique. Mais c'est bizarre, on entend surtout des "Boum, Boum..." et pas vraiment de sons aigus... N'y aurait-il que des percussions?

 st
w
sc

Une fois sur la place, tout semble plus normal, j'entends aussi bien les sons aigus que les graves. Comment expliquer cette différence?

hi

Voyons ce que l'on connaît du son: c'est une onde. C'est à dire que nos cordes vocales, la membrane d'un haut-parleur, ou encore la corde d'une guitare vibre, et fait vibrer l'air qui l'entoure. Mais quand je fais vibrer l'extrémité d'une corde tendue, ou la surface d'un lac avec un bâton, la perturbation que j'ai infligée au milieu se propage, et

 th
st
w
st
rr



Historique



Enregistrée

17:55 Lun. 20 nov.

...



AA

translate.goo

Amazon.com:...

kia carnival 2...

alouette final...

coupe gray hi...

CLINIQUE DE...

D

≡ Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe ✓



Une onde sonore est une vibration mécanique qui se propage dans un milieu matériel, comme l'air ou un liquide. Dans l'air, la vitesse de propagation du son est de 340 m.s-1 dans les conditions usuelles de température et de pression. Dans l'eau, elle est de l'ordre de 1 500 m.s-1.
1.14 févr. 2019



A

rr

pi

pi



293 / 5000



Historique



Enregistrée

rock dure au moins une heure, il d'une perte d'audition permanent

17:52 Lun. 20 nov.

...



AA

translate.goo

Amazon.com: U...

G kia carnival 202...

G alouette final co...

G coupe gray hist...

Google Traduction

Texte

Images

Documents

Sites Web

Détecter la langue Français Anglais Arabe



Re : Sons Graves Entendus plus loin que Sons Aigus



R

Pour parcourir 30 mètres, les sons aigus (ou à hautes fréquence) font plus de d'oscillations que les sons graves. Or l'amortissement est fonction du nombre d'oscillation, par conséquent un son aigu est plus vite amorti qu'un son grave à une même distance.

Ti

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Il existe une problématique à ce sujet : Les concerts dans les stades.

Imaginons un spectateur situé à 30 mètres de la scène, pour éviter qu'il n'entende que la basse, on met un haut-parleur à 30m et on émet que des aigus. Par contre il faut décaler le son de 1 dixième de seconde...

Ti

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589 / 5000



s'éloigne de la source. Ce sont les rides concentriques à la surface de l'eau par exemple, elles constituent une onde.

Pour le son, c'est une succession de haute et de basses pressions qui s'éloigne dans toutes les directions à partir de la source du bruit. Une fois arrivée à notre oreille, cette onde fait vibrer notre tympan, comme une minuscule peau de tambour. Ces vibrations sont converties en oscillations électriques par des cellules sensorielles, acheminées jusqu'au cerveau où elles sont interprétées. Plus le son est fort, et plus notre tympan aura une grande amplitude de mouvement. Plus le rythme de vibration est rapide, plus le son sera perçu comme aigu (haute fréquence), et plus il sera lent, plus le son semblera grave. Notre oreille est conçue pour percevoir des fréquences aussi basses que 20 Hertz (20 allers-retours du tympan par seconde) et aussi hautes que 20000 Hertz, du moins si notre oreille est au mieux de sa forme.

18:07 Lun. 20 nov.

...



AA

translate.goo

a

G

G alouette fin

G coupe gray h...

CLINIQUE D...

D La musique r...

F Sons Graves...

Détecter la langue Français Anglais Arabe ▼



Les instruments sont en S, et émettent des ondes de fréquences diverses dans toutes les directions. Les basses fréquences vont facilement être diffractées par les angles des bâtiments, et "s'écouler" jusqu'à nos oreilles de spectateur retardataire. Les hautes fréquences (les aigus) sont moins sensibles à la diffraction, ils contournent bien plus difficilement les coins de murs: ils ne parviendront pas jusqu'à nous s'ils ne peuvent pas cheminer en ligne droite. On n'entend donc que les basses...



Ti
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Joseline Ramirez

From: Mario Chevrier <chev_57@hotmail.ca>
Sent: Thursday, January 11, 2024 3:38 PM
To: Joseline Ramirez
Subject: Noise complaint!

Hello Ms Ramirez,

Mr B.Saysset from Park Lake gave me your coordinates so I could write to you.

At the beginning of December I sent a complaint directly through the Pembroke Park web site but never received a follow up. I also made a complaint to Park Lake.

Mr Saysset just informed me that only one complaint was made in December. I never called the police because I did not want to annoy them with this matter that is not life threatening. I took note (calendar) of every night and early mornings that the noise was intolerable.

I plan to be at the meeting next wednesday and hope there will be solution to the problem.

Thank-you, Mario Chevrier& Madeleine Landry

Téléchargez [Outlook pour iOS](#)

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

Incident Details

Incident Number: L2223120600010999

Incident Status: Closed

Incident Date: 12/06/2023 20:24:32

Last Updated: 12/06/2023 20:41:53

INCIDENT INFORMATION

Incident Type Code:	22N	Incident Type Description:	22N-DISTURBANCE-NOISE COMPLAINT
Priority:	4	Incident Status:	Closed
Created By Name:	AVRIL, MELISSA	Created by Agency/Userid:	COMM/BS20467
Modifying Circ:		Dispositions:	B
Report Numbers:			
Associated Incidents:	None		

LOCATION INFORMATION

Location Name:		Building:	
Address:	3194 W HALLANDALE BEACH BLVD	Apartment:	
City:	PK	Cross Street:	1 W LAKE DR / 3100 LAKE SHORE DR
Area:	22	Sector:	
Zone:	2211	Reporting District:	
Latitude:	25.98464876	Longitude:	-80.17462952

CALLER INFORMATION

Caller Name:	ROBERT	Caller Phone Number:	(819) 668-2501
Caller Location:	65 W LAKE CT	Caller City:	
Contact Caller:	Yes	Call Source:	1-911 CALL

INCIDENT TIMES

EVENT:	DATE TIME:	AGENCY/USER:	DEVICE:	EVENT:	ELAPSED TIME:
ANI/ALI Received:	12/06/2023 20:21:22			Call Received to Phone Pickup:	00:00:30
Phone Pickup:	12/06/2023 20:21:52	COMM/BS20467	C01	Phone Pickup to Created:	00:02:40
Incident Created:	12/06/2023 20:24:32	COMM/BS20467	C01	Phone Pickup to 1st Dispatch:	00:04:45
1st Unit Dispatched:	12/06/2023 20:26:37	COMM/BS11498	S29	Created to 1st Dispatched:	00:02:05
1st Unit Enroute:	12/06/2023 20:27:18	COMM/BS11498	S29	1st Dispatch to 1st Enroute:	00:00:41
1st Unit Arrived:	12/06/2023 20:34:10	COMM/BS11498	S29	1st Enroute to 1st Arrived:	00:06:52
Route Closed:	12/06/2023 20:39:05	COMM/BS11498	S29	Created to Closed:	00:14:33

ASSIGNED UNITS

Pri	UNIT:	DISPATCH:	ENROUTE:	ARRIVE:	ENROUTE HOSPITAL:	ARRIVE HOSPITAL:	CLEAR:	DISPATCH TO CLEAR:	DISPO:
	22/22A11	12/06/2023 20:26:37	12/06/2023 20:27:19				12/06/2023 20:33:37	00:07:00	
*	22/22A12		12/06/2023 20:27:18	12/06/2023 20:34:10			12/06/2023 20:39:05	00:00:00	B

ASSIGNED PERSONNEL

UNIT:	OFFICERID:	OFFICER NAME:
22/22A11	PK0012	Mobley, Eugene
22/22A12	PK0025	Brower, Ryan

INCIDENT COMMENTS

DATE TIME:	USERID:	DEVICE:	COMMENTS:
12/06/2023 20:24:32	BS20467	C01	CALLER ADV LOUD MUSIC AT ABOVE 1020 WOULD LIKE UNIT TO 1056 AT 2ND 1020
12/06/2023 20:34:04	BS11498	S29	22A12 ADV THERE IS NO LOUD MUSIC AT THE LOUNGE..WILL MAKE LL W/THE CALLER
12/06/2023 20:34:48	BS20671	N11	Dup: COMP ADV LOUD NOISE COMING FROM A BUSN NEAR THE 1020 3188 LAKE SHORE DR, PK
12/06/2023 20:41:53	BS11900	S05	Dup: REF VERY LOUD MUSIC PLAYING AT KELSEYS LOUNGE AND RESIDENTS INSIDE THE MOBILE HOME PARK BEHIND THE LOUNGE ARE UPSET

PRE-SCHEDULED INFORMATION**ADDRESS CHANGES****PRIORITY CHANGES****INCIDENT TYPE CHANGES**

PUBLIC INFORMATION REQUEST FORM



Date: 12/19/2023

FEE: _____

NAME: Kelsay Freitas

ADDRESS: 3194 W Hallandale Beach Blvd suit J

TELEPHONE NUMBER: 954-991-2902

EMAIL ADDRESS: freitushospitality@gmail.com

REQUESTED INFORMATION: All documentation related
to #9150

P H O N E M E M O	TO	kelsey	DATE	12/19/23	TIME	11.21	AM
	FROM	954 991 2902	PHONE (				
	OF		CELL (				
			FAX (				
	MESSAGE						
	Case # 9150.						
	Proff for the noise.						
	urgent.						
	E-MAIL ADDRESS						SIGNED
	PHONED ☐	CALL BACK ☐	RETURNED CALL ☐	WANTS TO SEE YOU ☐	WILL CALL AGAIN ☐	WAS IN ☐	URGENT ☐

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

7 DEC 2023 PM 6 L

3192-4 W Hallandate 7. MGMT
Office

NOV #9150

UNC

3192 W Hallandate Beach Blvd, #J
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL
IMI

\$000.63

12/06/2023 ZIP 33023
043M30245597

US POSTAGE

NIXIE

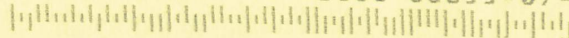
331 CE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2606-00855-07-43



UNC

33009-5413501

CERTIFIED MAIL

PLEASE SHIP AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 71

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0787

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

7 DEC 2023 PM 4 L

7022 2410 0002 7328 0782



Happy Holidays

\$008.53

12/07/2023 ZIP 33023
043M3024559

US POSTAGE

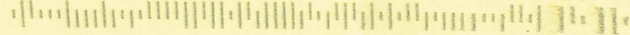
UAC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD J,
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0012/22/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2938-05164-07-4 6



NSN

000003-516400

CERTIFIED MAIL
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3192-4 W HALLANDALE LLC %MGMT OFFICE
 NOV #9150
 3192 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7720 64

2. Article Number (Transfer from service label)

7022 2410 0002 7328 0794

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK CODE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

7 DEC 2023

7022 2410 0002 7328 0794



Happy Holidays

Quadrant
CORRECTION
IMI

\$008.53⁰

12/07/2023 ZIP 33023
043M30245597

US POSTAGE

UNC

3192-4 W HALLANDALE LLC %MGMT OFFICE
NOV #9150
3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

UNC

330235413
33009-516499

NIXIE

331 SE 1

2212/22/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2506-01395-08-03

