SPECIAL MAGISTRATE AGENDA

9:00 AM - Tuesday, April 13, 2021
Council Chambers

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IN ACCORDANCE WITH THE PROVISIONS OF F.S. SECTION 286.0105, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE 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 COMMISSION AS A BODY 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 COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION 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
BLANCA HOPKINS	41 PEYTON PLACE PEMBROKE PARK, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #41 Peyton Place

Legal Description

Description

Renovation of Mobile Home

Case Status Open **Case #** 4443 **Date Next Inspection** 4/13/2021

Notes Renovation of Mobile Home: New Windows, doors, drywall, siding. New patio roof.
Mobile home owner will need to obtain a building permit from the Town's Building Department.
Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/18/2019		Notice of Violation	Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/4/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4443
BLANCA HOPKINS
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BLANCA HOPKINS TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 41 PEYTON PLACE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED BLANCA HOPKINS. AT 2:11 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

(X) **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 (PETER) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

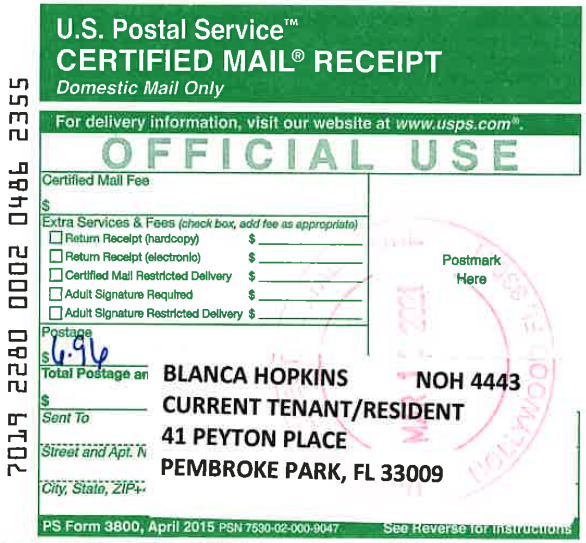
Signature of Notary ( )

(NOTARY SEAL) Name of Notary (TERESSA MALCOLM)

TERESSA NICOLETTE MALCOLM
Commission # GG 102558
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

TERESSA NICOLETTE MALCOLM
Commission # GG 102558
Expires May 8, 2021
Bonded Thru Budget Notary Services



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

Postage
$ 6.96

Total Postage and
$

Sent To BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
Street and Apt. N 41 PEYTON PLACE
City, State, ZIP+ PEMBROKE PARK, FL 33009

Postmark Here

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

7019 2280 0002 0486 2355



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

Postage
$

Total Postage and
$ 6.96

Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No 2701 S PARK RD
City, State, ZIP+4 PEMBROKE PARK, FL 33009

NOH 4443

Postmark Here

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

7019 2280 0002 0486 2126

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:

BLANCA HOPKINS NOH 4443
CURRENT TENANT/RESIDENT
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 93

7019 2280 0002 0486 2355

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

NOH 4443

9590 9402 2483 6306 0079 04

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2126

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRT CC9 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-13-21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

7019 1120 0000 9007 5312

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

Postage 6.90

Postmark Here

Blanca Hopkins
41 Peyton Place
Pembroke Park, FL 33009

N.O.H. #4443

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

7019 2280 0002 0486 1761

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

Postage

Postmark Here

BLANCA HOPKINS
41 PEYTON PLACE
PEMBROKE PARK, FL 33009

NOH #4443

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

STAPLES

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:
Blanca Hopkins
41 Peyton Place
Pembroke Park, FL 33009

N.O.H. #4443

9590 9402 4839 9032 6962 43

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5312

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delive

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
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- ☐ 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


2019/03/18 16:37:44


2019/03/18 16:38:16


2019/03/18 16:38:39


2019/03/18 16:39:34


41
EXTON
07.09.2020 12:16


07.09.2020 12:15

Case Overview

Property/Incident Information

Owner	Address	Site Address
Deborah Lisa Vaughn	135 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

Legal Description

Description

Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

Case Status Open **Case #** 4635 **Date Next Inspection** 4/13/2021

Notes Drainage from backyard onto Town Right of Way. Owner needs to remove piping under fence. Multiple mobile home alterations; addition, windows, doors. Owner will need building permit for alterations. Property must be maintenance, remove all trash/debris from property.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/3/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/9/2020		Affidavit of Non-Compliance	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
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.	7/9/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4635
DEBORAH LISA VAUGHN
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DEBORAH LISA VAUGHN TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 135 STEVEN STREET, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED DEBORAH LISA VAUGHN. AT 2:11 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (

(NOTARY SEAL) Name of Notary (Teressa Malcolm

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Case #:

4635

Property Owner:

Deborah Lisa Vaughn

135 Steven Street
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:

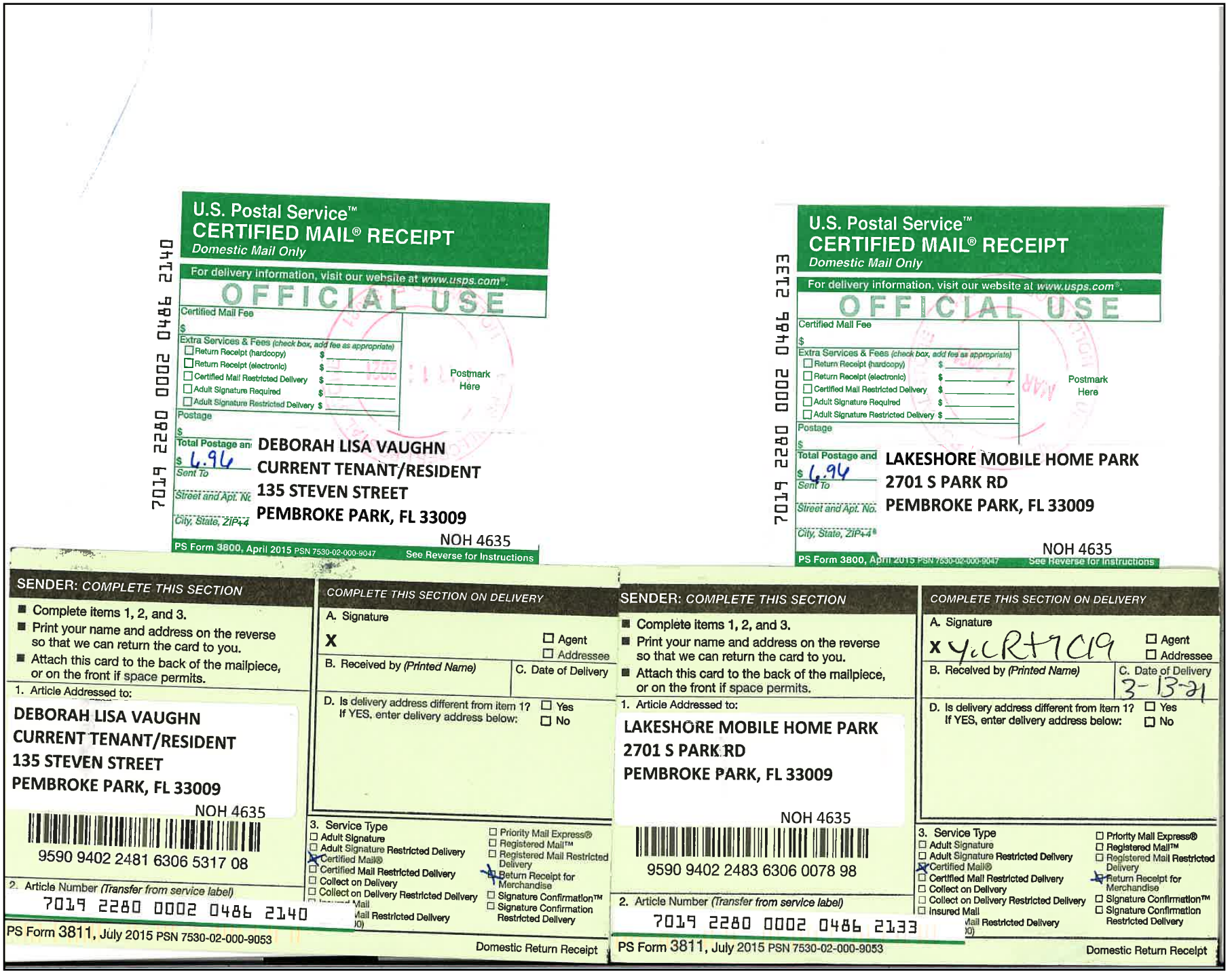
2701 S PARK RD, PEMBROKE PARK, FL 33009 #135 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 14:11:09


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
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
DEBORAH LISA VAUGHN
CURRENT TENANT/RESIDENT
135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH 4635
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 2140
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
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
NOH 4635
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7019 2280 0002 0486 2133
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:
DEBORAH LISA VAUGHN
CURRENT TENANT/RESIDENT
135 STEVEN STREET
PEMBROKE PARK, FL 33009
NOH 4635
9590 9402 2481 6306 5317 08
2. Article Number (Transfer from service label)
7019 2280 0002 0486 2140
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Return Receipt for Merchandise
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009
NOH 4635
9590 9402 2483 6306 0078 98
2. Article Number (Transfer from service label)
7019 2280 0002 0486 2133
COMPLETE THIS SECTION ON DELIVERY
A. Signature
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
3-13-21
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
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


135
2021/04/05 14:11:52


2021/04/05 14:11:41


2021/04/05 14:11:32


2021/04/05 14:11:17


Atlantic Paper, Inc
Miami, FL
(305) 513-3220
133
2021/04/05 14:12:14

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Deborah Lisa Vaughn

135 Steven Street
Pembroke Park, FL 33009

Case #:

4635

Property Owner:

Deborah Lisa Vaughn

135 Steven Street
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 #135 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/3/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 14:11:09


07.09.2020 12:30


07.09.2020 12:30


07.09.2020 12:30


07.09.2020 12:31


07.09.2020 12:31


07.09.2020 12:31

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 9/3 2019

SITE ADDRESS 135 Steven Street

PERMIT # _____ SUB/PARK Lakeshore MHP

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 26-110, 5-105 5-103
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS - drainage from backyard onto Town ROW. Need to remove piping under fence.

- ~~After~~ Multiple Mobile Alterations; Addition Window/doors. Will need Building Permit for Alterations
- Maintenance of property - Remove all trash/ debris from Property

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis
INSPECTOR

EXT. # 213

2019/09/04 11:11:02


135
09.04.2019 11:47


09.04.2019 11:47


09.04.2019 11:49


09 . 04 . 2019 11 : 34


09.04.2019 11:35


09.04.2019 11:34


09.04.2019 11:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
LEVINE,BARRY & HALLENBECK,GILMAN	2099 S PARK ROAD PEMBROKE PARK, FL 33009	2099 S PARK RD, PEMBROKE PARK, FL 33009 #Steet Lighting Equiptment

Legal Description

Case Status Open **Case #** 4734

Notes -Outside storage of scrap metal and various items. Outside storage is prohibited. Property Owner/Business will need to remove items from back of property.
-Building Maintenance: Building will need to be painted in accordance with Town approved colors. colors list and application is available at Town Hall's Building Department. Property owner/Business will need to repaint the all sides of building.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/23/2019		Notice of Violation	Hand Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail
4/9/2021		Affidavit of Non-Compliance	
4/9/2021		Affidavit of Non-Compliance	

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.	11/5/2019
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)	4/5/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4734
BARRY LEVINE & GILMAN HALLENBECK
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BARRY LEVINE & GILMAN HALLENBECK TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2099 S PARK ROAD, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED BARRY LEVINE & GILMAN HALLENBECK. AT 1:25 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

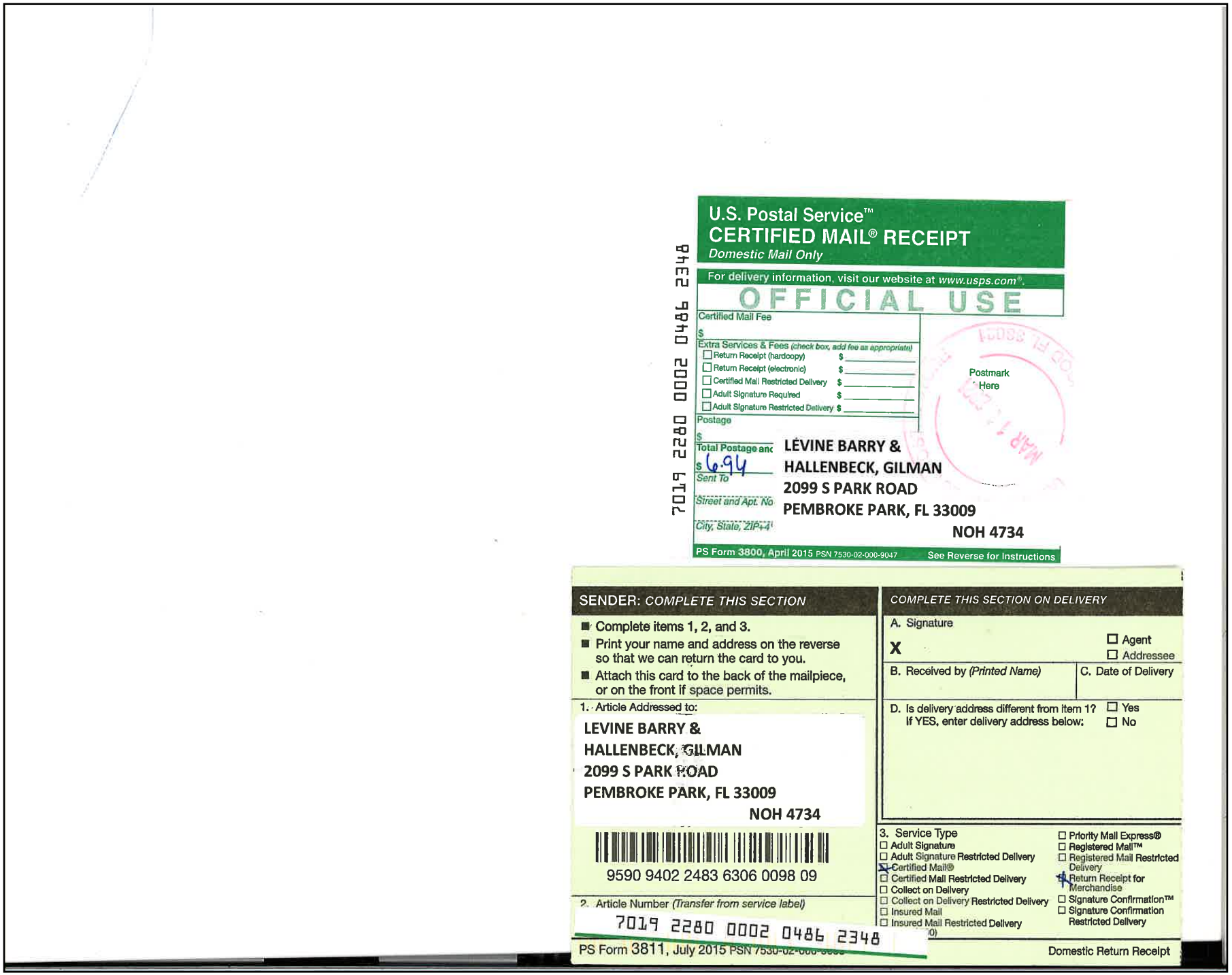
Signature of Notary (Sm - Teressa Malcolm)

Name of Notary (Teressa malcolm)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

7019 2280 0002 0486 2348



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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
$ 6.94

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

Postmark Here

LEVINE BARRY &
HALLENBECK, GILMAN
2099 S PARK ROAD
PEMBROKE PARK, FL 33009
NOH 4734

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:

LEVINE BARRY &
HALLENBECK, GILMAN
2099 S PARK ROAD
PEMBROKE PARK, FL 33009
NOH 4734

9590 9402 2483 6306 0098 09

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

7019 2280 0002 0486 2348

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

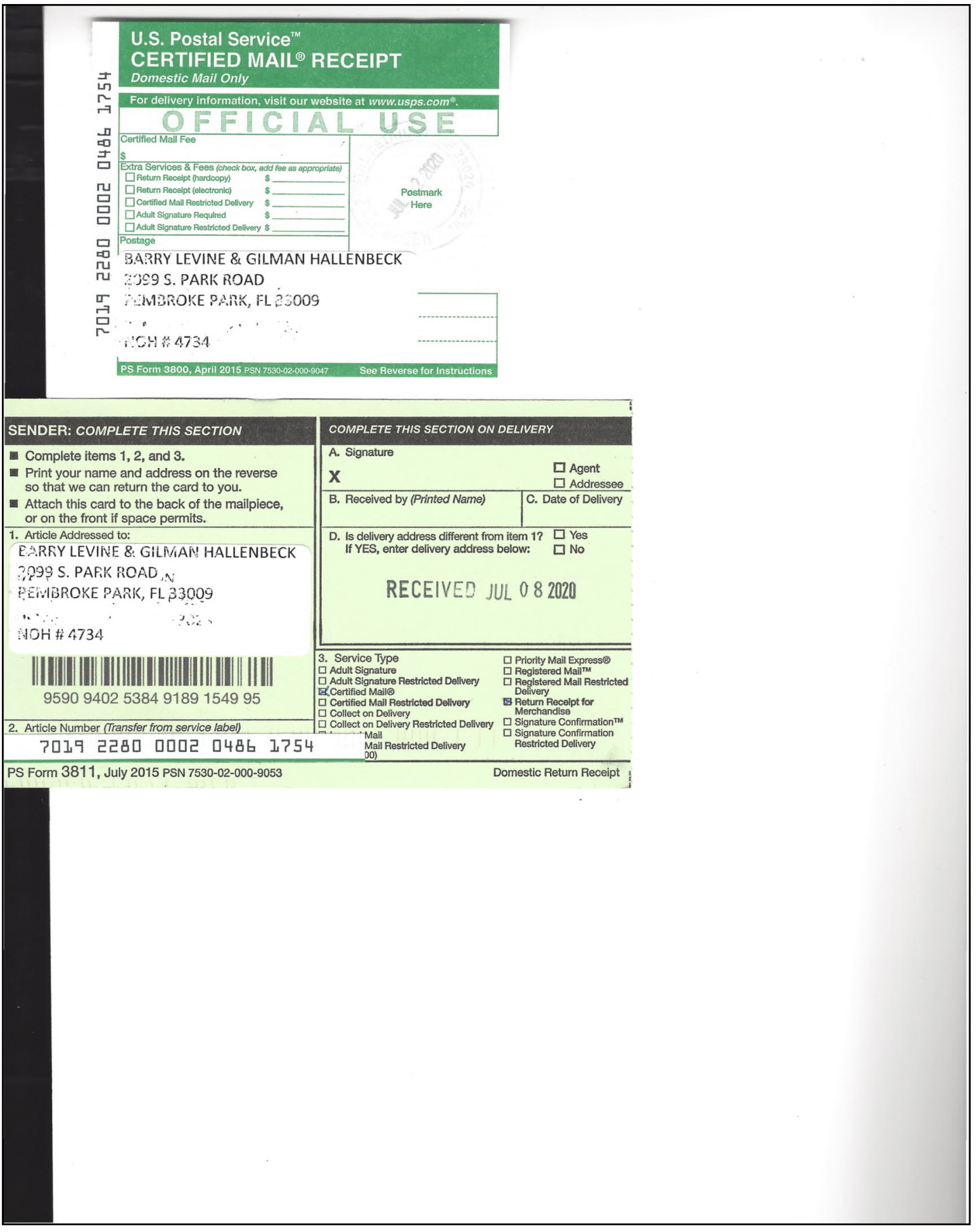
C. Date of Delivery

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt


2099
2021/04/05 13:22:11



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

7019 2280 0002 0486 1754

BARRY LEVINE & GILMAN HALLENBECK
3099 S. PARK ROAD
PEMBROKE PARK, FL 33009

NOH # 4734

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:

BARRY LEVINE & GILMAN HALLENBECK
3099 S. PARK ROAD
PEMBROKE PARK, FL 33009

NOH # 4734

9590 9402 5384 9189 1549 95

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1754

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 JUL 08 2020

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
- 00)
- ☐ 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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2099 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LEVINE, BARRY & HALLENBECK, GILMAN
Mailing Address	2099 S PARK ROAD PEMBROKE PARK FL 33009

ID #	5142 20 03 0040
Millage	0613
Use	41

Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$198,730	$1,064,270	$1,263,000	$1,190,860	
2020	$198,730	$1,065,490	$1,264,220	$1,082,600	$24,545.94
2019	$198,730	$1,065,490	$1,264,220	$984,190	$23,376.02

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,263,000	$1,263,000	$1,263,000	$1,263,000
Portability	0	0	0	0
Assessed/SOH	$1,190,860	$1,263,000	$1,190,860	$1,190,860
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	$1,190,860	$1,263,000	$1,190,860	$1,190,860

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1983	WD	$360,000	10835 / 261
9/1/1973	WD	$7,300	
2/1/1968	WD	$77,500	

Land Calculations

Price	Factor	Type
$7.00	28,390	SF
Adj. Bldg. S.F. (Card, Sketch)		16900
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


2099
2021/04/05 13:22:11

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

LEVINE,BARRY &
HALLENBECK,GILMAN

2099 S PARK ROAD
PEMBROKE PARK, FL 33009

Case #:

4734

Property Owner:

LEVINE,BARRY &
HALLENBECK,GILMAN

2099 S PARK ROAD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030040

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S
100

AKA:

2099 S PARK RD, PEMBROKE PARK, FL
33009 #Steet Lighting Equiptment

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/23/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

2021/04/05 13:22:04


Street Lighting equipment corporation
2099
2021/04/05 13:22:28


BEWARE
of DOG
2021/04/05 13:23:52


2021/04/05 13:24:10


2021/04/05 13:24:18


2021/04/05 13:24:47


2021/04/05 13:24:58

Case Overview

Property/Incident Information

Owner	Address	Site Address
Lydia Rodriguez	115 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lydia Rodriguez - 115 Lori Lane

Legal Description

Description

New Addition to Mobile Home completed without Building permits.

Case Status Open **Case #** 4763 **Date Next Inspection** 4/13/2021

Notes Addition to Mobile Home completed without Building permits. Mobile Home owner will need to obtain a Building permit for addition , metal door, and verify fence was completed with permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/12/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings 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 timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4763
LYDIA RODRIQUEZ
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LYDIA RODRIQUEZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 115 LORI LANE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED LYDIA RODRIQUEZ. AT 2:15 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Service

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Lydia Rodriguez

115 Lori Lane
Pembroke Park, FL 33009

Case #:

4763

Property Owner:

Lydia Rodriguez

115 Lori Lane
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

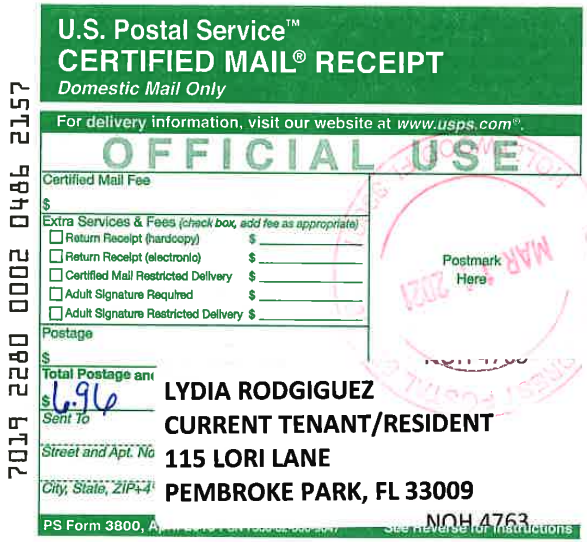
AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lydia Rodriguez - 115 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

2021/04/05 14:15:16



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
$ 6.96

Sent To
LYDIA RODGIGUEZ
CURRENT TENANT/RESIDENT

Street and Apt. No.
115 LORI LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

NOH 4763

Postmark Here
MAR 2021

PS Form 3800, A ... See Reverse for Instructions

7019 2280 0002 0486 2157



U.S. Postal Service™
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Domestic Mail Only

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

Hallandale, FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To
LAKESHORE MOBILE HOME PARK

Street and Apt. No.
2701 S PARK RD

City, State, ZIP+4
PEMBROKE PARK, FL 33009

0308
15

Postmark Here
MAR 2021

03/17/2021

PS Form 3800, A ... See Reverse for Instructions

7019 2280 0002 0486 2362

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:

LYDIA RODGIGUEZ
CURRENT TENANT/RESIDENT
115 LORI LANE
PEMBROKE PARK, FL 33009

NOH 4763

9590 9402 2481 6306 5316 92

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2157

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery ...0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X J. CRH 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

Lydia Rodriguez

115 Lori Lane
Pembroke Park, FL 33009

Case #:

4763

Property Owner:

Lydia Rodriguez

115 Lori Lane
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 #Lydia Rodriguez - 115 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/12/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

2021/04/05 14:15:16


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
2021/04/05 14:15:28


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
2021/04/05 14:15:39


NO
TRESPASSI
Elect
Brian C.
JOHNSON
for STATE REPRESENTATIVE
DISTRICT 101
VOTE BY MAIL, VOTE EARLY
VOTE
August 18th
electbrianjohnson
300 D
IP6 914
ANTIQUE
2021/04/05 14:15:52


115
07.09.2020 12:33


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
07.09.2020 12:33


NOTICE
THIS AREA IS UNDER
24 HOUR
VIDEO
SURVEILLANCE
NO
TRESPASSING
07.09.2020 12:33

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 11/12 2019

SITE ADDRESS 115 Lori Lane

PERMIT # _____ SUB/PARK Lakeshore MHP

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105/5-103 (a)
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Addition to Mobile Home Completed without Building permits

Mobile Home owner will need to obtain a Building permit for Addition, Metal door and verify Fence was completed with permit

Need Approval For Paint Color

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 15

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☐ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☒ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/11/12 13:59:53


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
NAME
DATE 11/12 2019
SITE ADDRESS 115 Lou Lane
PERMIT #
SUB/PARK Lakeshore MHP
STOP ALL WORK
NO BUILDING PERMIT
VIOLATION OF FLORIDA BUILDING CODE #
VIOLATION OF TOWN ORDINANCE # 5105
NFPA #
APPROVED PLAN NOT BEING FOLLOWED
PERMIT NOT ON JOB
APPROVED PLAN NOT ON JOB
RE-INSPECTION FEE*
COMMENTS Addition to Mobile Home Completed without Building Permits
Mobile Home owners will need to obtain a Building Permit for Addition. Metal Lane and Vacity Home was completed with permit
X 2 X FEE
FINE
DAYS TO COMPLY 15
WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE
REMOVAL OF THIS CARD IS ILLEGAL
*RE-INSPECTION FEE MUST BE PAID AND CORRECTIONS MADE, BEFORE REQUESTING ANOTHER INSPECTION
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
CODE ENF
SEWER
ZONING
ENGINEERING
TOWN HALL
966-4600
Jeffrey Lewis
INSPECTOR
EXT # 213
TOWN OF PEMBROKE PARK
954.966.4600 Ext. 215
954.966.5186
954.551.7147
JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER
2019/11/12 13:57:20


115
TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
NO
TRESPASSING
2019/11/12 13:57:31

Case Overview

Property/Incident Information

Owner	Address	Site Address
HALLANDALE LAND TRUST LLC	7735 NW 146 ST STE 306 MIAMI LAKES, FL 33016	3195 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Description

Overgrown vegetation in lot

Case Status Open **Case #** 4768 **Date Next Inspection** 4/13/2021

Notes Property maintenance - overgrown vegetation on vacant lot. Property owner will need to maintain lot by cutting grass, trim all trees including trees hanging over fence, and removing all trash/debris from property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/5/2019		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/13/2021
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.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4768
HALLANDALE LAND TRUST LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: HALLANDALE LAND TRUST LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3195 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 330023

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED HALLADALE LAND TRUST LLC. AT 12:50 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Case #:

4768

Sent To:

HALLANDALE LAND TRUST LLC

7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Owner:

HALLANDALE LAND TRUST LLC

7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016

Property Description:

514220170073

Legal Description:

SENECA PLAT 165-9 B POR OF PAR B
DESC AS BEG SE COR PAR B,W
196.72,NW 51.42,W 255 S 12,SW 3.82,NW
51.42,W 115, W 130,N 333.88,E 806.70,S
346.34 TO POB

AKA:

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	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

1 of 3

2021/04/05 12:49:01


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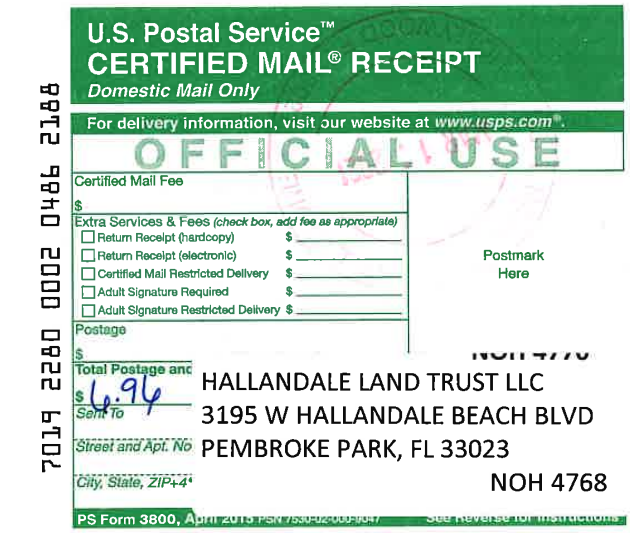
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 6.96
Sent To
Street and Apt. N
City, State, ZIP+
Postmark Here
HALLANDALE LAND TRUST LLC
7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016
NOH 4768
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions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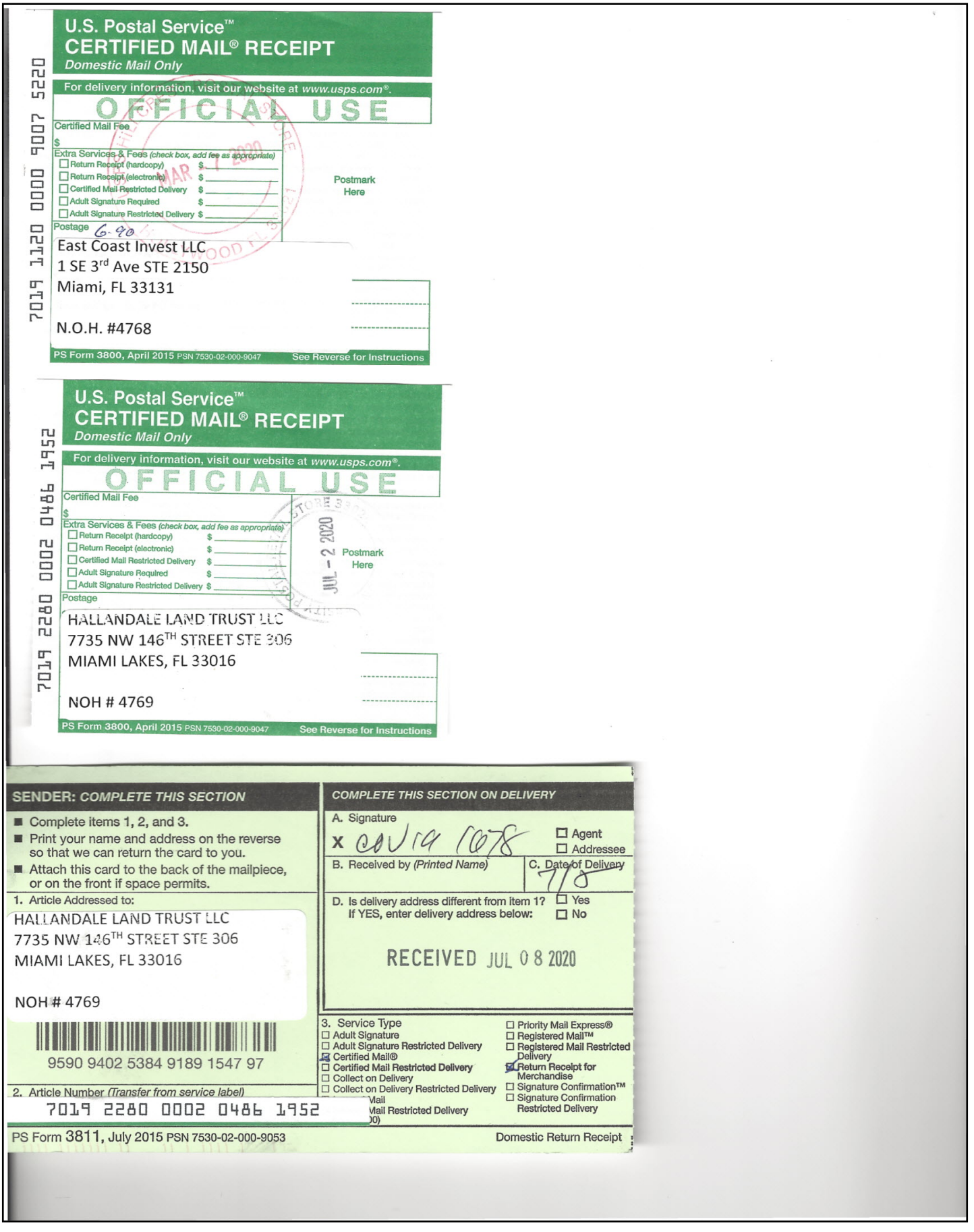
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 6.96
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
HALLANDALE LAND TRUST LLC
3195 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH 4768
PS Form 3800, April 2015



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

OFFICIAL USE

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

Postage 6.90

Postmark Here

MAR 2020

East Coast Invest LLC
1 SE 3rd Ave STE 2150
Miami, FL 33131

N.O.H. #4768

7019 1120 0000 9007 5220

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JUL - 2 2020

HALLANDALE LAND TRUST LLC
7735 NW 146TH STREET STE 306
MIAMI LAKES, FL 33016

NOH # 4769

7019 2280 0002 0486 1952

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HALLANDALE LAND TRUST LLC
7735 NW 146TH STREET STE 306
MIAMI LAKES, FL 33016

NOH # 4769

9590 9402 5384 9189 1547 97

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1952

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery 7/8

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

RECEIVED JUL 08 2020

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3195 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	HALLANDALE LAND TRUST LLC
Mailing Address	7735 NW 146 ST STE 306 MIAMI LAKES FL 33016

ID #	5142 20 17 0073
Millage	0613
Use	10

Abbr Legal Description	SENECA PLAT 165-9 B POR OF PAR B DESC AS BEG SE COR PAR B,W 196.72,NW 51.42,W 255 S 12,SW 3.82,NW 51.42,W 115, W 130,N 333.88,E 806.70,S 346.34 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$4,065,500		$4,065,500	$4,065,500	
2020	$4,065,500		$4,065,500	$4,065,500	$87,740.80
2019	$4,065,500		$4,065,500	$4,065,500	$88,766.13

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Portability	0	0	0	0
Assessed/SOH	$4,065,500	$4,065,500	$4,065,500	$4,065,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,065,500	$4,065,500	$4,065,500	$4,065,500

Sales History

Date	Type	Price	Book/Page or CIN
5/21/2020	TD-D	$4,054,500	116520981
10/30/2014	QCD-T	$100	112705254
10/29/2013	SWD-Q	$5,075,000	111926708
4/29/2005	SW*	$4,480,000	39550 / 825

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$15.00	271,033	SF
Adj. Bldg. S.F.		

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:

03/05/2021

Case #:

4768

Sent To:

HALLANDALE LAND TRUST LLC

7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Owner:

HALLANDALE LAND TRUST LLC

7735 NW 146 ST STE 306
MIAMI LAKES, FL 33016

Property Description:

514220170073

Legal Description:

SENECA PLAT 165-9 B POR OF PAR B
DESC AS BEG SE COR PAR B,W
196.72,NW 51.42,W 255 S 12,SW 3.82,NW
51.42,W 115, W 130,N 333.88,E 806.70,S
346.34 TO POB

AKA:

3195 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/5/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	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

1 of 3

2021/04/05 12:49:01


2021/04/05 12:49:13


2021/04/05 12:49:32


2021/04/05 12:49:48


2021/04/05 12:50:05


2021/04/05 12:50:37


2021/04/05 12:51:58


2021/04/05 12:52:46


2021/04/05 12:52:59


2021/04/05 12:53:14


2021/04/05 12:54:03


2021/04/05 12:54:15


Action
Trailer
@att.net
5539
2021/04/05 12:54:25


2020/07/08 09:09:46


2020/07/08 09:09:54


LAKE SHORE DR
CC
3
2020/07/15 12:28:09


2020/07/15 12:28:29


20
2020/07/15 12:28:45


TGCU 007430 0
22G1
M.G.W.
TARE
SCS WASTE
20
800-834-9567
2020/07/15 12:29:00


2020/07/15 12:29:22


10:23:2019 22:39

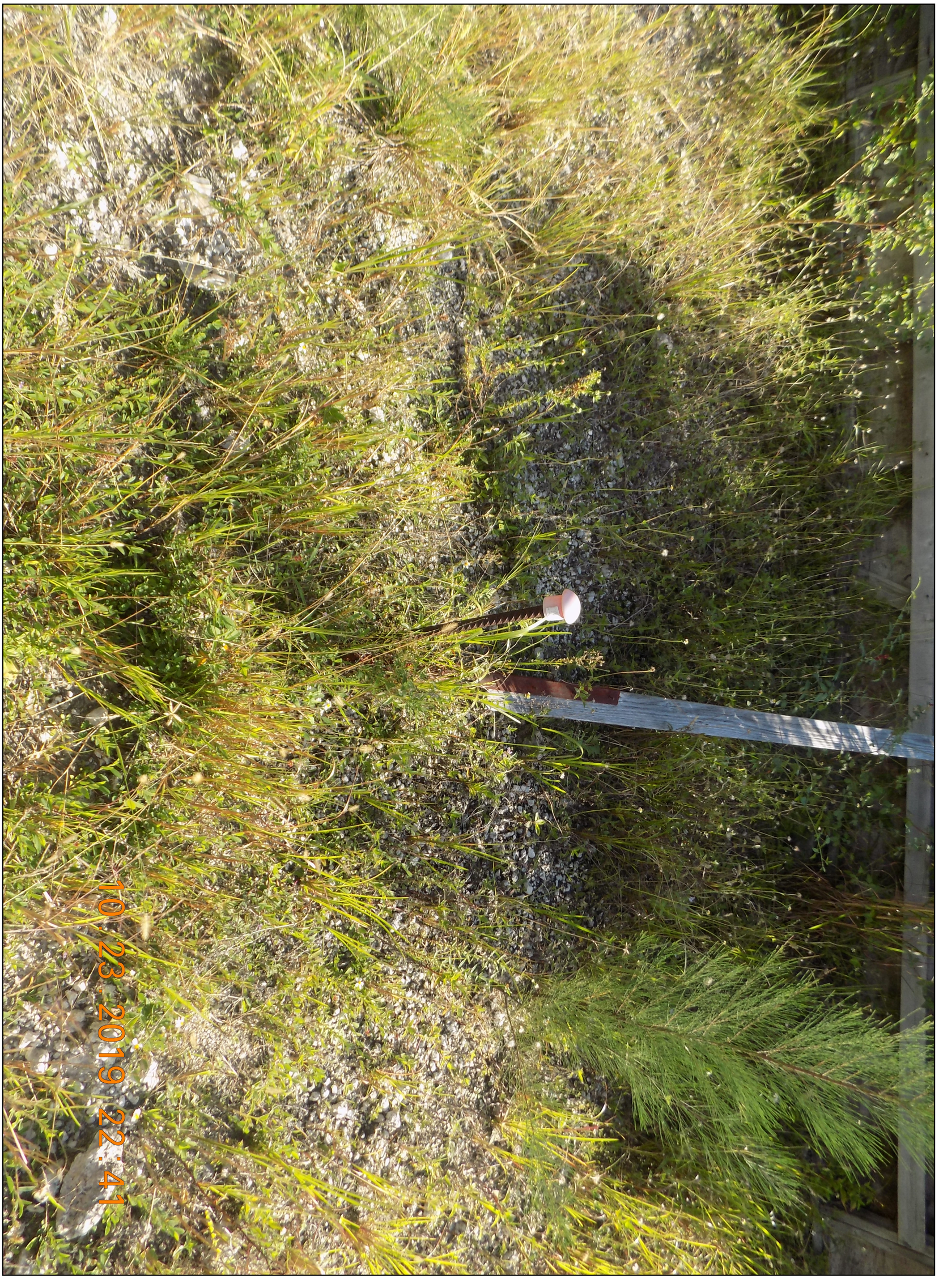

10.23.2019 22:39


10:23:2019 22:40


10:23:2019 22:40


10.23.2019 22:40


10:23:2019 22:40


10.23.2019 22:41


10.23.2019 22:41


FLORIDA
XE3199
10.23.2019 22:58

Case Overview

Property/Incident Information

Owner	Address	Site Address
Amado Monge	101 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

Legal Description

Description

addition to mobile home without building permits. Doors, windows, Porch in back with roof overhang, awning at front door

Case Status Open **Case #** 4769 **Date Next Inspection** 4/13/2021

Notes addition to mobile home, doors, windows, porch/deck in back with overhang roof, and awning installed without building permits. Mobile home owner will need to obtain building permits for addition.

double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4769
AMANDO MANGE
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: AMANDO MANGE TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 101 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED AMANDO MANGE. AT 1:47 A.M. /**P.M.** ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/05/2021

Case #:
4769

Sent To:
Amado Monge

101 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:
Amado Monge

101 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

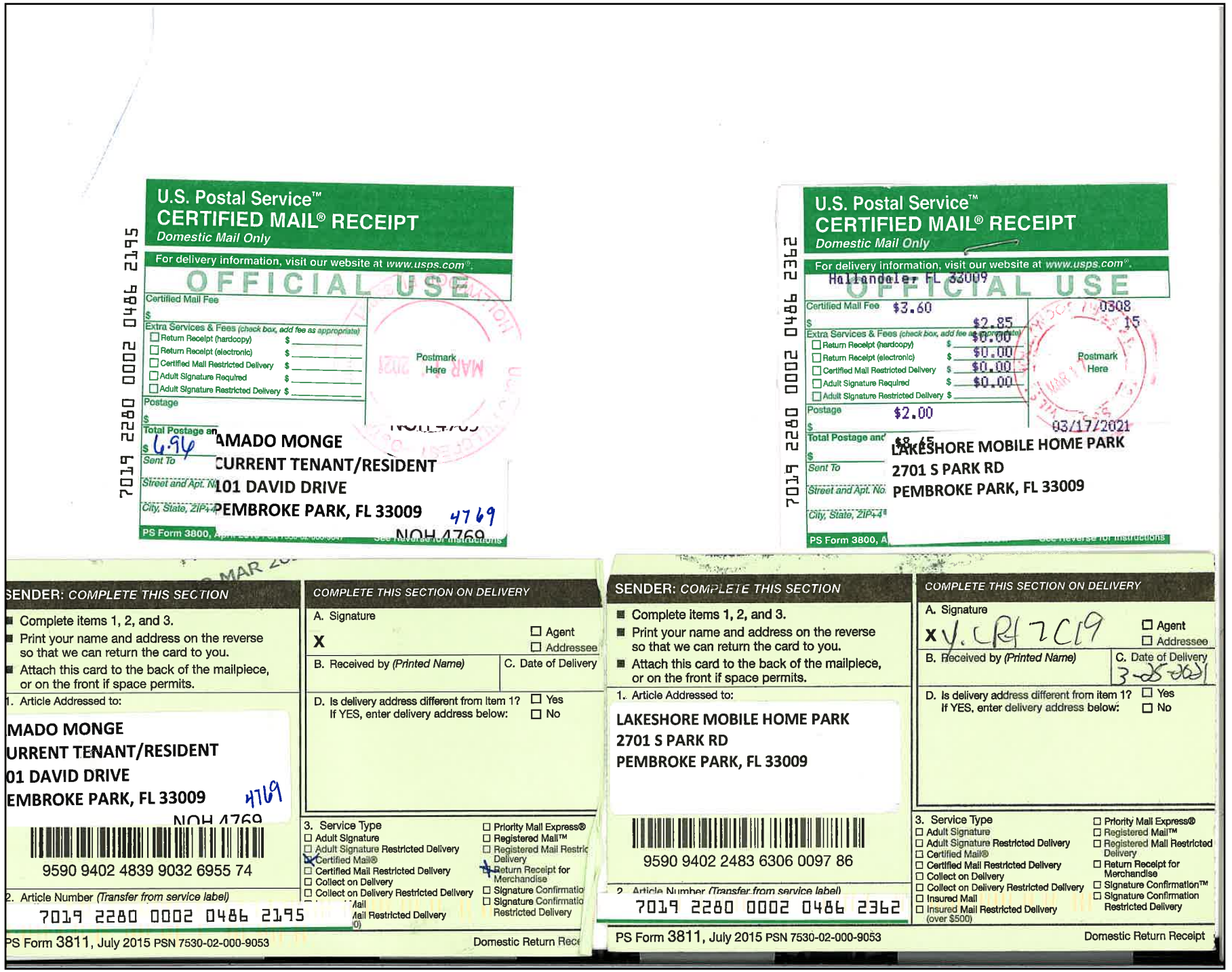
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009 #Amando Monge - 101 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 13:41:12



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
$ 6.96
Total Postage and
Sent To AMADO MONGE
Street and Apt. No. CURRENT TENANT/RESIDENT
City, State, ZIP+4® 101 DAVID DRIVE
PEMBROKE PARK, FL 33009
4769
NOH 4769
PS Form 3800,
7019 2280 0002 0486 2195

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Hallandale FL 33009
OFFICIAL USE
Certified Mail Fee $3.60
$2.85
$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $0.00
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.00
Total Postage and $8.45
Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No. 2701 S PARK RD
City, State, ZIP+4® PEMBROKE PARK, FL 33009
03/17/2021
PS Form 3800,
7019 2280 0002 0486 2362

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:
AMADO MONGE
URRENT TENANT/RESIDENT
01 DAVID DRIVE
EMBROKE PARK, FL 33009
4769
NOH 4769

9590 9402 4839 9032 6955 74

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2195

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 Restric Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmatio
☐ Signature Confirmatio Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Rec

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

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

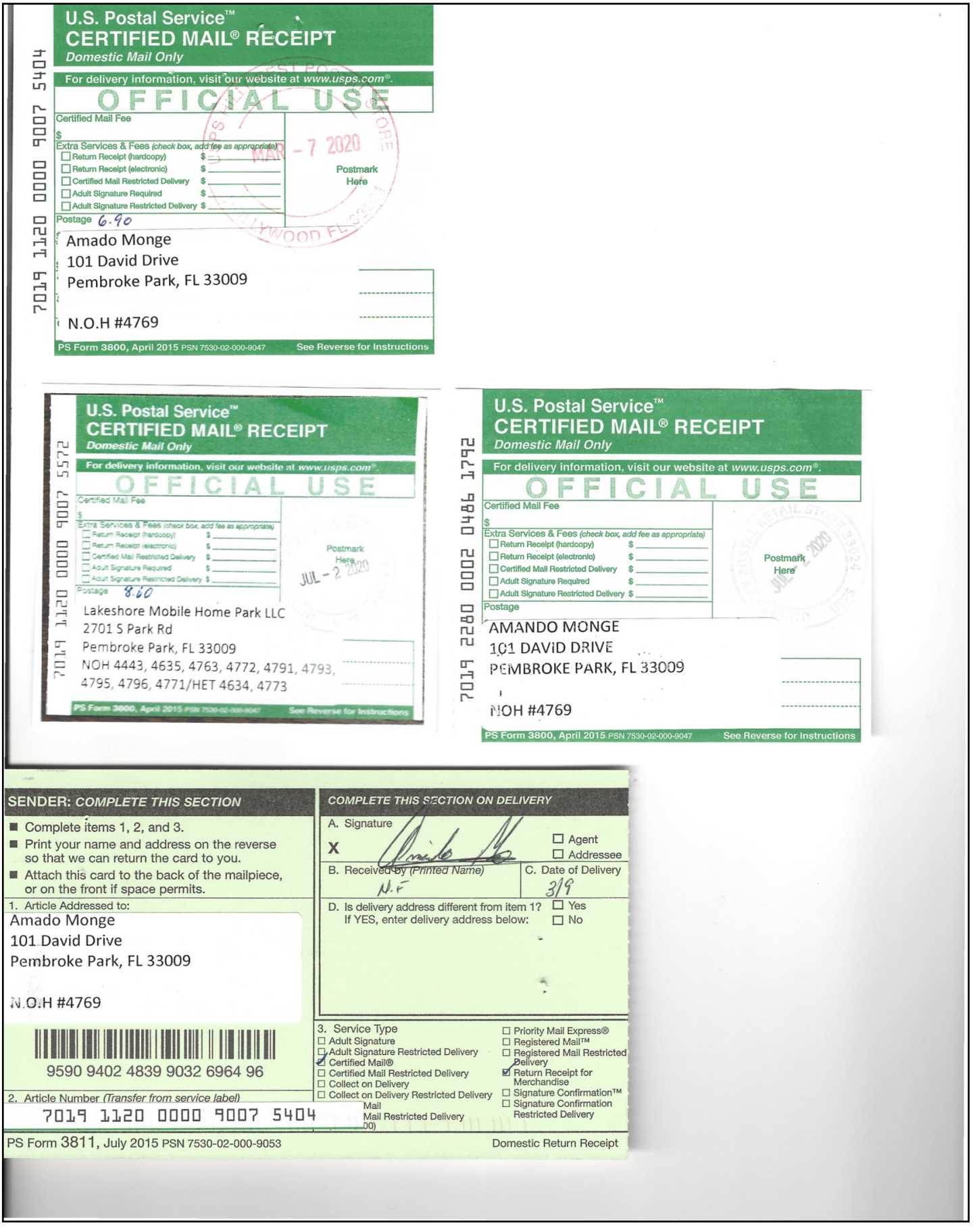
2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery 3-25-2021
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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 5404



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 6.90

Postmark Here

MAR - 7 2020

Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

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

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7019 1120 0000 9007 5572

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 8.60

Postmark Here

JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

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

---

7019 2280 0002 0486 1792

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JUL - 2 2020

AMANDO MONGE
101 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4769

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:

Amado Monge
101 David Drive
Pembroke Park, FL 33009

N.O.H #4769

9590 9402 4839 9032 6964 96

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

7019 1120 0000 9007 5404

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* N.F

C. Date of Delivery 3/9

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
- 00)
- ☐ 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


2021/04/05 13:41:20

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/05/2021

Case #:
4769

Sent To:
Amado Monge

101 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:
Amado Monge

101 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 #Amando Monge - 101 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 13:41:12


2021/04/05 13:41:37


2021/04/05 13:41:49


2021/04/05 13:41:58


2021/04/05 13:42:16


101
07.09.2020 12:18


101
07.09.2020 12:18


07.09.2020 12:18


101
12/04/2019 03:42


101
12/04/2019 03:48


12/04/2019 03:48


12/04/2019 03:49

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ana Sanchez	103 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ana Sanchez - 103 David Drive

Legal Description

Description

Patio in front of mobile home, alterations of doors in back of mobile home, shed in driveway, a/c in wall and fence completed without Building Permits.

Case Status Open **Case #** 4770 **Date Next Inspection** 4/13/2021

Notes Patio in front of mobile home, alterations of doors in back of mobile home, shed in driveway, a/c in wall and fence completed without Building Permits. Mobile Home owner will need to obtain building permits for patio, addition, doors, shed, fence. Also will need to verify family occupancy of mobile home.

Double permit fee has been assessed for violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4770
ANA SANCHEZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANA SANCHEZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 103 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED ANA SANCHEZ. AT 1:43 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

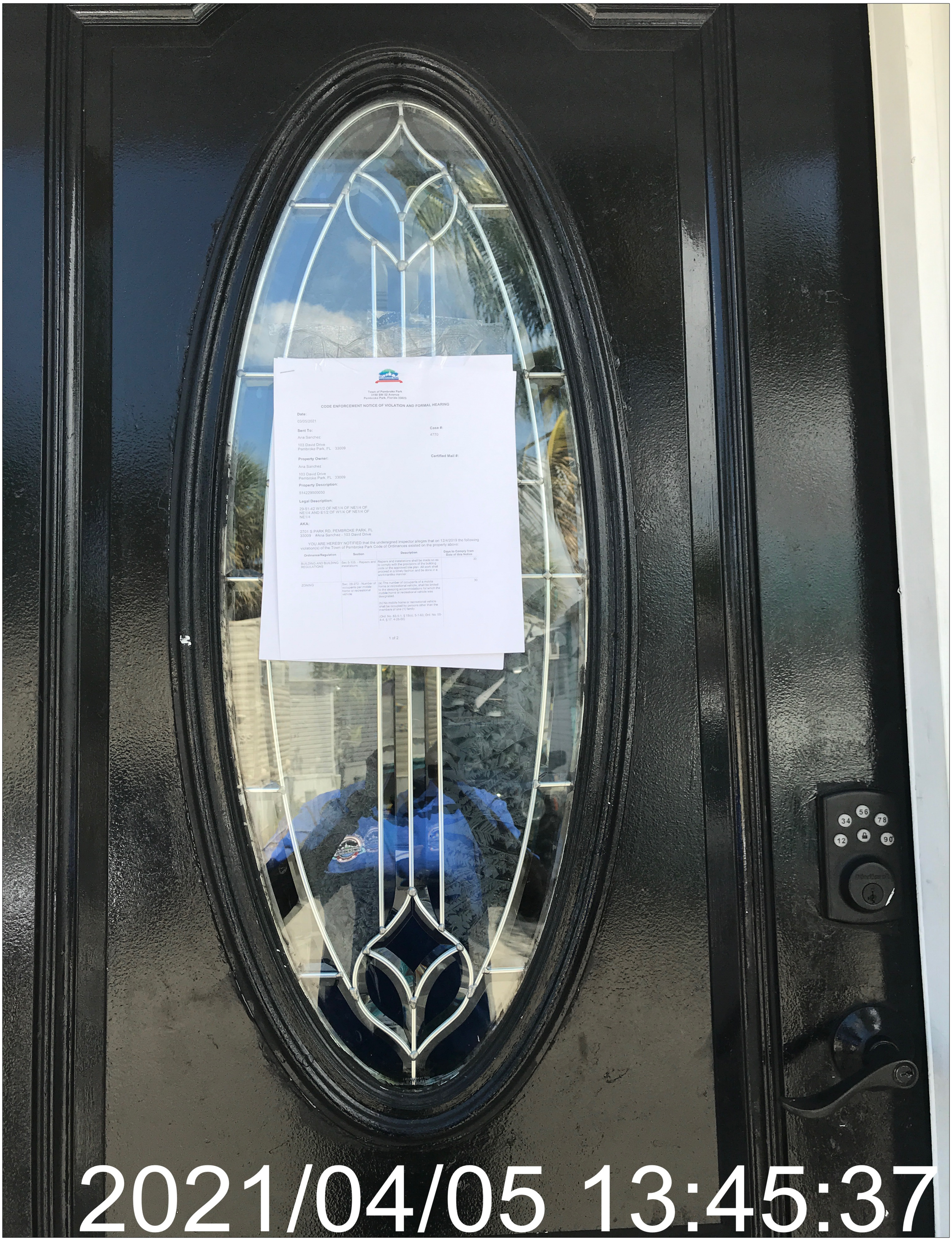
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

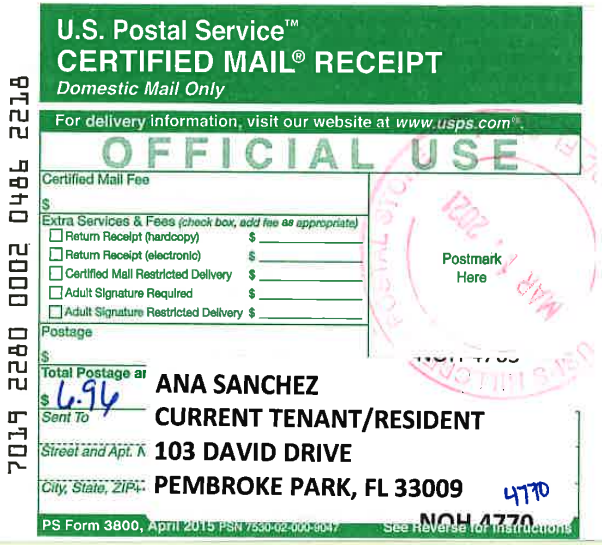
Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Case #:
4770
Sent To:
Ana Sanchez
103 David Drive
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Ana Sanchez
103 David Drive
Pembroke Park, FL 33009
Property Description:
514229000030
Legal Description:
29-51-42 W1/2 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 #Ana Sanchez - 103 David Drive
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
ZONING
Sec. 28-272 - Number of occupants per mobile home or recreational vehicle
(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.
(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.
(Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)
30
1 of 2
2021/04/05 13:45:37





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:

ANA SANCHEZ
CURRENT TENANT/RESIDENT
103 DAVID DRIVE
PEMBROKE PARK, FL 33009
4770
NOH 4770

9590 9402 4839 9032 6955 67

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2218

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
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

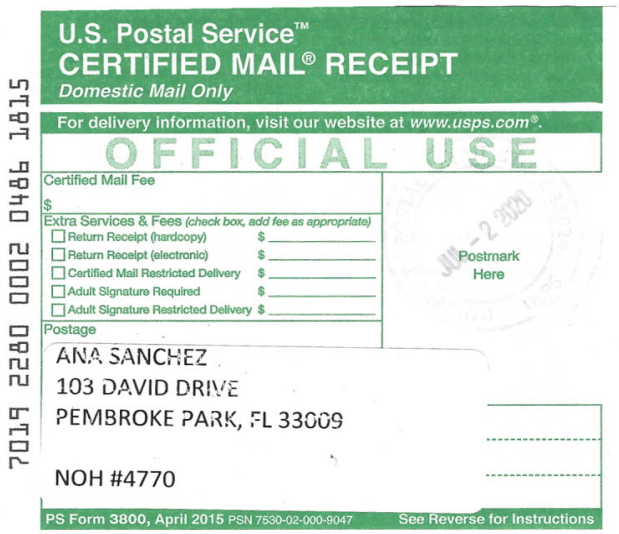
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

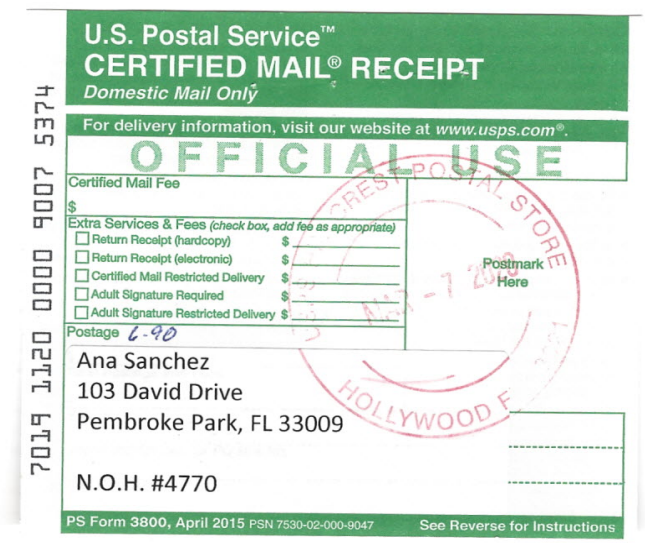
JUN – 2 2020

7019 2280 0002 0486 1815

ANA SANCHEZ
103 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4770

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 6.90

Postmark Here

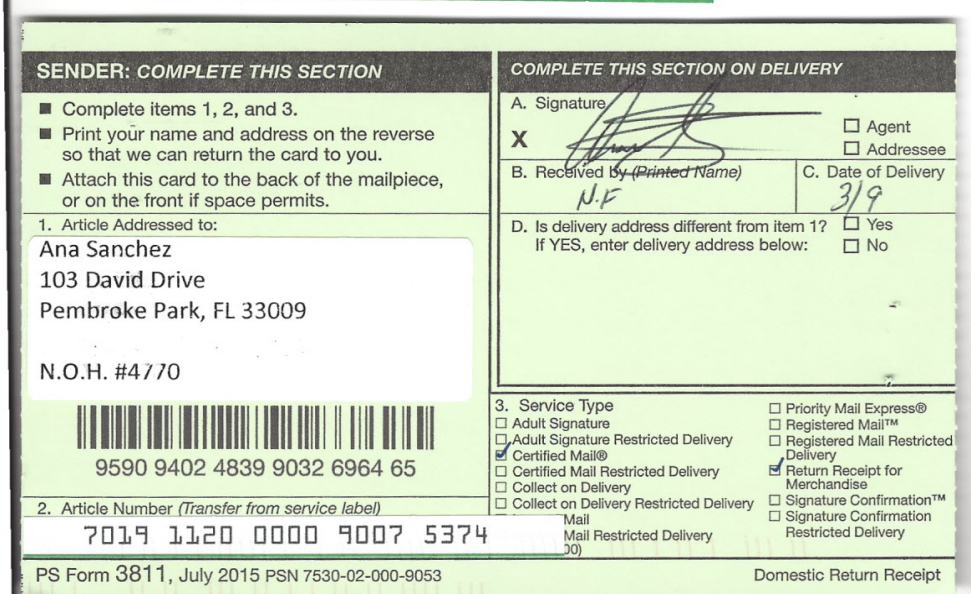
CREST POSTAL STORE
HOLLYWOOD FL

7019 1120 0000 9007 5374

Ana Sanchez
103 David Drive
Pembroke Park, FL 33009

N.O.H. #4770

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:

Ana Sanchez
103 David Drive
Pembroke Park, FL 33009

N.O.H. #4770

9590 9402 4839 9032 6964 65

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5374

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F

C. Date of Delivery 3/9

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
- 30)
- ☐ 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


103
EXPIRES
12-18
FLORIDA
2021/04/05 13:45:46


2021/04/05 13:46:01


2021/04/05 13:46:13


2021/04/05 13:46:23

1-03-2020

Carta dirigida a:
Town Pembroke Park, Jeffrey Louis.

Casa # 4770

El motivo de esta carta es Para dejar saber mi Preocupación acerca de los Problemas y violaciones que tengo que corregir en mi mobilee home, hubicada. en, Lakeshore MHP.
103 David Dr Hallandale beach FL.

Yo quiero Solicitar un tiempo adicional de 4 a 5 meses Para Yo Poder ir carriguiendo estas violaciones.
Mi situacion economica no es buena, pero trataré de cumplir con estos requicitos en este plazo.

Se la importancia que esto conllera, por lo tanto voy a luchar para tener esto en regla. solo les pido me ayuden y tengan un poco de mas de Paciencia ya que estoy pasando Por una mala Situación, pero voy a esforsarme Para cumplir con todo esto.

La verdad aquí en esta comunidad, Somos Personas Pobres y muy luchadoras.
Esto es un obstaculo mas en nuestras vidados, pero lucharemos para sobrepaserlo.
Aquí termino con esta carta.
Feliz 2020 Para todos los q lean esta carta.

Atentamente
Ana Sanchez

AT-A-GLANCE®


103
07.09.2020 12:19


07.09.2020 12:19


07.09.2020 12:19
1AD

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME ~~Wanda Cruz~~ Ang Sanchez DATE 12/4 2019

SITE ADDRESS 103 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 2

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Patio in front of mobile Home, Addition of doors in back of mobile, Shed in driveway A/C's and Fence completed without Building Permits.

Mobile Home owner will need Building Permits to correct violation of patio, additions, doors, Shed with a demo permit to remove or Building permit to keep with plans.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☐ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis INSPECTOR EXT. # 213

2019/12/04 15:02:11


12/04/2019 03:49


103
12/04/2019 03:49


12/04/2019 03:51


12/04/2019 03:51


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:50


12/04/2019 03:51


12/04/2019 03:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
Wanda Cruz	105 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Wanda Cruz - 105 David Dr

Legal Description

Description

alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits.

Case Status Open **Case #** 4772 **Date Next Inspection** 4/13/2021

Notes alterations/addition to mobile home, multiple wall A/C's, exposed water heater, washer/dryer installed without building permits. Mobile Home owner will need to obtain Building permits for addition and alterations to mobile mobile home.

Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4772
WANDA CRUZ

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WANDA CRUZ TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 105 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED WANDA CRUZ. AT 1:56 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

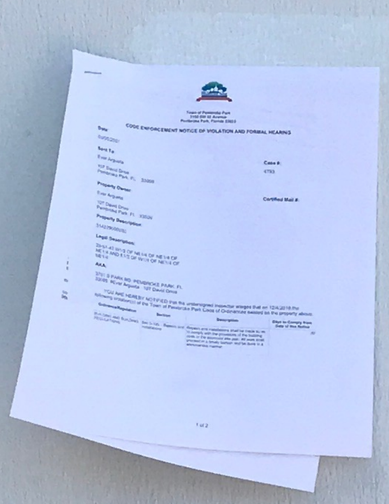
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (

(NOTARY SEAL) Name of Notary (Teressa Malcolm

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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:
05/05/2021

Sent To:
Evan Argueta
127 Grand Drive
Pembroke Park, FL 33009

Case #:
4783

Property Owner:
Evan Argueta
127 Grand Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
5042190090

Legal Description:
SEC 27 TP 51 R 42 NE1/4 OF NE1/4 OF NE1/4 AND S 1/2 OF N1/4 OF NE1/4 OF NE1/4

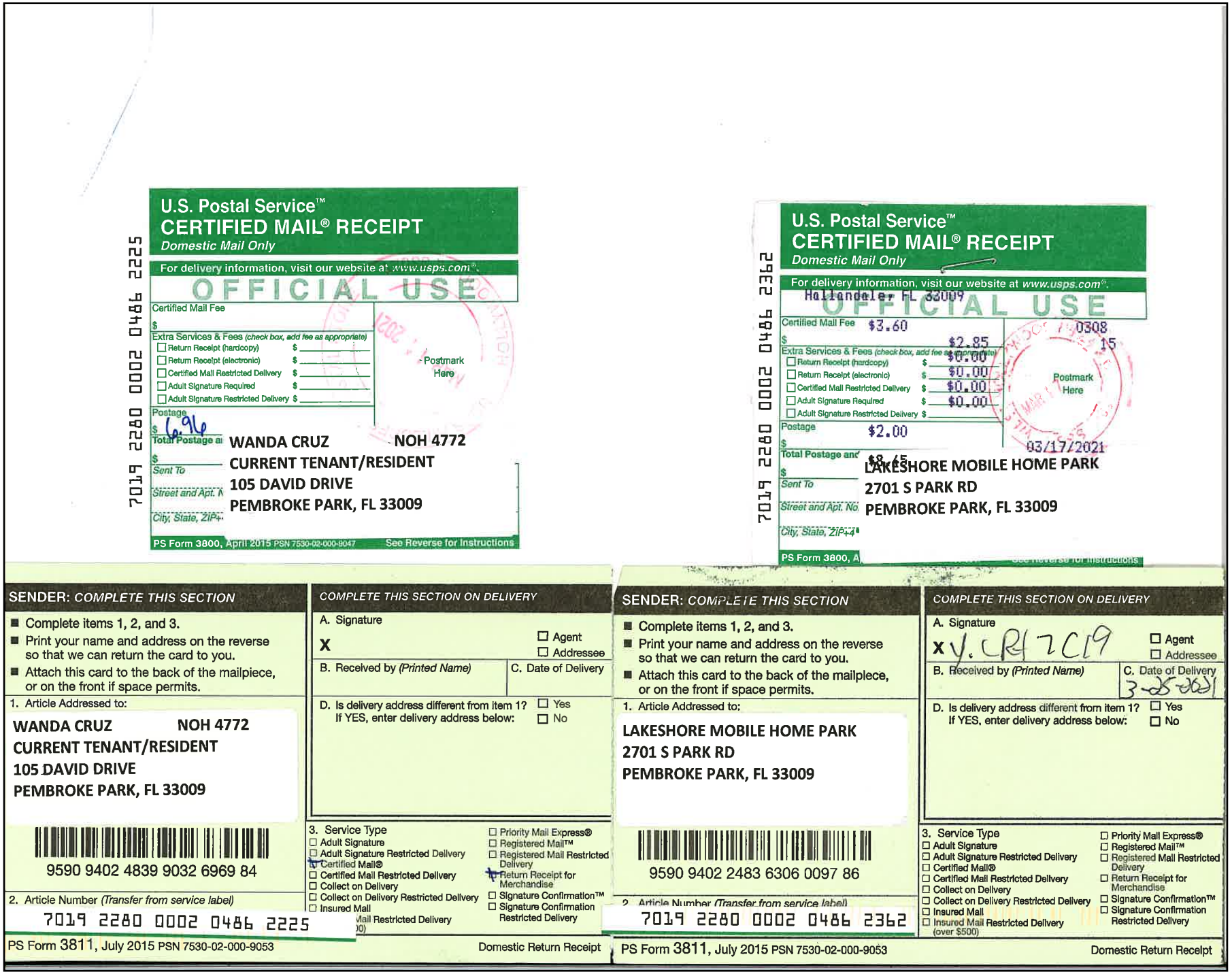
AKA:
5042 S PARK RD, RESIDENCE Pmbr, FL
33309, W Ver Argueta, 127 Grand Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleged that on 12/4/2018 the following ordinance of the Town of Pembroke Park Code of Ordinances existed on the property above:

Summary/Violation	Section	Description	Days to Comply From Date of this Notice
301.2(2)(c) Add, Exist.(Mtn.), Sec. 5-120 - Expired permit - Unpermitted	301.2(2)(c) Add, Exist.(Mtn.), Sec. 5-120 - Expired permit - Unpermitted	Repairs and installations shall be made to, or in connection with the alterations of the building, or the appurtenances after plan, all work shall be performed in accordance with the plan and specifications approved.	30

1 of 2

7019 2280 0002 0486 2225



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 $

Postmark Here

Postage
$ 6.96

Total Postage and Fees
$

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

WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

WANDA CRUZ NOH 4772
CURRENT TENANT/RESIDENT
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 84

2. Article Number (Transfer from service label)

7019 2280 0002 0486 2225

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
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 2280 0002 0486 2362

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

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

Hallandale, FL 33009

OFFICIAL USE

Certified Mail Fee $3.60
$ $2.85

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postmark Here

0308
15
03/17/2021

Postage $2.00
$

Total Postage and Fees $8.65
$

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

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, A... See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)

7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CR 7C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 3-25-2021

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 5367

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 6.90

Postmark Here

MAR 2020

Wanda Cruz
105 David Drive
Pembroke Park, FL 33009

N.O.H. #4772

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

7019 1120 0000 9007 5572

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 8.60

Postmark Here

JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

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

7019 2280 0002 0486 1808

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JUL 2 2020

WANDA CRUZ
105 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH #4772

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:
Wanda Cruz
105 David Drive
Pembroke Park, FL 33009

N.O.H. #4772

9590 9402 4839 9032 6964 58

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5367

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

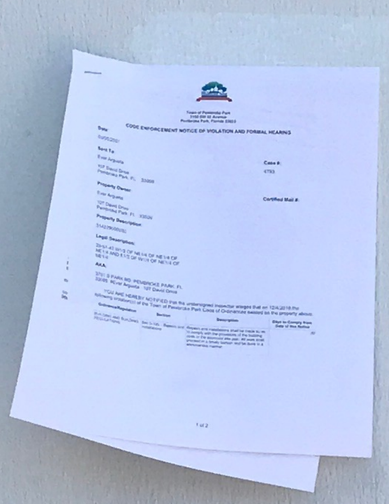
A. Signature
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
3/9

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

3. Service Type
- ☐ Priority Mail Express®
- ☐ Adult Signature
- ☐ Registered Mail™
- ☐ Adult Signature Restricted Delivery
- ☐ Registered Mail Restricted Delivery
- ☑ Certified Mail®
- ☑ Return Receipt for Merchandise
- ☐ Certified Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Signature Confirmation Restricted Delivery
- ☐ Mail Restricted Delivery


10
5
2021/04/05 14:00:09



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
[redacted]

Sent To:
Evan Argueta
127 Grand Drive
Pembroke Park, FL 33009

Case #:
4783

Property Owner:
Evan Argueta
127 Grand Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
[redacted]

Legal Description:
SEC 27 TP 51 R 42 NE1/4 OF NE1/4 OF NE1/4 AND E 1/2 OF W1/4 OF NE1/4 OF NE1/4

AKA:

5750 S PARK RD, RESIDENCE Pmbr, FL
33009, W/ar Argueta, 127 Grand Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleged that on 12/4/2018 the following ordinance of the Town of Pembroke Park Code of Ordinances existed on the property above:

Summary/Violation	Section	Description	Days to Comply From Date of this Notice
[illegible]	[illegible]	[illegible]	[illegible]

1 of 2

2021/04/05 13:56:22


2021/04/05 14:00:20


2021/04/05 14:00:36


501
07.09.2020 12:20


07.09.2020 12:21
105


07.09.2020 12:21

LS002 AMADO MONGE
LS003 Ana sanchez

4772

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Wanda Cruz DATE 12/4 2019

SITE ADDRESS 105 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 3

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile home, A/C's, exposed water heater, washer/dryer without Building permits.

mobile Home Owner will need Building Permits for addition, A/C, water heater, washer/dryer to demo or permit to keep with plans

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Lewis EXT. # 213
INSPECTOR

2019/12/04 15:08:05


105
12/04/2019 03:54


12/04/2019 04:00


12/04/2019 04:00


12/04/2019 04:00


12/04/2019 04:00


12/04/2019 03:52


12/04/2019 03:53

Case Overview

Property/Incident Information

Owner	Address	Site Address
John Crawford	23 Tracie Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #23 Traci Terr W.

Legal Description

Description

addition to mobile home in back of home; Wall A/Cs; camera system; fence installed without proper permits

Case Status Open **Case #** 4791 **Date Next Inspection** 4/13/2021

Notes addition to mobile home in back; wall a/c's; camera system; fence installed without permits. Mobile home owner will need to verify permits were obtained or will need obtain permits from Building Department

Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4791
JOHN CRAWFORD

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JOHN CRAWFORD TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 23 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED JOHN CRAWFORD. AT 2:06 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

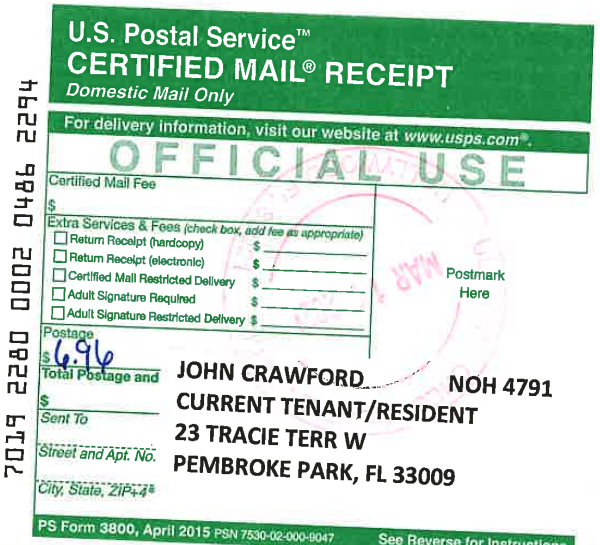
Signature of Notary (_____)

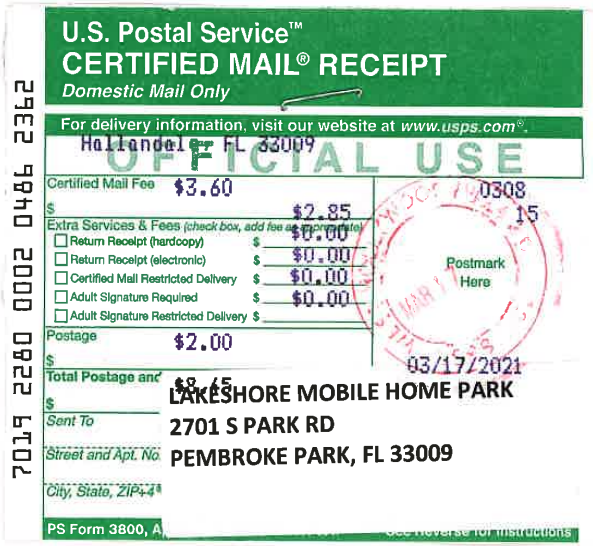
(NOTARY SEAL) Name of Notary Teresa Malcolm

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


CAUTION-(1) To reduce the
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Case #:
4791
Sent To:
John Crawford
23 Tracie Terr W
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
John Crawford
23 Tracie Terr W
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 #23 Traci Terr W
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
1 of 2
ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
NO ONE ALLOWED ASHORE
WITHOUT A PASS
2021/04/05 14:06:55





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:

JOHN CRAWFORD NOH 4791
CURRENT TENANT/RESIDENT
23 TRACIE TERR W
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6968 92

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2294

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

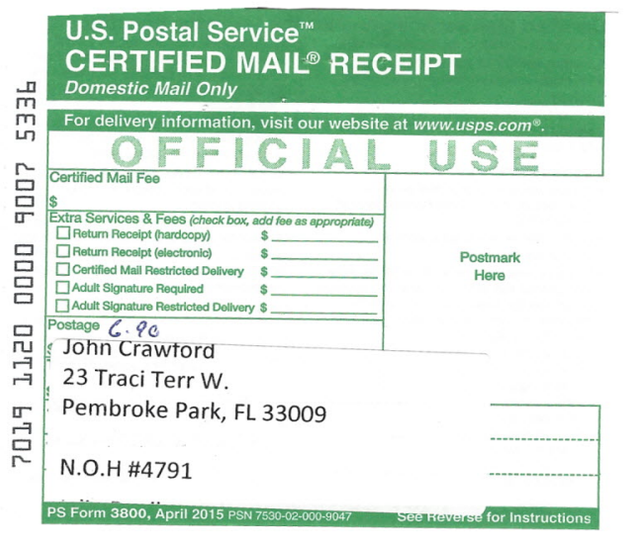
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery



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 6.90

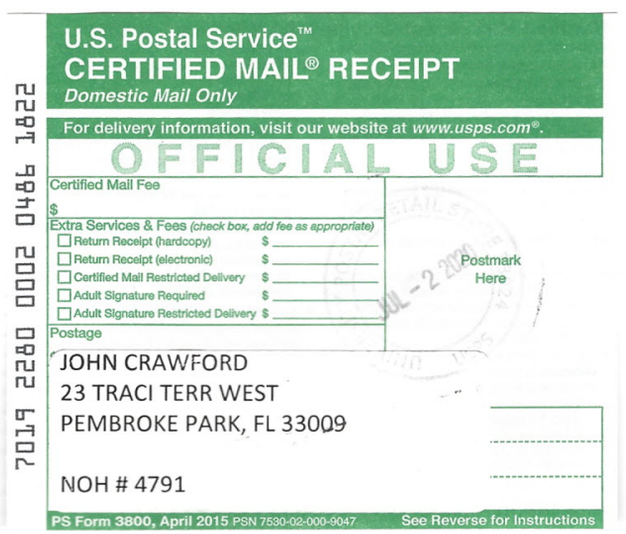
Postmark Here

7019 1120 0000 9007 5336

John Crawford
23 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

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



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

Postmark Here
JUL - 2 2020

7019 2280 0002 0486 1822

JOHN CRAWFORD
23 TRACI TERR WEST
PEMBROKE PARK, FL 33009

NOH # 4791

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



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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 8.60

Postmark Here
JUL - 2 2020

7019 1120 0000 9007 5572

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793,
4795, 4796, 4771/HET 4634, 4773

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


23 TRACI TEER
2021/04/05 14:07:07


2021/04/05 14:07:25


UNITED STATES
PENITENTIARY
ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
2021/04/05 14:05:42


UNITED STATES
PENITENTIARY
ALCATRAZ ISLAND AREA 12 ACRES
1½ MILES TO TRANSPORT DOCK
ONLY GOVERNMENT BOATS PERMITTED
OTHERS MUST KEEP OFF 200 YARDS
NO ONE ALLOWED ASHORE
WITHOUT A PASS
2021/04/05 14:06:49


NITED STATES
ENITENTIARY
07.09.2020 12:22


UNITED STATES
PENITENTIARY
07.09.2020 12:22


LATHAM FORD
07.09.2020 12:21


LSY B59
FLORIDA
SUNSHINE STATE
Ford
07.09.2020 12:22

Ever Argueta

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME John Crawford DATE 12/4 2019

SITE ADDRESS 23 Traci Terr W

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 64

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5405
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile Home In Back, A/C, Camera System, Fence.

Mobile Home Owner will need to obtain Building permits for addition/alteration from Building Dept

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☐ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/12/04 15:57:09


12/04/2019 04:50


12/04/2019 04:42


12/04/2019 04:43


12/04/2019 04:43


12/04/2019 04:46


12/04/2019 04:47


12/04/2019 04:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
Rufus Mason	21 Traci Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Rufus Mason - 21 Traci Terr W.

Legal Description

Description

addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits

Case Status Open **Case #** 4792 **Date Next Inspection** 4/13/2021

Notes addition to mobile home; shed; fence; damaged patio roof; patio; A/C system installed without Building permits. Mobile home owner will need to verify with building permits or obtain building permits with Building Department.

Double Permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Posted to Property
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4792
RUFUS MASON

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RUFUS MASON TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 21 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED RUFUS MASON. AT 2:04 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary ( )

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


WARNING!
SECURITY DOG
M
21 W Traci Terr
WELCOME
2021/04/05 14:04:35





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:

RUFUS MASON NOH 4792
CURRENT TENANT/RESIDENT
21 TRACI TERR W.
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6970 04

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2249

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☑ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

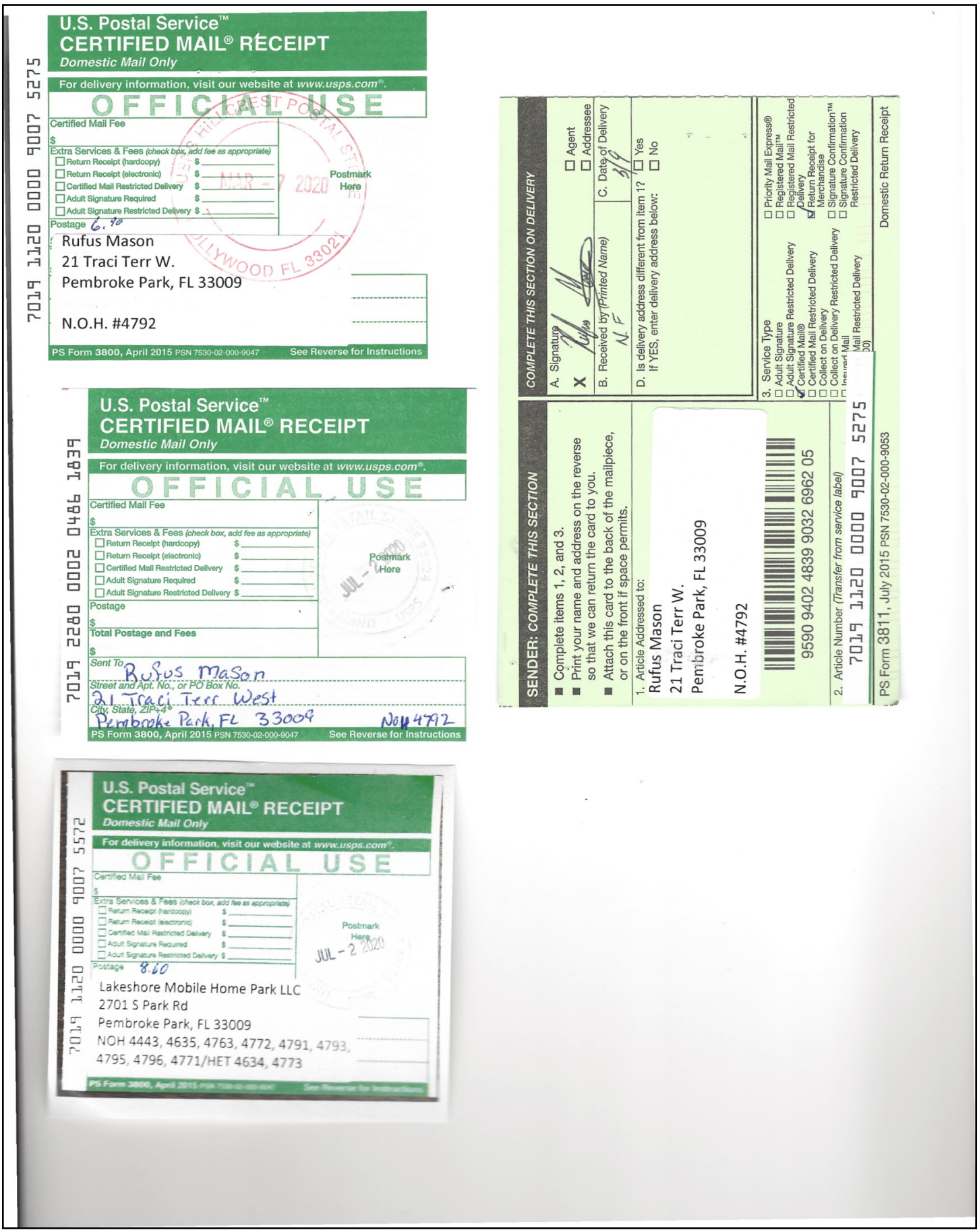
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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 ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)



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 6.90

Postmark Here
MAR - 7 2020
HOLLYWOOD FL 33021

Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

7019 1120 0000 9007 5275

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

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Postmark Here
JUL - 2 2020

Sent To Rufus Mason
Street and Apt. No., or PO Box No. 21 Traci Terr West
City, State, ZIP+4® Pembroke Park, FL 33009 NOH 4792

7019 2280 0002 0486 1839

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

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OFFICIAL USE

Certified Mail Fee
$

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

Postage 8.60

Postmark Here
JUL - 2 2020

Lakeshore Mobile Home Park LLC
2701 S Park Rd
Pembroke Park, FL 33009
NOH 4443, 4635, 4763, 4772, 4791, 4793, 4795, 4796, 4771/HET 4634, 4773

7019 1120 0000 9007 5572

PS Form 3800, April 2015

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:
Rufus Mason
21 Traci Terr W.
Pembroke Park, FL 33009

N.O.H. #4792

9590 9402 4839 9032 6962 05

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5275

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N F
C. Date of Delivery 3/6

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- Mail Restricted Delivery 00)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt


WARNING!
21 W Traci Terr
2021/04/05 14:04:51


BEWARE
DOG
2021/04/05 14:05:24


07.09.2020 12:24
WARNING!


NO
PARKING
ZONE
07.09.2020 12:24


07.09.2020 12:24


07.09.2020 12:25

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Rufus Mason DATE 12/4 2019

SITE ADDRESS 21 Traci Terr W.

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 21

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile Home Shed, Fence, damaged Patio roof, Patio, A/C Installed without Building permit

Mobile Home owner will need Building Permits for all work

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

2019/12/04 16:43:36


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
2019/12/04 16:44:44


WARNING!
2019/12/04 16:44:53


WARNING!
12/04/2019 05:06


21
12/04/2019 05:07


12/04/2019 05:07


12/04/2019 05:07


12/04/2019 05:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ever Argueta	107 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ever Argueta - 107 David Drive

Legal Description

Description

addition/alteration to mobile home; shed; multiple doors; multiple wall A/C's; windows; Deck; washer/dryer installed without proper permits.

Case Status Open **Case #** 4793 **Date Next Inspection** 4/13/2021

Notes addition/alteration to mobile home; shed; multiple doors; multiple wall A/C's; windows; Deck; washer/dryer installed without proper permits.
Mobile Home owner will need to verify with building permits or obtain building permits for mobile home

Double Permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4793
EVER ARGUETA

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: EVER ARGUETA TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 107 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED EVER ARGUETA. AT 2:02 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

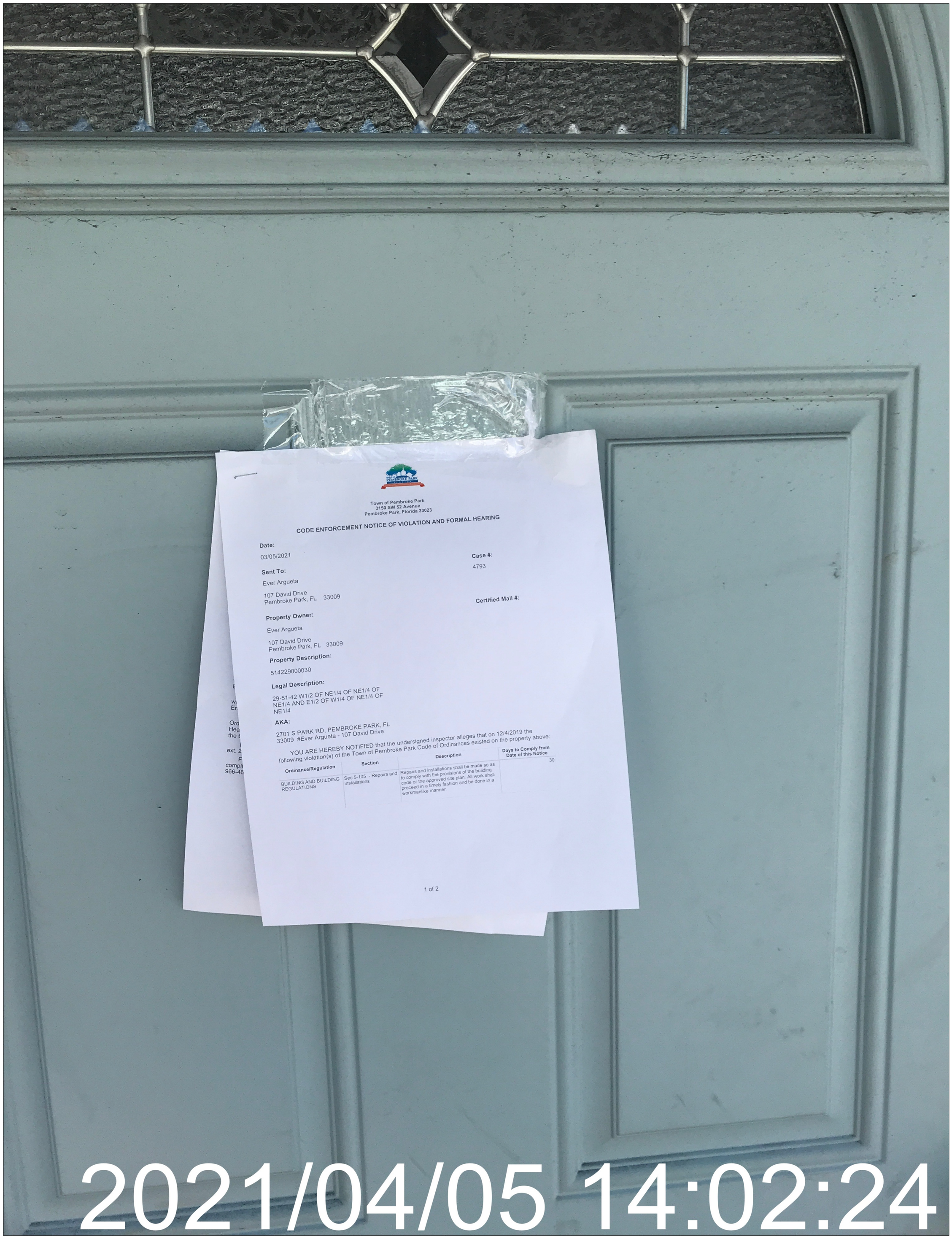
Signature of Notary (_____)

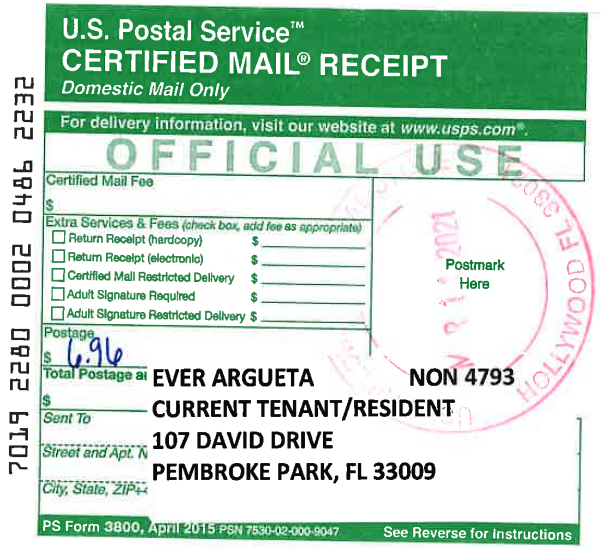
(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Case #:
4793
Sent To:
Ever Argueta
107 David Drive
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
Ever Argueta
107 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 #Ever Argueta - 107 David Drive
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105 - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner
30
1 of 2
2021/04/05 14:02:24



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
$ 6.96
Total Postage a
$
Sent To EVER ARGUETA NON 4793
Street and Apt. N CURRENT TENANT/RESIDENT
City, State, ZIP+ 107 DAVID DRIVE
PEMBROKE PARK, FL 33009

Postmark Here

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

7019 2280 0002 0486 2232



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

For delivery information, visit our website at www.usps.com®.
Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $2.85 $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $2.00
$
Total Postage and $8.45
$
Sent To LAKESHORE MOBILE HOME PARK
Street and Apt. No. 2701 S PARK RD
City, State, ZIP+4® PEMBROKE PARK, FL 33009

0308 15
Postmark Here
03/17/2021

PS Form 3800, A

7019 2280 0002 0486 2362

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:

EVER ARGUETA NON 4793
CURRENT TENANT/RESIDENT
107 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 91

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2232

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
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

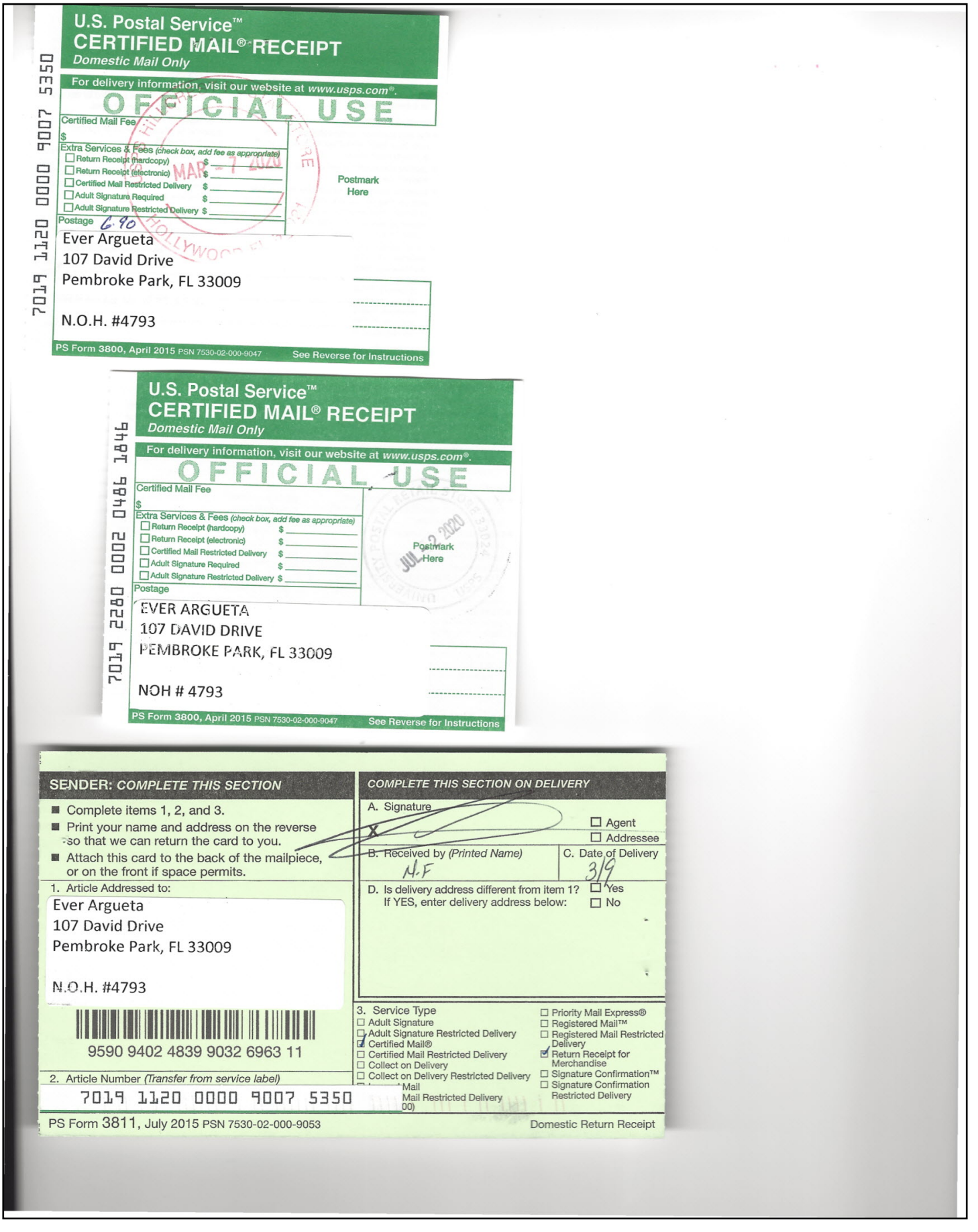
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 6.90

MAR - 7 2020

Postmark Here

7019 1120 0000 9007 5350

Ever Argueta
107 David Drive
Pembroke Park, FL 33009

N.O.H. #4793

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

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

JUL 2 2020

Postmark Here

7019 2280 0002 0486 1846

EVER ARGUETA
107 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH # 4793

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:

Ever Argueta
107 David Drive
Pembroke Park, FL 33009

N.O.H. #4793

9590 9402 4839 9032 6963 11

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5350

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F

C. Date of Delivery 3/9

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 00)
- ☐ 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


107
2021/04/05 14:00:58


107
2021/04/05 14:01:08


2021/04/05 14:01:22


2021/04/05 14:01:36

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/05/2021

Case #:
4793

Sent To:
Ever Argueta
107 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:
Ever Argueta
107 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 #Ever Argueta - 107 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 14:02:24


107
07.09.2020 12:22


107
07.09.2020 12:22


107
07.09.2020 12:23


12/04/2019 05:19


HONDA
12/04/2019 05:19


12/04/2019 05:17

Case Overview

Property/Incident Information

Owner	Address	Site Address
Jalin Puello	22 Traci Terr W. Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jalin Puello - 22 Traci Terr W

Legal Description

Description

addition to mobile home in front; propane tanks; multiple wall A/C's without Building Permits
discolored mobile home needs to be painted

Case Status Open **Case #** 4795 **Date Next Inspection** 4/13/2021

Notes addition to mobile home in front; propane tanks; multiple wall A/C's without Building Permits
discolored mobile home needs to be painted
Mobile home owner will need to obtain Building permits for addition/alterations to mobile home.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Posted to Property
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4795
JULIN PUELLO

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: JULIN PUELLO TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 22 TRACI TERR W, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED JULIN PUELLO. AT 1:55 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary ( )

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Case #:

4795

Sent To:

Jalin Puello

22 Traci Terr W.
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Jalin Puello

22 Traci Terr W.
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 #Jalin Puello - 22 Traci Terr W

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 13:52:28

7019 2280 0002 0486 2201

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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
$ 6.96

Total Postage and
$

Sent To JALIN PUELLO NOH 4795
CURRENT TENANT/RESIDENT

Street and Apt. No. 22 TRACI TERR W.

City, State, ZIP+4® PEMBROKE PARK,FL 33009

Postmark Here

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:
JALIN PUELLO NOH 4795
CURRENT TENANT/RESIDENT
22 TRACI TERR W.
PEMBROKE PARK,FL 33009

9590 9402 4839 9032 6969 77

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2201

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 2280 0002 0486 2362

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

For delivery information, visit our website at *www.usps.com®*.
Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To LAKESHORE MOBILE HOME PARK

Street and Apt. No. 2701 S PARK RD

City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

03/17/2021

PS Form 3800, A

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

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
3-25-2021

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 1120 0000 9007 5343

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 6.90

MAR - 7 2020

Postmark Here

Jalin Puello
22 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

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

7019 2280 0002 0486 1853

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JALIN PUELLO
22 TRACI WEST
PEMBROKE PARK, FL 33009

NOH # 4795

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:

Jalin Puello
22 Traci Terr W.
Pembroke Park, FL 33009

N.O.H #4791

9590 9402 4839 9032 6962 74

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5343

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Jalin Puello ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N.F
C. Date of Delivery 3/9

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
- ☐ 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


2021/04/05 13:52:40


24
22
2021/04/05 13:52:56


2021/04/05 13:53:21


2021/04/05 14:05:14


22
07.09.2020 12:20


07.09.2020 12:20


07.09.2020 12:20

LS015
LS01
LS01
LS01
LS01
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LS021
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LS042
LS043
LS044

4795

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Jalin Portillo DATE 12/4 2019

SITE ADDRESS 22 Traci Terr W.

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 94

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile Home in front, Propane Tanks, Multiple A/C's without Building permits. Discolored Mobile Home in back will need to be painted Mobile Home owner will need Building Permits for addition/alterations, A/C's and Propane Tanks.

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ PLUMBING
- ☒ MECHANICAL
- ☒ ELECTRICAL
- ☐ CODE ENF.
- ☐ SEWER
- ☒ ZONING
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis EXT. # 213

INSPECTOR

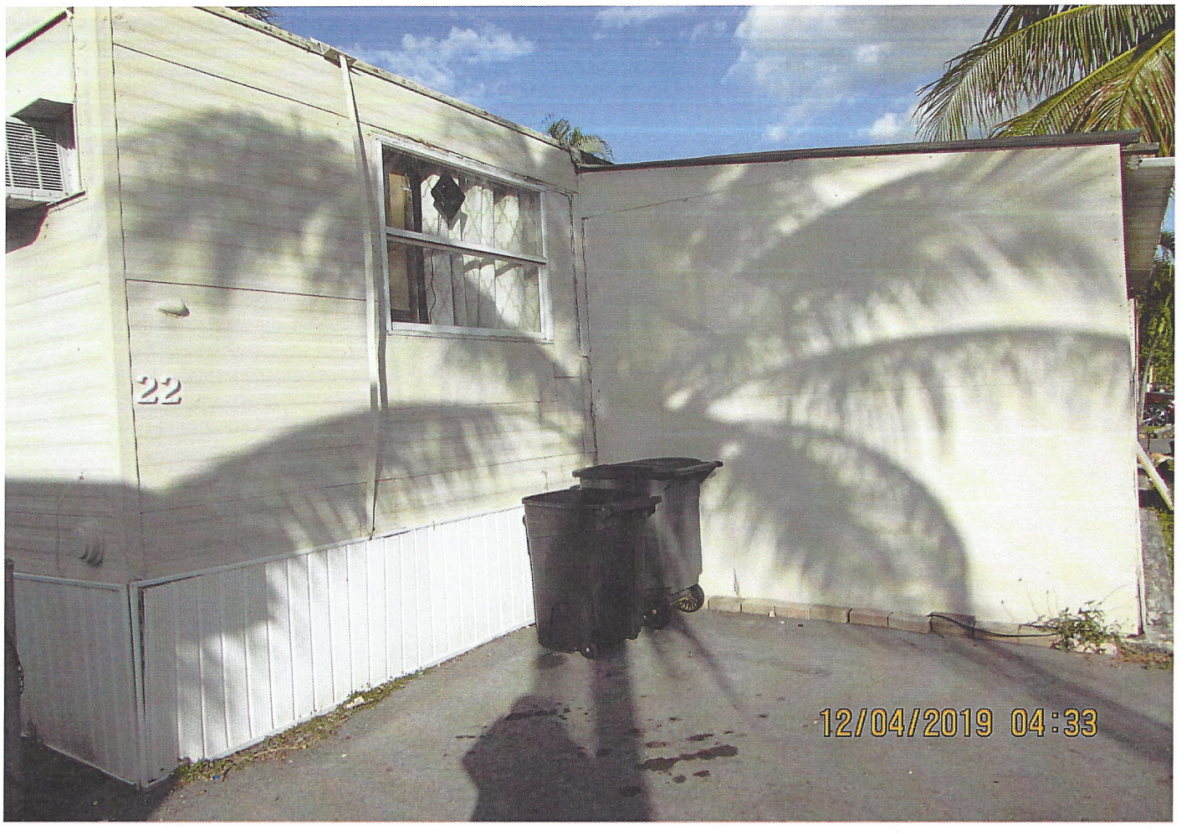
2019/12/04 16:05:08


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
966-4600
2019/12/04 16:06:25


2019/12/04 16:06:43

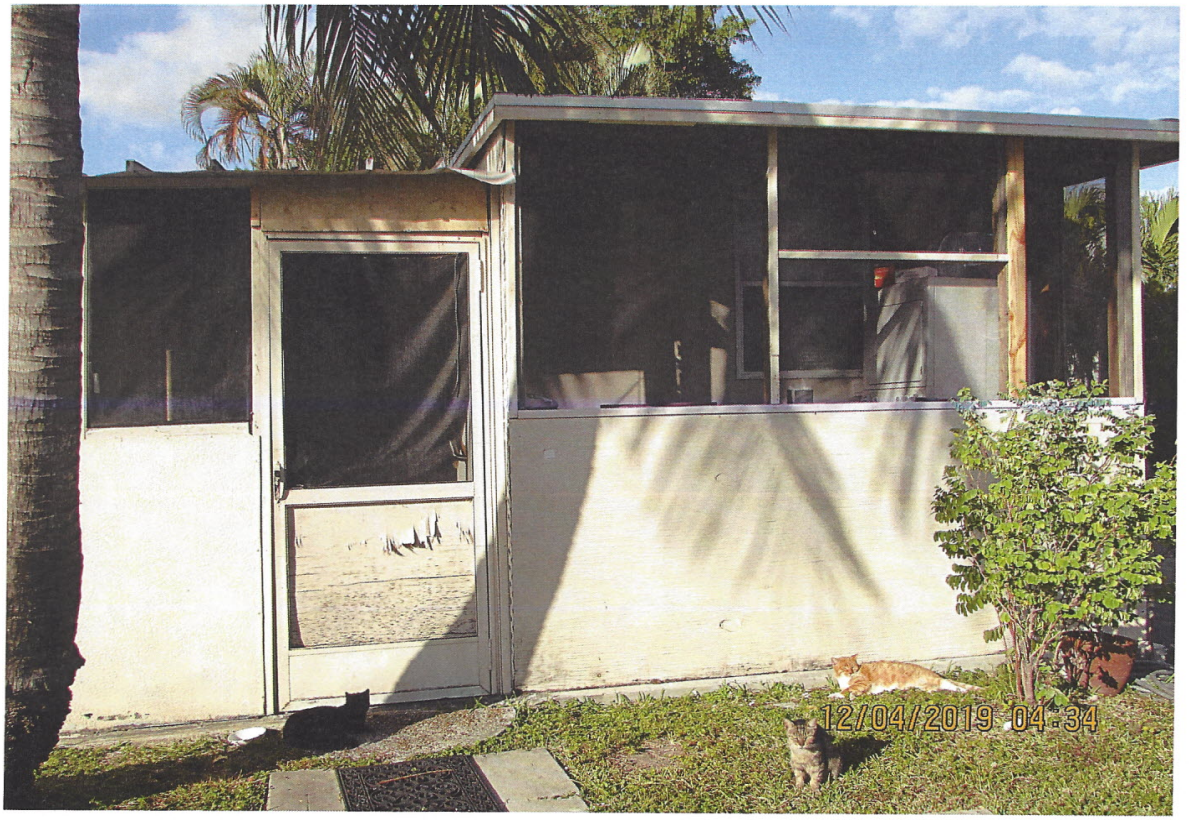

12/04/2019 04:33


12/04/2019 04:33


22
12/04/2019 04:33


22
12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:34


12/04/2019 04:51


12/04/2019 04:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
Cristal Villa	104 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Cristal Villa - 104 David Dr

Legal Description

Description

addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home

Case Status Open **Case #** 4796 **Date Next Inspection** 4/13/2021

Notes addition to mobile home; multiple entries; doors; shed; wall a/c's; exposed water heater without building permit
verify multiple occupancy of mobile home
Mobile Home owner will need to obtain Building permits for addition/alterations to mobile home.

Double Permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4796
CRISTAL VILLA

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CRISTAL VILLA TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 104 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED CRISTAL VILLA. AT 1:50 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Case #:

4796

Sent To:

Cristal Villa

104 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Cristal 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:

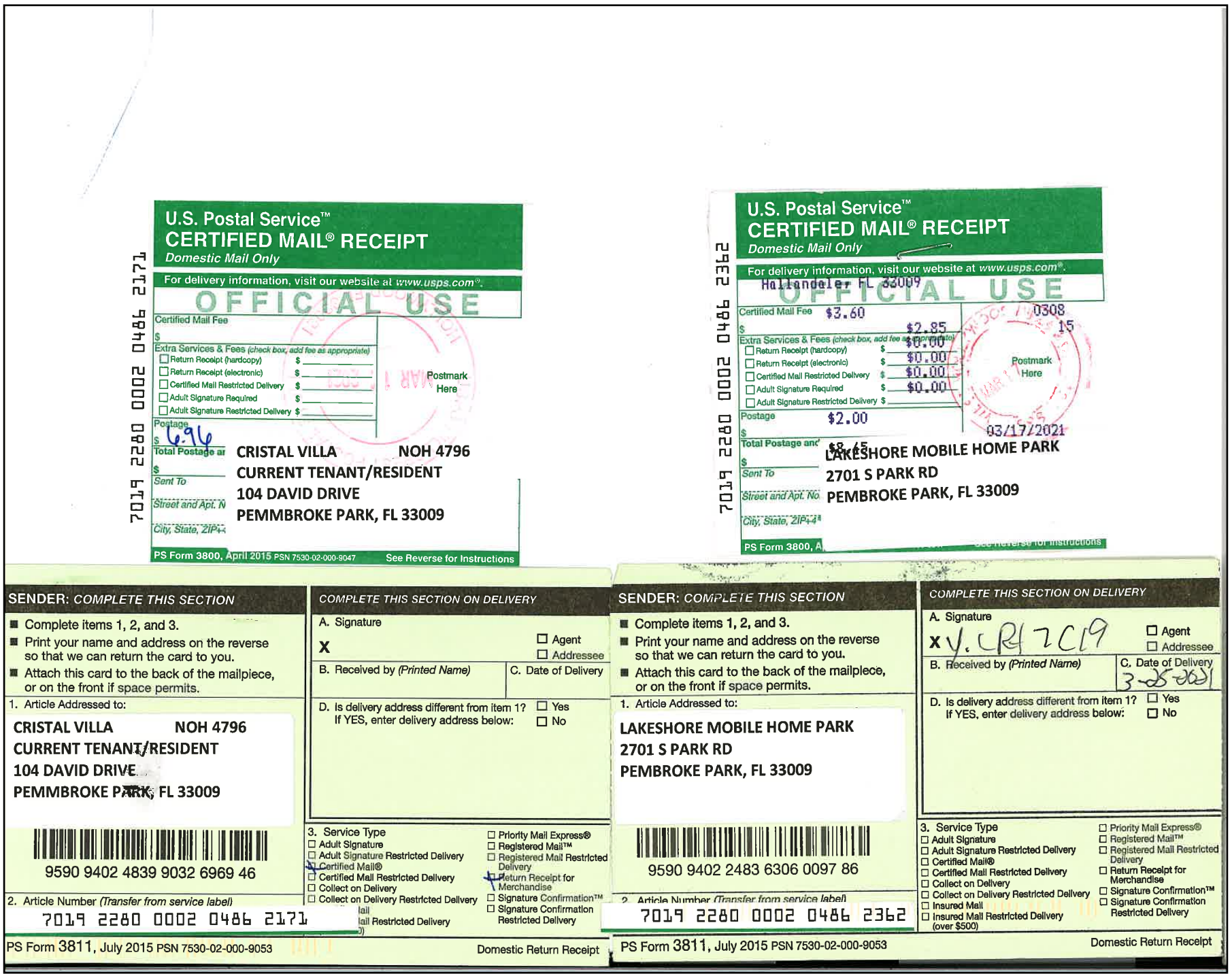
2701 S PARK RD, PEMBROKE PARK, FL 33009 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1 of 2

2021/04/05 13:48:28



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
$ 6.96

Total Postage and
$

Sent To
CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT

Street and Apt. No.
104 DAVID DRIVE

City, State, ZIP+4
PEMMBROKE PARK, FL 33009

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

7019 2280 0002 0486 2171

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:
CRISTAL VILLA NOH 4796
CURRENT TENANT/RESIDENT
104 DAVID DRIVE
PEMMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 46

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2171

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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

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

Hallandale FL 33009

OFFICIAL USE

Certified Mail Fee $3.60

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $2.00

Total Postage and $8.45

Sent To
LAKESHORE MOBILE HOME PARK

Street and Apt. No.
2701 S PARK RD

City, State, ZIP+4
PEMBROKE PARK, FL 33009

PS Form 3800, A

0308 15

03/17/2021

7019 2280 0002 0486 2362

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

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK
2701 S PARK RD
PEMBROKE PARK, FL 33009

9590 9402 2483 6306 0097 86

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2362

COMPLETE THIS SECTION ON DELIVERY

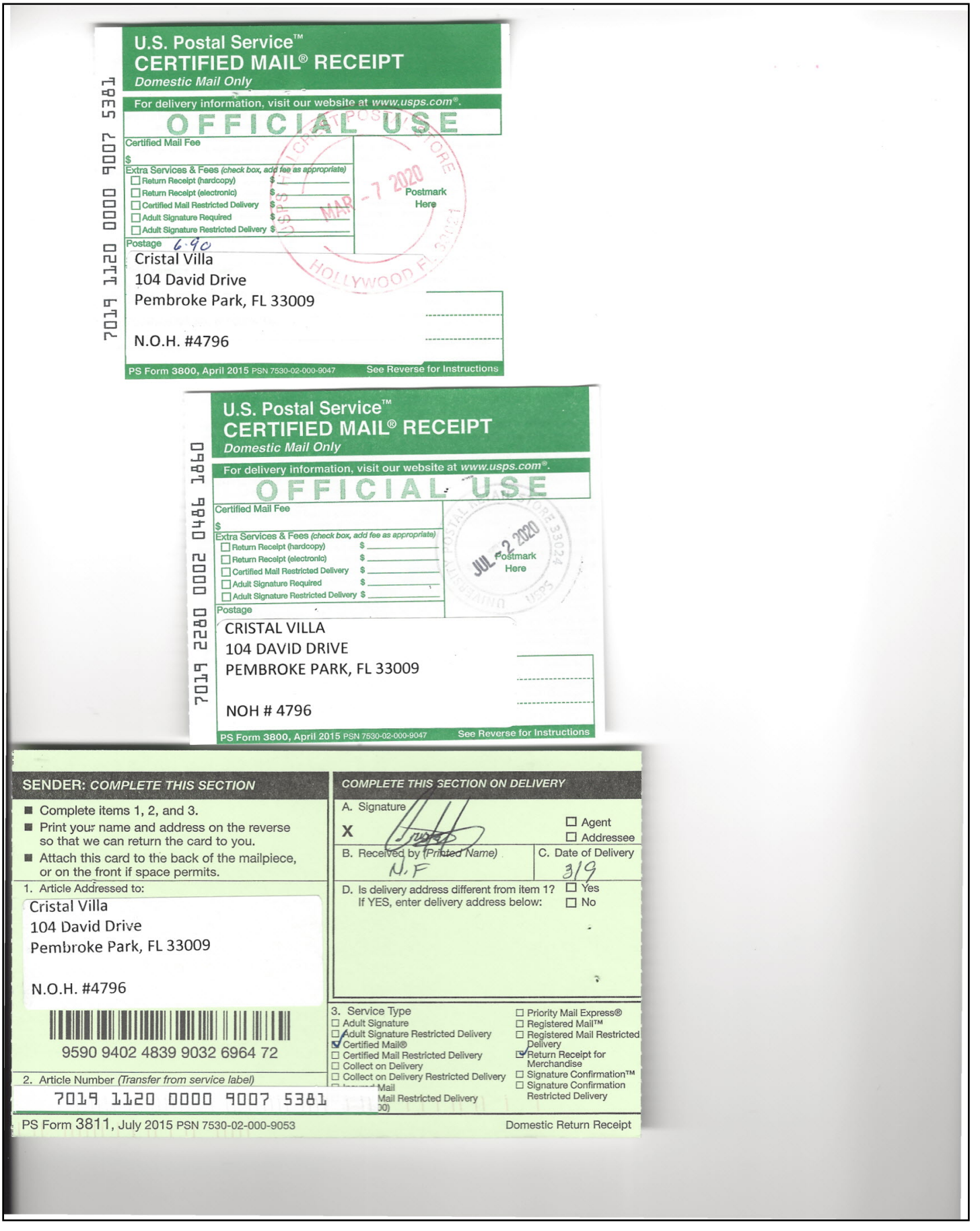
A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
3-25-2021

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 6.90

MAR - 7 2020
Postmark Here

7019 1120 0000 9007 5381

Cristal Villa
104 David Drive
Pembroke Park, FL 33009

N.O.H. #4796

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

JUL 2 2020
Postmark Here

7019 2280 0002 0486 1860

CRISTAL VILLA
104 DAVID DRIVE
PEMBROKE PARK, FL 33009

NOH # 4796

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:

Cristal Villa
104 David Drive
Pembroke Park, FL 33009

N.O.H. #4796

9590 9402 4839 9032 6964 72

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5381

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) N. F
C. Date of Delivery 3/9

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
- ☐ 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


104
2021/04/05 13:48:50


104
2021/04/05 13:48:39

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Case #:

4796

Sent To:

Cristal Villa

104 David Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Owner:

Cristal 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 #Cristal Villa - 104 David Dr

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

1 of 2

2021/04/05 13:48:28


2021/04/05 13:49:10

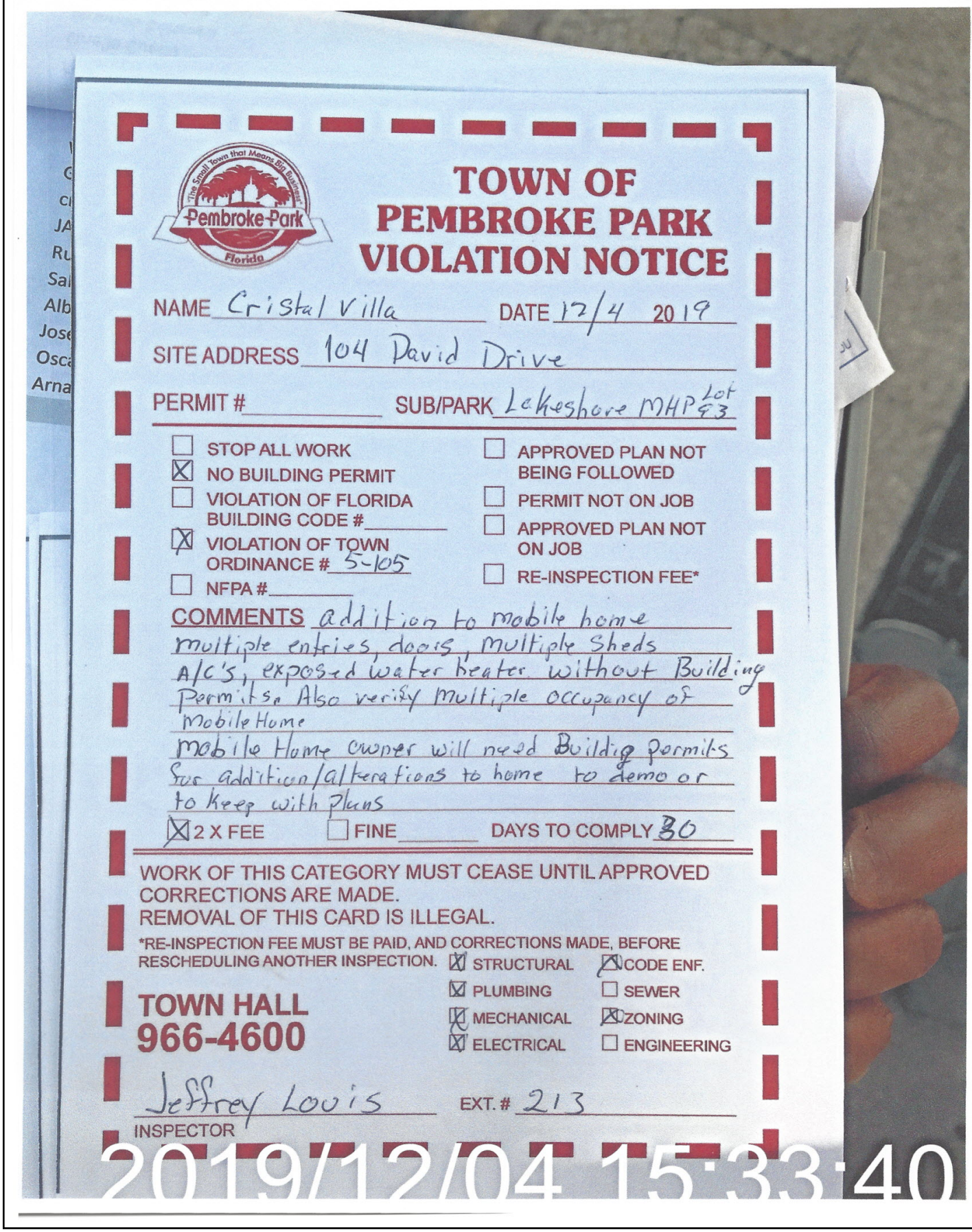

2021/04/05 13:49:37


2021/04/05 13:49:52


104
Simply Fresh
Farmers & Families
07.09.2020 12:18


07.09.2020 12:19
104


22
07.09.2020 12:19



TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Cristal Villa DATE 12/4 2019

SITE ADDRESS 104 David Drive

PERMIT # _____ SUB/PARK Lakeshore MHP Lot 93

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 5-105
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS addition to mobile home multiple entries, doors, multiple Sheds A/C's, exposed water heater without Building Permits. Also verify multiple occupancy of Mobile Home

mobile Home owner will need Building permits for addition/alterations to home to demo or to keep with plans

☒ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☒ STRUCTURAL
- ☒ CODE ENF.
- ☒ PLUMBING
- ☐ SEWER
- ☒ MECHANICAL
- ☒ ZONING
- ☒ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL 966-4600

Jeffrey Louis INSPECTOR EXT. # 213

2019/12/04 15:33:40


12/04/2019 04:25


12/04/2019 04:25


12/04/2019 04:25


12/04/2019 04:26


12/04/2019 04:26


12/04/2019 04:26


12/04/2019 04:26

Enviado desde Yahoo Mail para Android Letter. Here we are inhabitants of the Lakeshore Trailer Park and we want you to please think about how right this letter is for the city manager or for a congressman for a senator or someone who reasons and does the right thing and can help and see the problem in which we are regarding that they want to throw us our houses when we do not understand how the city and the government are always trying to find a house for homeless people who have no home to people who cannot pay the rent they look for section 8 something to help them to pay the rent and to us that with sacrifice with our work we bought those houses that until now we realize that they made us a fraud Why they built them without permission and we did not know the problems they were in but the city did know And the great problem is that the city did not do its job !!! if the city had done its job not allowing that to build us we would be scammed the city was the one who should have prevented you from being built by failing to do your job they built we innocently bought and now you want to throw our house into consideration we are Low-income people and how they help the homeless to get a home a home as well as help people who can not pay their rent with social assistance is help us we are not asking for anything or help us build or help us to pay the rent or give us a simple and simple home mind we work hard to buy those humble houses have consideration. Well, the city also has to answer why those constructions were made because it was allowed to build you did not do your job !! It is not about blaming someone just simply and we simply want them not to harm us. We are humble working people who are going to do their jobs but where the rich live and prevent them from building in more cities so that they do not deceive other people who do not make them fraud. sell the things that are wrong because when you buy one you say that it is like cars than when you buy cars but it is also the responsibility of the city to inform when you are going to buy a property to register a title tell you You have already checked the property that is in good condition state that does not have violations, most of us do not know what does not have violations, there are many people who know all that and the city knows it and they must let people know that we do not know that because we have thousands of people who do not know that with the need that we have a home we are not asking for anything the city to help us buy we simply have a lot of need We look forward to being well for having a home for our children. Please reconsider we do not want problems or publish on television. Just live in peace and work. Help us. How do you help other people? We do not want to send this letter to the televisio

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gerardo Mares	408 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Gerardo Mares - 408 Lone Pine Lane

Legal Description

Description

Installation of Vinyl Siding without permits

Case Status Open **Case #** 4802 **Date Next Inspection** 4/13/2021

Notes Installation of vinyl Siding without proper permits. Mobile Home owner will need to obtain a Building permit for vinyl siding from Building Department.

Double permit fee has been assessed to violation.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand/ Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Hand
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4802
GERARDO MARES

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GERARDO MARES TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 408 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED GERARDO MARES. AT 2:43 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed).

(Signature of Notary Public-State of Florida)
(NOTARY SEAL) (Name of Notary Typed, Printed, or Stamped)

Teressa Malcolm

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

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/05/2021

Sent To:
Gerardo Mares

408 Lone Pine Lane
Pembroke Park, FL 33009

Case #:
4802

Property Owner:
Gerardo Mares

408 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000480

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

AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Gerardo
Mares - 408 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/13/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

2021/04/05 14:43:15

7019 2280 0002 0486 2287

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
$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

MAR 1 - 2021

GERARDO MARES NOH 4802
CURRENT TENANT/RESIDENT
408 LONE PINE LANE
PEMBROKE PARK, FL 33009

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

7019 2280 0002 0486 2256

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
$ 6.96

Total Postage and
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

MAR 1 - 2021

PARKER LONE PINE M/H
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOH 4802

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:

GERARDO MARES NOH 4802
CURRENT TENANT/RESIDENT
408 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6969 22

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2287

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
3/16/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PARKER LONE PINE M/H
3030 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

NOH 4802

9590 9402 4839 9032 6969 39

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2256

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
3/16/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail 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


408
2021/04/05 14:43:27


2021/04/05 14:43:36


2021/04/05 14:43:43


2021/04/05 14:44:36

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2110774
PERMIT NO.
B-91619
APPLICATION NO.

AMT DUE

Inkforce 91619

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: GERARDO MARES					
JOB ADDRESS: 408 LONE PINE LANE					
OWNER NAME: MARES, GERADO					
OWNER ADDRESS: 408 LONE PINE LANE					
CITY: PEMBROKE PARK					
PHONE: 3057834848	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A	**STATE REGISTRATION: N/A**				
LOT: 00	BLOCK: 00	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000480	SUBDIVISION: PARKER LONE PINE MOBILE HOME PARK				
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: 200	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: INSTALL VINYL SIDING AT THE FRONT OF MOBILE HOME ONLY & FRONT OF SCREEN PORCH.					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2110774-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
89685	Final Building Inspection	2/5/2021	Pass
	PASS ACCORDING		
89370	Vinyl Siding	1/27/2021	Pass
	PASS ACCORDING		
89369	Vinyl Siding-Underlayment	1/27/2021	Pass
	PASS ACCORDING		

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: **2110774-0**

Job Address: **408 LONE PINE LANE**

Job Name: GERARDO MARES

Permit Status: Permit Complete

Permit Issued Date:1/12/2021 10:42:50 AM

Submitted Into Plan Review Date:5/22/2020 9:54:10 AM

Application Date: 5/22/2020 9:51:31 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 235 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	5/22/2020 12:15:42 PM

In ar
be unlaw
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inhabitin
so maint

(Ord. No

Cross re

Sec. 4-10. -

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Berardo Mares DATE 12/13 2019

SITE ADDRESS 408 Lone Pine Lane

PERMIT # _____ SUB/PARK Lone Pine MHP

- [X] STOP ALL WORK
- [X] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [X] VIOLATION OF TOWN ORDINANCE # 5-105
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS Installation of vinyl siding Without proper permits

Mobile Home owner will need to obtain a Building permit for vinyl siding from Building Department

- [X] 2 X FEE
- [ ] FINE _____
- DAYS TO COMPLY 30

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- [X] STRUCTURAL
- [ ] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis EXT. # 213
INSPECTOR

2019/12/13 15:01:59


408
12.13.2019 03:58


408
12.13.2019 03:58


EXPIRES
15-19
FLORIDA
12.13.2019 03:58


WERNER
12.13.2019 03:58

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

Hasler FIRST-CLASS MAIL
12/31/2019
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Lone Pine Mobile Home Park
3030 W. Hallandale Beach Blvd
Pembroke Park, FL 33009

NOV4802

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

Hasler FIRST-CLASS MAIL
12/31/2019
US POSTAGE $000.50[0]
ZIP 33023
011D10656696

Sent To:
Gerardo Mares
408 Lone Pine Lane
Pembroke Park, FL 33009

Case #:
4802

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANO LLC	844 ALTON RD STE 3 MIAMI BEACH, FL 33139	1960 SW 30 AVE, PEMBROKE PARK, FL 33009 #1960 B SW 30 Ave - Cabinets to Go

Legal Description

Description

Portable/Shipping container in front of Business. Portable container can not be used as signage.

Case Status Open **Case #** 4900 **Date Next Inspection** 4/13/2021

Notes Portable/Shipping container in front of business. Portable container can not be used as signage. Business owner and/or Property owner must remove portable/shipping container from premise.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2020		Notice of Violation	Hand/ Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4900
ANO LLC

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ANO LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1960 B SW 30 AVE, PEMBROKE PARK, FL 33009

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED ANO LLC. AT 2:35 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary)

(NOTARY SEAL) Name of Notary Teressa Malcolm

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Case #:

4900

Property Owner:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514221280027

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF
N 1041.5, LESS 30 AS IN OR 3639/866

AKA:

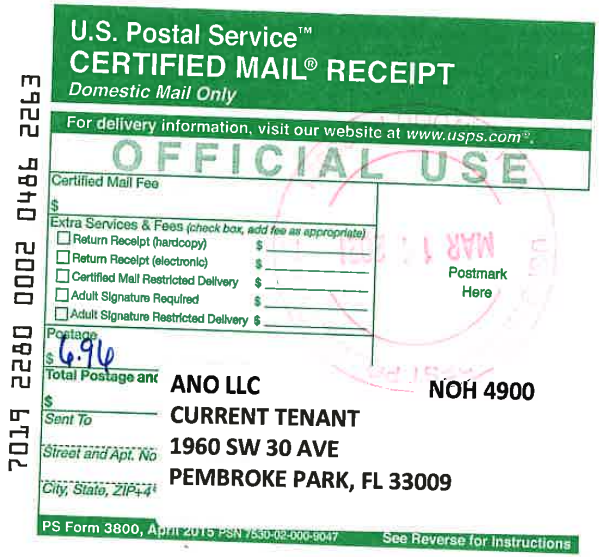
1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 4

2021/04/05 14:35:26

7019 2280 0002 0486 2263



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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
$ 6.96

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

ANO LLC NOH 4900
CURRENT TENANT
1960 SW 30 AVE
PEMBROKE PARK, FL 33009

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

7019 2280 0002 0486 2270



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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 Postage and
$ 6.96

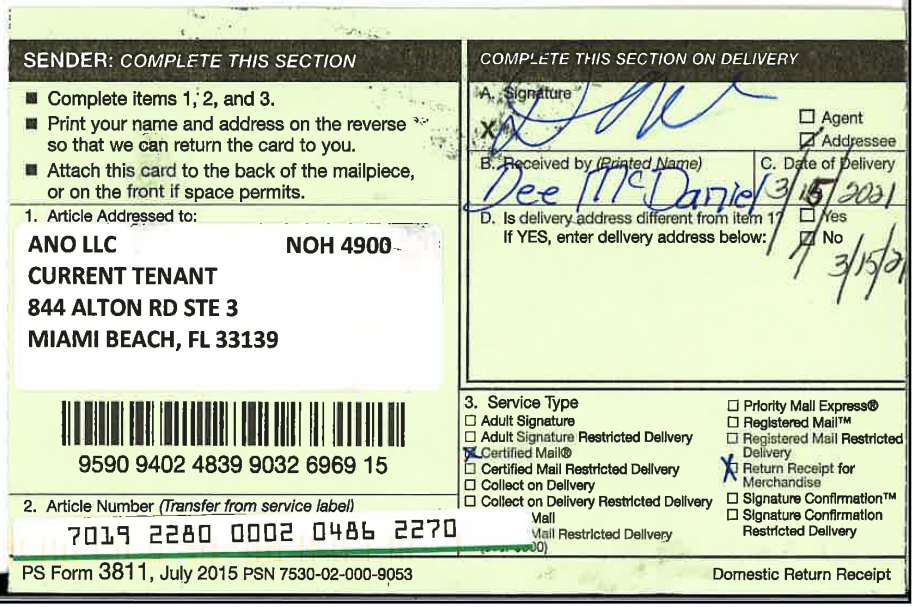
Sent To

Street and Apt. No

City, State, ZIP+4

ANO LLC NOH 4900
CURRENT TENANT
844 ALTON RD STE 3
MIAMI BEACH, FL 33139

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:

ANO LLC NOH 4900
CURRENT TENANT
844 ALTON RD STE 3
MIAMI BEACH, FL 33139

9590 9402 4839 9032 6969 15

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

7019 2280 0002 0486 2270

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☑ Addressee

B. Received by *(Printed Name)*
Dee McDaniel

C. Date of Delivery
3/15/2021

D. Is delivery address different from item 1?
If YES, enter delivery address below:
☐ Yes
☑ No
3/15/21

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- Mail
- Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 7.05

Postmark Here

MAR - 7 2020

7019 1120 0000 9007 5299

ANO LLC
844 Alton Road STE 3
Miami Beach, FL 33139

N.O.H. #4900

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage 7.05

Postmark Here

MAR - 7 2020

7019 1120 0000 9007 5305

Cabinets To Go
1960 B SW 30 Ave
Pembroke Park, FL 33009

N.O.H. #4900

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

U.S. Postal Service™
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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage 7.05

Postmark Here

7019 2280 0002 0486 1884

CABINETS TO GO
1960 B SW 30TH AVENUE
PEMBROKE PARK, FL 33009

NOH # 4900

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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OFFICIAL USE

Certified Mail Fee
$

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

Postage 7.05

Postmark Here

JUL - 8 2020

7019 2280 0002 0486 1877

ANO LLC
844 ALTON ROAD STE 3
MIAMI BEACH, FL 33139

NOH #4900

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:

Cabinets To Go
1960 B SW 30 Ave
Pembroke Park, FL 33009

N.O.H. #4900

9590 9402 4839 9032 6962 29

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5305

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) N.F

C. Date of Delivery 3/9

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
- 00)
- ☐ 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


VOW
OR
ESS.
CABINETS TO GO
1.800.Cabinets
...Premium Quality Cabinets FOR LESS!!
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
TV Host/ Remodel Expert
Roberto Fiore
WARRANTY
Quality
LIFETIME
Assurance
WARRANTY
Showroom near you!
CabinetsToGo.com
THOUSANDS OF CARS
OFFLEASEONLY.COM
LE
AWD
2021/04/05 14:32:38


CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
1.800.Cabinets
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
TV Host/ Remodel Expert
Roberto Fiore
a Showroom near you!
CabinetsToGo.com
LIFETIME WARRANTY
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
CabinetsToGo.com
1.800.Cabinets
CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
DO NOT PARK
NO HAZARDOUS WASTES ACCEPTED
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2021/04/05 14:32:53


CABINETS TO GO
...Premium Quality Cabinets FOR LESS!!
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
CabinetsToGo.com
1.800.Cabinets
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
2021/04/05 14:33:18


2021/04/05 14:34:02


WM
WASTE MANAGEMENT
NO.3 LPE
2021/04/05 14:34:12


LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!
CabinetsToGo.com
1.800.Cabinets
ets FOR LESS!!
2021/04/05 14:34:22


...Premium Quality Cabinets
2021/04/05 14:34:44


1960B
OPEN
2021/04/05 14:34:52


CABINETS TO GO
SAVE MORE ON YOUR DREAM KITCHEN AND FLOOR
SAVE MORE!
CABINETS
COUNTERS
FLOORS
STOP BY OUR SHOWROOM
STORE HOURS
OPEN SUNDAY APR. 11
CABINETS TO GO
PULL
2021/04/05 14:35:06

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Case #:

4900

Property Owner:

ANO LLC

844 ALTON RD STE 3
MIAMI BEACH, FL 33139

Certified Mail #:

Property Description:

514221280027

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 200 OF
N 1041.5, LESS 30 AS IN OR 3639/866

AKA:

1960 SW 30 AVE, PEMBROKE PARK, FL
33009 #1960 B SW 30 Ave - Cabinets to
Go

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

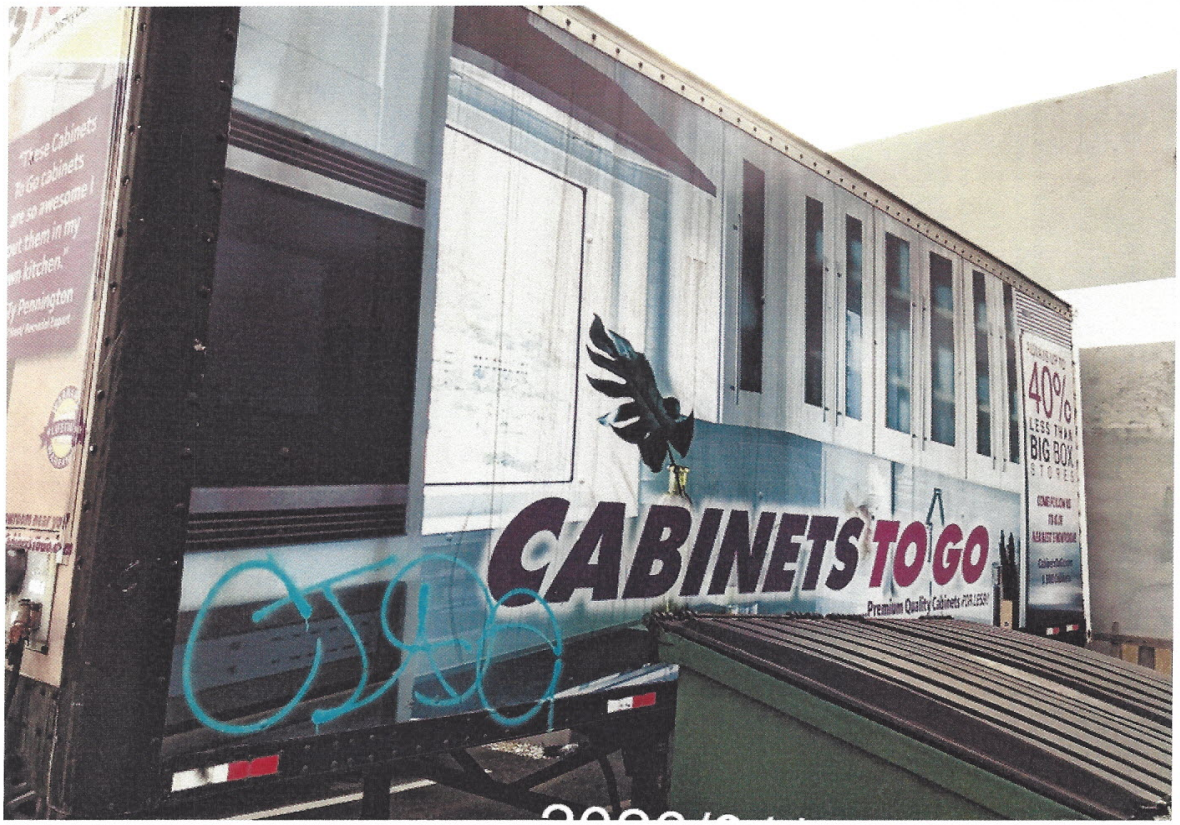
1 of 4

2021/04/05 14:35:26


CABINETS TO GO
KITCHEN
BATH
FOR LESS!!
CABINETS TO GO
1.800.Cabinets
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
TV Host/ Remodel Expert
Roberto Fiore
PIANO MUSIC CENTER
YAMAHA
02.18.2020 01:30


CABINETS TO GO
1960B
1960A
CABINETS TO GO
1,200 Cabinets
Premium Quality Cabinets FOR LESS!
ALWAYS UP TO 40% LESS THAN BIG BOX
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
02.18.2020 01:30


19608
CABINETS TO GO
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
COME FOLLOW US
TO OUR
NEAREST SHOWROOM!


CABINETS TO GO
Premium Quality Cabinets FOR LESS!
40%
LESS THAN
BIG BOX
STORES


CABINETS TO GO
1.800.Cabinets
ALWAYS UP TO
40%
LESS THAN
BIG BOX
STORES
"These Cabinets To Go cabinets are so awesome I put them in my own kitchen."
-Ty Pennington
Roberto Fiore
YAMAHA

Case Overview

Property/Incident Information

Owner	Address	Site Address
GARDEN PROPERTY 786 INC	17409 SW 54 ST MIRAMAR, FL 33029	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Legal Description

Description

Abandon Vehicles on Property, Prohibited signs (banner, signs in windows, posted signs), new wall and pole signs without building permits, trash and debris around property, fence replaced without building permits, electrical work done for BTR without building permits, no current BTR

Case Status Open **Case #** 4985 **Date Next Inspection** 4/13/2021

Notes

1. Abandon Vehicles on Property - all vehicles in back of property must be removed
2. Prohibited signs (banner, signs in windows, posted signs) - banner sign on fence and window signs must be removed
3. New wall and pole signs without building permits - Need to obtain a building permit for new wall sign and (2) pole signs
4. Trash and debris around property - must remove all trash and debris from entire property
5. Overgrown vegetation - overgrown tree limbs and weeds need to be trimmed and removed
6. Fence replaced without building permits - Need to obtain building permit for new fence
7. Electrical work done for BTR without building permits - expired building permit for electrical work. Need to obtain new permit.
8. No current BTR - Need to obtain Business Tax Receipt from Town.

Double Permit fee has been assessed to violations

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/6/2020		Notice of Violation	Hand / Regular Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	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: 4/13/2021
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.	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/13/2021
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4985
GARDEN PROPERTY 786 INC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 330023

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED GARDEN PROPERTY 786 INC. AT 1:09 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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.

(X) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (ABDUL – STORE OWNER) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

(NOTARY SEAL) Name of Notary (Teressa Malcolm)

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

7019 2280 0002 0486 2317

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
$ 6.96

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

NOH 4985

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:

GARDEN PROPERTY 786 INC
2950 SW 32 AVE
PEMBROKE PARK, FL 33023

NOH 4985

9590 9402 2483 6306 0098 30

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2317

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 2280 0002 0486 2300

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

NOH 4985

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:

GARDEN PROPERTY 786 INC
17409 SW 54 ST
MIRAMAR, FL 33029

NOH 4985

9590 9402 4839 9032 6968 85

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2300

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
Aug-19 3/13/19

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

7019 2280 0002 0486 1938

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JUL - 2 2020

GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029

NOH #4985

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

7019 2280 0002 0486 1945

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage

Postmark Here

JUL - 2 2020

FOOD STORE
2950 SW 32ND AVENUE
PEMBROKE PARK, FL 33023

NOH #4985

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:

GARDEN PROPERTY 786 INC
17409 SW 54TH STREET
MIRAMAR, FL 33029

NOH #4985

9590 9402 5384 9189 1548 10

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1938

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
7/6/20

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

RECEIVED JUL 08 2020

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number **080510**

APPLICATION FORM

Application Category: Convenience/Grocery Stores **Application Date:** 5/9/2019

Business Owner Information (Residential Usage)

Business Name: FOOD STORE

Business Owner/Corporation/Partnership:

Business Address: 2950 SW 32 AVE

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

Business Phone: **Other Phone:** 7862802445 **Fax #:**

E-Mail: **Contact Person's Name:** JOHIRUL ISLAM

Parcel Information

Folio Number: 514230090093 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name: JI7, INC.

Mailing Address: 2950 SW 32 AVE

City / State / Zip: PEMBROKE PK FL 33023

Business Description:

CONVENIENCE STORE

Limitations:

(NEW OWNER- NO BTR -PREV BILLING 114004)

R203 BTR Inspections For Customer (080510 - FOOD STORE)

Event ID	Inspection	Inspection Date	Status
Miscellanous Inspection			
85888	Attachment	7/20/2020	In-Complete
	As of 7/20/20-pending inspections needed are electrical and fire to complete the business tax application process.		
Structural Inspection			
75670	BTR Business Occupancy Inspection	5/13/2019	Pass
	Convenience store ok		
Zoning Inspection			
75671	BTR Inspection	5/13/2019	Pass
Electrical Inspection			
75668	BTR Inspection	5/14/2019	Fail
	Rejected; Electrical permit required: Emg/Exit lighting requires repair and connection to area lighting. Multiple appliance, gaming machines, signs; require branch circuit outlets. Extension cords not to be used for wiring method, provide outlets per code. NFPA 70, 400.8 flexible cords not permitted; branch circuits. NFPA 70, 422.10 Appliance Branch circuits. NFPA 70, 210.1 branch circuits. NFPA 70, 210.8 (B0 (2) Kitchen GFCI NFPA 70, 210.11 Branch circuits required. NFPA 70, 210.23 Permissible loads; multiple appliances.		
Fire Inspection			
75669	BTR Inspection - Fire	5/14/2019	Fail Without Penalty
	1. Address rear-FD has access 2. Maintain Fire Extinguishers. 3. Maintain exit signs.		

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

BUILDING PERMIT APPLICATION

1910131
PERMIT NO.
E-90337
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: GARDEN PROPERTY 786 INC					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 9545263223	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: METPLANET ELECTRICAL CONTRACTOR					
MAIL ADDRESS: 6231 GRANT COURT					
CITY STATE ZIP: HOLLYWOOD FL 33024					
PHONE: 3056887133	**FAX:**	**EMAIL:**			
CERT. COMPENTENCY: EC13007397		**STATE REGISTRATION: 06-cme-12532-x**			
LOT: 000	BLOCK: 0000	PRESENT USE: FOOD STORE (CONVENIENCE STORE)	PROPOSED USE: FOOD STORE (CONVENIENCE STORE)		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 1000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ELECTRICAL WORK REPAIR AS PER BTR INSPECTIONS RESULTS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910131-0**

Job Address: **2950 SW 32 AVE**

Job Name: GARDEN PROPERTY 786 INC

Permit Status: Expired

Permit Issued Date:7/30/2019 12:58:47 PM

Submitted Into Plan Review Date:7/23/2019 12:46:40 PM

Application Date: 7/23/2019 12:45:01 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 7 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	7/25/2019 9:06:05 AM

R203 Permit Messages For Permit ()

Event ID	Inspection	Inspection Date	Status


FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
OPEN
NO PARKING
BUD LIGHT
ATM
INSIDE
2021/04/05 12:59:40


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
2021/04/05 12:58:44


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
DO NOT
CAUTION
2021/04/05 12:59:13


Edgefield
CIGARETTES
LOWEST PRICES AT THIS STORE
Edgefield
KINGS
PROUDLY MADE IN THE USA
Edgefield
KINGS BOX
$ PACK 3.75
PLUS TAX
SURGEON GENERAL'S WARNING: Smoking Causes Lung Cancer, Heart Disease, Emphysema, And May Complicate Pregnancy.
PRESSURE CLEANING
239-462-0844
WE BUY
JUNK CARS
954.98
2021/04/05 12:58:35


BIG AL'S
GUN RANGE
2021/04/05 12:59:21


LOTTO
OPEN
NO PARKING
BUD LIGHT
ATM INSIDE
BUSCH BEER
INSIDE
OPEN
12-PK BOTTLES
CORONA EXTRA
$16.99
Find your beach.
Make memories not plans
2021/04/05 13:01:05


INSIDE
OPEN
BEER
Make memories not plans
12-PK BOTTLES
CORONA EXTRA
$16.99
Find your beach.
12-PK BOTTL
HEINEKEN
$16.9
TropicalIce
We bring ice to you!
ICE
2021/04/05 13:02:16


2021/04/05 13:01:25


2021/04/05 13:01:35


2021/04/05 13:01:45


MOTOR OIL
JOHNSEN'S
Mobil
STP
WARREN
SUPER S
XCEL
Chevron
LUCAS
OIL PRODUCTS INC.
WOLF'S HEAD
MOTOR OIL
ISUZU
ISUZU NPR-HD
2021/04/05 13:01:58


2021/04/05 13:13:54


STOP
2021/04/05 13:14:08


2021/04/05 13:14:19


STOP
2021/04/05 13:14:29


LAWSON
305-885-1008
2021/04/05 13:14:39


2021/04/05 13:21:53


TRIBUTE
Phone
LOCAL CALLS 25¢
07.09.2020 13:00


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
07.09.2020 13:00


FAMILY
GROCERY
SMOKE SHOP
LOTTO
SUBS
COTTON HENDERSON, INC.
07.09.2020 13:01


FAMILY
GROCERY
LOTTO
SUBS
SMOKE SHOP
OPEN
OPEN
PULL
BUD LIGHT
ATM
ATM
INSIDE
SUBS
BUSCH
BEER
ATM
INSIDE
07.09.2020 13:01


07.09.2020 13:06


BIG AL'S
GUN RANGE
07.09.2020 13:06


GMC
07.09.2020 13:07


GMC
07:09:2020 13:07


07.09.2020 13:07


07.09.2020 13:07


07.09.2020 13:07


07.09.2020 13:08


07:09:2020 13:08


07.09.2020 13:08


FAMILY
GROCERY
SMOKE SHOP
CODE ENFORCEMENT
07.09.2020 13:10


06.26.2020 14:19


06.26.2020 14:19


06.26.2020 14:19


06. 26. 2020 14:19


FAMILY
GROCERY
LOTTO SUBS SMOKE SHOP
03.06.2020 00:05


FAMILY
GROCERY
SMOKE SHOP
LOTTO SUBS
WE BUY
HOUSES
03.06.2020 00:05


WE BUY
HOUSES
696-1694
03 06 2020 00:06


UNDER
NEW MANAGEMENT
03 06 2020 00:06


Everfresh
03.06.2020 00:06


954.839.4120
954.839.4120
03 06 2020 00 06


03.06.2020 00:06


03.06.2020 00:06


03.06.2020 00:07


03.06.2020 00:07


03_06_2020 00:07


03_06_2020 00:07


03 06 2020 00 07


03 06 2020 00 07


GMC
03 06 2020 00:08


GMC
03.06.2020 00:08


03.06.2020 00:08


WM
305 471 4444
954 974 7500
wm.com
03.06.2020 00:08


03.06.2020 00:08


03.06.2020 00:09


03 06 2020 00:09


03 06 2020 00:09


03 06 2020 00:09


03 06 2020 00 09


03 06 2020 00 09

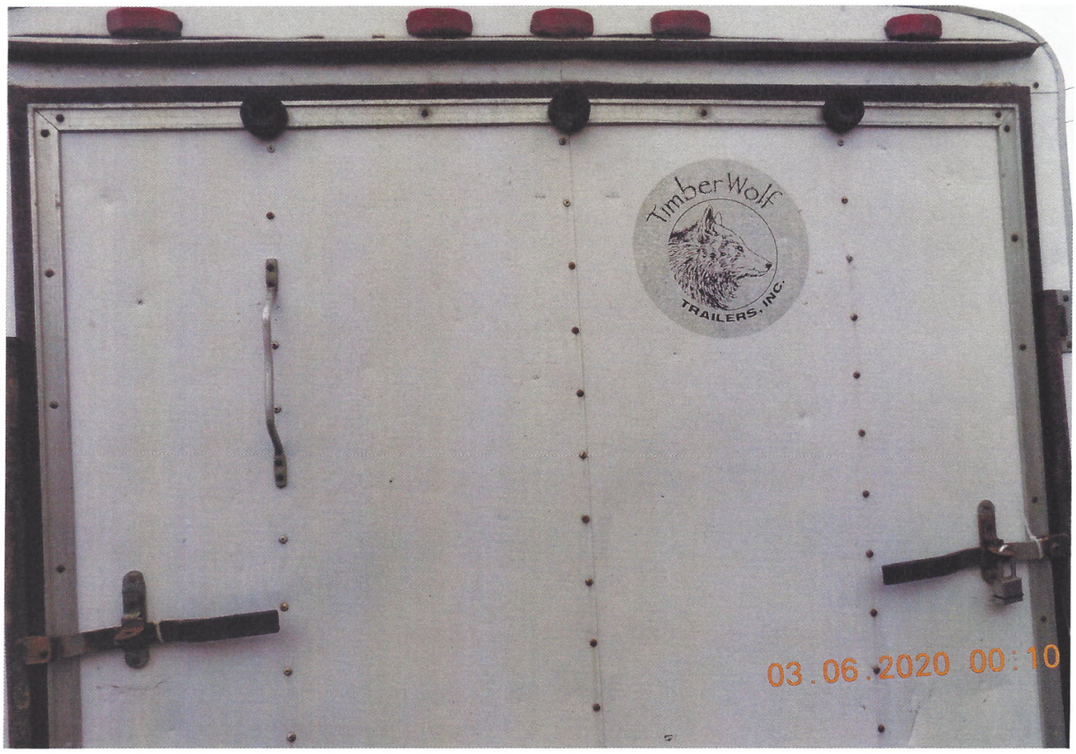

XR4Ti
03 06 2020 00 10


MAY
FLORIDA
SRC 40G
BROWARD
03.06.2020


RAM2500
03.06.2020 00:10


MYFLORIDA.COM
DECAL
714 WTA
SUNSHINE STATE
FRATERNAL ORDER OF POLICE
VIP - SPONSOR
03 06 2020 00


03 06 2020 00 10


TimberWolf
TRAILERS, INC.
03.06.2020 00:10


03.06.2020 00:11


MYFLORIDA.COM
HYT B62
SUNSHINE STATE
03.06.2020 00:11


WHO FUCKIN WIT US!!
HOLLA AT YOUR SLIME
03.06.2020 00:11


03 06 2020 00:11


03 06 2020 00:11


MYFLORIDA.COM
KGX N37
SUNSHINE STATE
PACIFICA
03.06.2020 00:11


03.06.2020 00:17


OPEN
BUD LIGHT
03 06 2020 00:17


FAMILY GROCERY
LOTTO
SUBS
SMOKE SHOP
BUD LIGHT
03 06 2020 00:17

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC	PO BOX 1017 CHARLOTTE, NC 28201	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Description

Dead/Dying hedges in front, back and behind wall of property needs to be replaced. trash and debris around dumpster area. maintenance of wall behind property. damaged siding on eastside of building needs to be repaired tree limbs and overgrown vegetation on east side of building.

Case Status Open **Case #** 5006 **Date Next Inspection** 4/13/2021

Notes

1. Dead/Dying hedges in front, back and behind wall of property. Hedges needs to be replaced around property
2. Trash and debris around dumpster area. all trash and debris (including tires) needs to be removed from property
3. Graffiti on dumpster door. Graffiti needs to be removed from dumpster door
4. Outside storage of vending machine (water cooler, ice machine). Need to remove from front door
5. Maintenance of wall behind property. Concrete wall needs to be cleaned and maintained in good repair
6. Damaged siding on eastside of building. Siding needs to be repaired with building permit
7. Tree limbs on eastside of building. Need to remove all tree limbs from property
8. overgrown vegetation on east side of building. Need to cut and maintain vegetation
9. window sign(ATM) needs to be removed from window.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/6/2020		Notice of Violation	Hand / Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
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.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/13/2021
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.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5006
COLE FD PORTFOLIO III LLC % FAMILY DOLLAR STORES INC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE FD PORTFOLIO III LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4100 W. HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 330023

I, (JEFFREY LOUIS), HEREBY CERTIFY that I
SERVED COLE FD PORTFOLIO III LLC. AT 12:42 A.M. /**P.M**. ON THE 05 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (

(NOTARY SEAL) Name of Notary (Teressa malcolm

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

behind each line until the next
called to the cash register. At that
e move forward to the next line.

or your cooperation and patience while
heck out. We will be with you shortly.

Dedicated Morning Shopping Hour
for Vulnerable Customers

In-Store Cleaning Protocols for Your Health & Safety

Social Distancing
Please Maintain Social Distance

Tap to Pay

FAMILY DOLLAR

Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm
Open: 8 am Close: 10 pm

EER OPPORTUNITES | for locations nationwide
rt DOLLAR to 58046 or visit www.FamilyDollar.com/careers

os contratando | Envíe la palabra DOLLAR al 58046 para aplicar* visite www.FamilyDollar.com/careers

We Are Committed To A Drug Free Work Place

Money is kept in TIME DELAY SAFE.
ities are being video recorded. No Solicitation or Loitering.

VanillaDirect E-Verify TeleCheck Smart Coupons

no solicitation • no distribution
service animals only

No One May Enter Without A Face Coveri

Thank You for Your Patience and Cooperation.

Nadie Puede Entrar Sin Una Cubierta De La

Por Su Paciencia Y Cooperación.

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
03/05/2021

Sent To:
COLE FD PORTFOLIO III LLC %
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201

Case #:
5006

Property Owner:
COLE FD PORTFOLIO III LLC %
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201

Certified Mail #:

Property Description:
514230090581

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

AKA:
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/6/2020 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 (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.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	10

1 of 3

FAMILY DOLL

Atención Clientes de Family Dollar,

Con el fin de garantizar la seguridad de
nuestros Asociados, le pedimos que pra
distanciamiento social mientras espera
los registros. Los CDC recomiendan una
social de 6 pies entre las personas para
propagación de COVID-19.

Espere detrás de cada línea hasta que se
siguiente cliente a la caja registradora. E
punto, avance a la siguiente línea.

Gracias por su cooperación y paciencia m
espera para pagar. Estaremos con usted

OLLAR TREE | FAMILY DOLLAR

ESSENTIAL BUSINESS, WE ARE
OPEN TO HELP YOU
D AND CARE FOR YOUR FAMILY

nd Family Dollar stores are proud to be open ac
your community to help you meet your essential n
er-the-counter medicines and cleaning supplies.

0 Dollar Tree and Family Dollar stores across the n
sential needs by providing consumables such as fo
ectant wipes, hand sanitizer, toilet paper, facial tiss
he-counter cold and flu medicines, and similar product

ble product sales including groceries exceed the sales of the
rocery store chain in the United States. We provide groceries
ble products to approximately 78% of U.S. households. Rural
mmunities often rely on us as their convenient neighborhood
ceries and consumables. Over 97% of our stores accept
l Nutrition Assistance Program (SNAP) benefits, which is
portant now that so many food programs for school children
spended.

honored to be open to help meet your essential needs during
risis, and proud to be working with our partners in local, state
overnment to help ensure your safety and the safety of our

2021/04/05 12:41:44

7019 2280 0002 0486 2324

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
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
MAR 1 7 2021
HOLLYWOOD FL

COLE FD PORTFOLIO III LLC%
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201
NOH 5006

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:

COLE FD PORTFOLIO III LLC%
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201
NOH 5006

9590 9402 2483 6306 0098 23

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2324

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7019 2280 0002 0486 2331

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
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
MAR 1 7 2021
HOLLYWOOD FL

COLE FD PORTFOLIO III LLC%
FAMILY DOLLAR STORES INC
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH 5006

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:

COLE FD PORTFOLIO III LLC%
FAMILY DOLLAR STORES INC
4100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH 5006

9590 9402 2483 6306 0098 16

2. Article Number (Transfer from service label)
7019 2280 0002 0486 2331

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Crystal Ustick ☐ Agent ☐ Addressee

B. Received by (Printed Name) Crystal Ustick C. Date of Delivery MAR 17 2021

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

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 7.05

MAR - 7 2020

Postmark Here

Cole FD Portfolio III LLC
% Family Dollar Stores Inc
P.O. Box 1017
Charlotte, NC 28201
N.O.H. # 5006

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

9245 7004 0000 0277 4707

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 7.05

MAR - 7 2020

Postmark Here

Cole FD Portfolio III LLC
% Family Dollar Stores Inc
4100 W. Hallandale Beach Blvd
Pembroke Park, FL 33023
N.O.H. # 5006

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

7019 1120 0000 9007 5435

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

JUL - 2 2020

Postmark Here

COLE FD PORTFOLIO III LLC
% FAMILY DOLLAR STORES INC.
P.O. BOX 1017
CHARLOTTE, NC 28201
NOH # 5006

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

7019 2280 0000 0486 4707

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

JUL - 2 2020

Postmark Here

COLE FD PORTFOLIO III LLC
% FAMILY DOLLAR STORES INC.
4100 W. HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 5006

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

7019 2280 0000 0486 1921

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Cole FD Portfolio III LLC
% Family Dollar Stores Inc
P O Box 1017
Charlotte, NC 28201
N.O.H. # 5006

9590 9402 4839 9032 6965 26

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

7019 1120 0000 9007 5428

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Crystal Ustick ☐ Agent ☐ Addressee

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

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

MAR 27 2020

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
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Cole FD Portfolio III LLC
% Family Dollar Stores Inc
4100 W. Hallandale Beach Blvd
Pembroke Park, FL 33023
N.O.H. # 5006

9590 9402 4839 9032 6965 33

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

7019 1120 0000 9007 5435

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AC ☐ 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
- 00)
- ☐ 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


4100
We're Open
No One May Enter Without A Face Covering
IN
We Accept EBT Food Stamp Benefits
SNAP
PULL
Same-Day Delivery
BUYING TOBACCO FOR MINORS COULD COST YOU.
Under 18 No Tobacco
Please Have ID Ready
FAMILY DOLLAR
SUNDAY: OPEN: 8 AM CLOSE: 10 PM
MONDAY: OPEN: 8 AM CLOSE: 10 PM
TUESDAY: OPEN: 8 AM CLOSE: 10 PM
WEDNESDAY: OPEN: 8 AM CLOSE: 10 PM
THURSDAY: OPEN: 8 AM CLOSE: 10 PM
FRIDAY: OPEN: 8 AM CLOSE: 10 PM
SATURDAY: OPEN: 8 AM CLOSE: 10 PM
CAREER OPPORTUNITIES
INFORMATION WANTED
NOTICE
NO PROPANE CYLINDERS ALLOWED IN STORE.
Reddyice
2021/04/05 12:38:49


SMART COUPONS
$1 WOW
Your Home, Your Haven
MADE FOR FOOTBALL
WATCHING
THAT'S WHAT I LIKE
$2.25
pepsi
FAMILY DOLLAR
IN
We Accept EBT Food Stamp Benefits
ReddyICE
2021/04/05 12:38:02


Reddyice
MADE FOR FOOTBALL
WATCHING
THAT'S WHAT I LIKE
pepsi
$2.25
Sun-Sentinel
1217
Reddyice
Reddyice
2021/04/05 12:37:53


2021/04/05 12:37:09


SPEED
2021/04/05 12:35:34


2021/04/05 12:35:45


2021/04/05 12:36:01

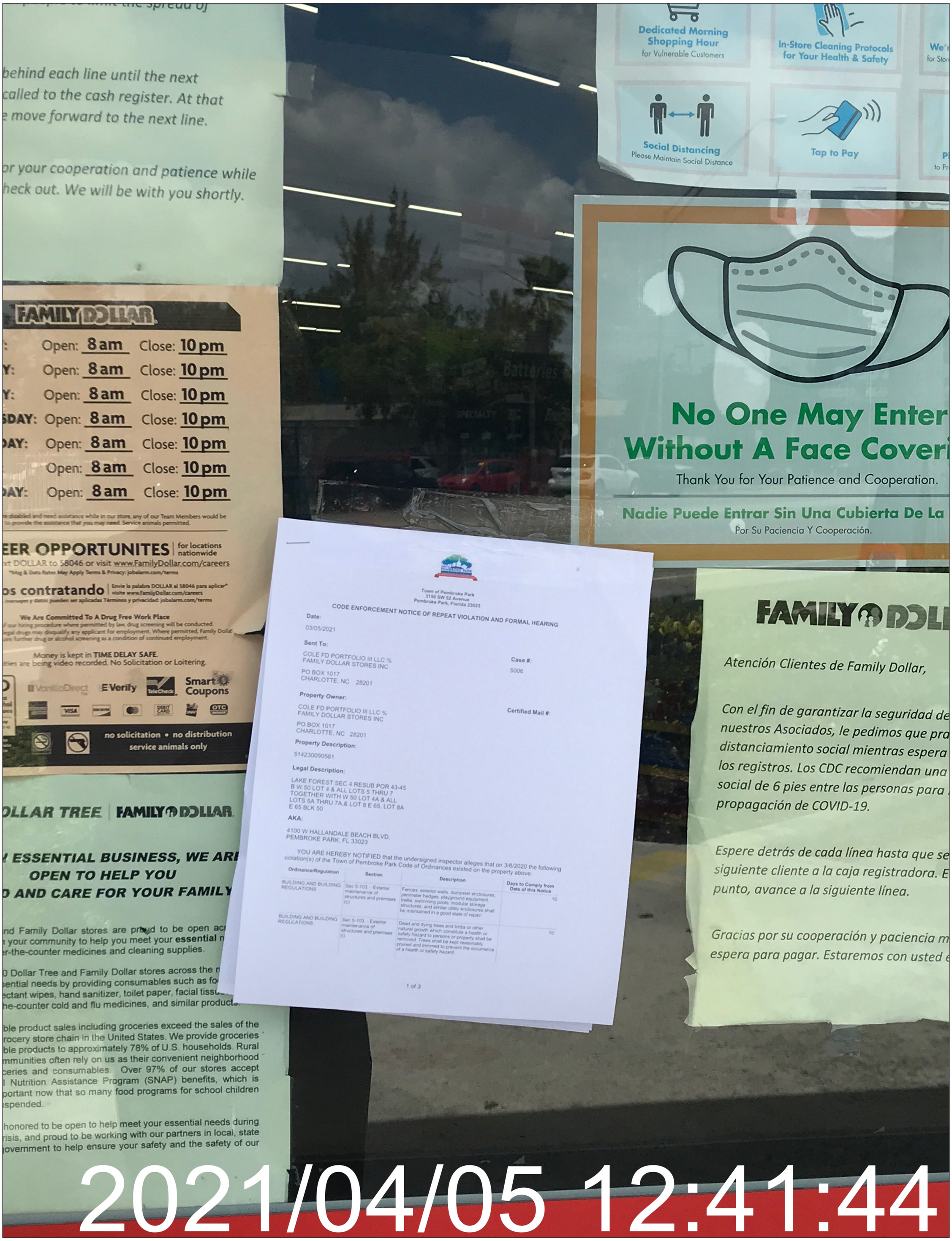

2021/04/05 12:36:18


2021/04/05 12:36:29


2021/04/05 12:36:39


2021/04/05 12:39:10


2021/04/05 12:39:25


behind each line until the next
called to the cash register. At that
e move forward to the next line.
or your cooperation and patience while
heck out. We will be with you shortly.
Dedicated Morning Shopping Hour
for Vulnerable Customers
In-Store Cleaning Protocols for Your Health & Safety
Social Distancing
Please Maintain Social Distance
Tap to Pay
FAMILY DOLLAR
Open: 8 am Close: 10 pm
EER OPPORTUNITES | for locations nationwide
os contratando | Envíe la palabra DOLLAR al 58046 para aplicar*
We Are Committed To A Drug Free Work Place
Money is kept in TIME DELAY SAFE.
no solicitation • no distribution
service animals only
No One May Enter
Without A Face Coveri
Thank You for Your Patience and Cooperation.
Nadie Puede Entrar Sin Una Cubierta De La
Por Su Paciencia Y Cooperación.
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Sent To:
COLE FD PORTFOLIO III LLC %
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201
Case #:
5006
Property Owner:
COLE FD PORTFOLIO III LLC %
FAMILY DOLLAR STORES INC
PO BOX 1017
CHARLOTTE, NC 28201
Certified Mail #:
Property Description:
514230090581
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B W 50 LOT 4 & ALL LOTS 5 THRU 7
TOGETHER WITH W 50 LOT 4A & ALL
LOTS 5A THRU 7A,& LOT 8 E 65, LOT 8A
E 65 BLK 50
AKA:
4100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/6/2020 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 (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.
10
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Exterior maintenance of structures and premises (i)
Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.
10
1 of 3
FAMILY DOLL
Atención Clientes de Family Dollar,
Con el fin de garantizar la seguridad de
nuestros Asociados, le pedimos que pra
distanciamiento social mientras espera
los registros. Los CDC recomiendan una
social de 6 pies entre las personas para
propagación de COVID-19.
Espere detrás de cada línea hasta que se
siguiente cliente a la caja registradora. E
punto, avance a la siguiente línea.
Gracias por su cooperación y paciencia m
espera para pagar. Estaremos con usted e
DOLLAR TREE | FAMILY DOLLAR
ESSENTIAL BUSINESS, WE ARE
OPEN TO HELP YOU
D AND CARE FOR YOUR FAMILY
nd Family Dollar stores are proud to be open ac
your community to help you meet your essential n
er-the-counter medicines and cleaning supplies.
0 Dollar Tree and Family Dollar stores across the n
sential needs by providing consumables such as fo
ectant wipes, hand sanitizer, toilet paper, facial tiss
he-counter cold and flu medicines, and similar product
ble product sales including groceries exceed the sales of the
rocery store chain in the United States. We provide groceries
ble products to approximately 78% of U.S. households. Rural
mmunities often rely on us as their convenient neighborhood
ceries and consumables. Over 97% of our stores accept
l Nutrition Assistance Program (SNAP) benefits, which is
portant now that so many food programs for school children
spended.
honored to be open to help meet your essential needs during
risis, and proud to be working with our partners in local, state
overnment to help ensure your safety and the safety of our
2021/04/05 12:41:44


4100
We're Open
No One May Enter Without A Face Covering
Thank You for Your Patience and Cooperation.
Nadie Puede Entrar Sin Una Cubierta De La Cara
We're Open
As an essential business, we're here to serve your needs.
Same-Day Delivery
Visit instacart.com/store/family-dollar
BUYING TOBACCO FOR MINORS COULD COST YOU.
IT'S NOT JUST WRONG, IT'S ILLEGAL.
Under 18 No Tobacco
We Card
Please Have ID Ready
SUNDAY: OPEN: 8 AM CLOSE:
MONDAY: OPEN: 8 AM CLOSE:
TUESDAY: OPEN: 8 AM CLOSE:
WEDNESDAY: OPEN: 8 AM CLOSE:
THURSDAY: OPEN: 8 AM CLOSE:
FRIDAY: OPEN: 8 AM CLOSE:
SATURDAY: OPEN: 8 AM CLOSE:
CAREER OPPORTUNITIES
Emergency Contact Number: 800-547-0359
IN
We Accept EBT Food Stamp Benefits
SNAP
PULL
NO SOLICITORS
Reddyice
2021/04/05 12:41:52


FAMILY DOLLAR
4100
$1
WOW
LOW PRICES
Glacier
07.09.2020 13:29


ATM
4100
SMART COUPONS
$1
WOW
We're Open
We're Open
50% OFF
50% OFF
IN
We Accept EBT Food Stamp Benefits
SNAP
$1
Glacier
07.09.2020 13:29


ATOMIK
Reddyice
Reddyice
Sun-Sentinel
Glacier
water
4100
07.09.2020 13:30


07.09.2020 13:29


Glacier
Glacier
Blue Rhino
GET YOUR RHINO HERE!
$1
WOW
EVERYDAY LOW PRICES
07.09.2020 13:27


07.09.2020 13:26


07.09.2020 13:27


WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com
07.09.2020 13:26


Marshalls
07.09.2020 13:27


07.09.2020 13:27


07.09.2020 13:28


07.09.2020 13:28


07.09.2020 13:31


07.09.2020 13:31


03.06.2020 00:54


03.06.2020 00:54


03 06 2020 00:54


03 06 2020 00:55


03.06.2020 00:55


MOUNTAIRE
03.06.2020 00:55


03.06.2020 00:55


03.06.2020 00:56


Axium
03 06 2020 00:56


HOMELINE
03 06 2020 00:56


03 06 2020 00 57


03 06 2020 00 57


03 06 2020 00:57


03 06 2020 01:00


03 06 2020 01:01


03 06 2020 01:02


03 06 2020 01 02


03 06 2020 01 02




ATOMIK
1217
Reddyice
03 06 2020 01 03


4100
IN
SNAP
OUT
03.06.2020 01:03


ATM
4100
IN
SNAP
03.06.2020 01:03


35¢
Glacier
Water
refreshi
crisp
water
great
tasting
03.06.2020 01:04
Sun-Sentinel
GET YOUR RHINO HERE!
$1

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ruth Miranda	3120 W Hallandale Beach Blvd, Lot 819 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 819

Legal Description

Description

Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits.

Case Status Open **Case #** 4720 **Date Next Inspection** 4/13/2021

Notes Observed shed, two sliding doors, a/c mini split, roof over, plumbing and multiple mobile home alterations done without permits. Owner must obtain permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/8/2019		Notice of Violation	Hand/Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4720

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: RUTH MIRANDA TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 819, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED RUTH MIRANDA AT 4:36 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (TENANT) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

_____
(Name of Notary Typed, Printed, or Stamped)

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

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

$ 6.96

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

Postmark Here

MAR 1 2020

Holiday Hallandale MHC,LLC
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4720

9602 9840 2020 0486 2096

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

$ 6.96

Sent To

Street and Apt. No

City, State, ZIP+4

Postmark Here

MAR 1 1 2021

HOLLYWOOD FL 33021

Holiday Hallandale MHC, LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NOH 4720

PS Form 3800, A

6802 9840 2002 0486 2089

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 an

$ 6.96

Postmark Here

Sent To

Ruth Miranda NOH 4720

Street and Apt. N

3120 W Hallandale Beach Blvd,
Lot 819

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800,

7020 0640 0002 0486 2072

Page 404 of 1027

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
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4720

9590 9402 4839 9032 6955 29

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

7019 2280 0002 0486 2096

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CVG ☐ 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
- ☐ 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 6 2021

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
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NOH 4720

9590 9402 4839 9032 6955 36

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

7019 2280 0002 0486 2089

PS Form 3811, July 2015 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
0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt





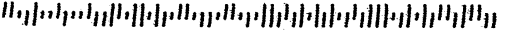
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 15 2021

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 Ave
Pembroke Park, FL 33023



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Ruth Miranda NOH 4720
3120 W Hallandale Beach Blvd,
Lot 819
Pembroke Park, FL 33009

9590 9402 4839 9032 6955 12

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

7019 2280 0002 0486 2072

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 2/15/21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 6955 12

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

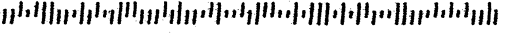
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED MAR 2 9 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 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
$ 6.90
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
MAR - 7 2020
Postmark Here
HOLLYWOOD FL 33021
7019 1120 0000 9007 4711
Ruth Miranda
3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009
NOH #4720



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
$ 6.90
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
MAR - 7 2020
Postmark Here
7019 1120 0000 9007 5206
Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720



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
$ 6.90
Sent To
Ruth Miranda
Street and Apt. No., or PO Box No.
3120 W Hallandale Beach Blvd, Lot
City, State, ZIP+4
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instruction
JUL - 2 2020
Postmark Here
7019 1120 0000 9007 4865

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.

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
[illegible]/20

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6960 90

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5206

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
3/9/24

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
☐ Mail
☐ Mail Restricted Delivery
(0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Ruth Miranda
3120 W Hallandale Beach Blvd
Lot 819
Pembroke Park, FL 33009
NOH #4720

9590 9402 4839 9032 6963 28

2. Article Number (Transfer from service label)

7019 1120 0000 9007 4865

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 7/7/20

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ Restricted Delivery (over $500)
- ☐ 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

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

Hasler FIRST-CLASS MAIL
10/16/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
NOV#4720

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

Hasler FIRST-CLASS MAIL
10/16/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
Ruth Miranda
3120 W Hallandale Beach Blvd, Lot 819
Pembroke Park, FL 33009

Case #:
4720



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


819
10/08/2019 02:38


10/08/2019 02:38


10/08/2019 02:38

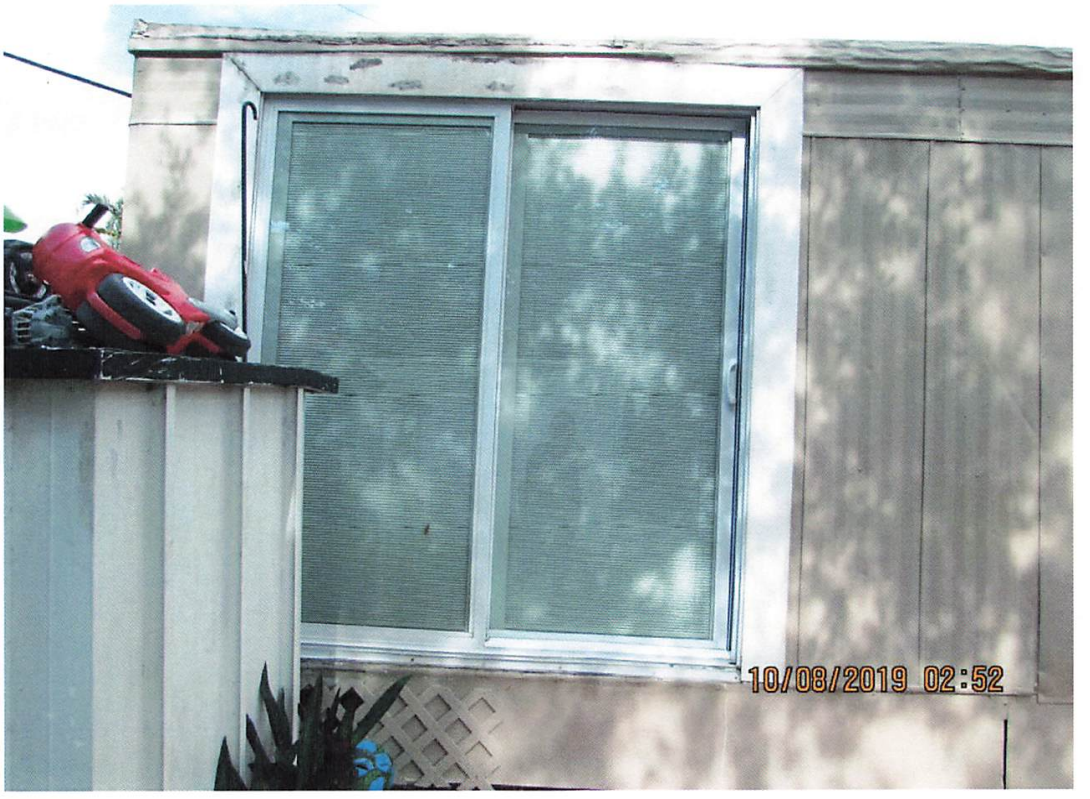

10/08/2019 02:39


10/08/2019 02:39


10/08/2019 02:51


10/08/2019 02:51


10/08/2019 02:52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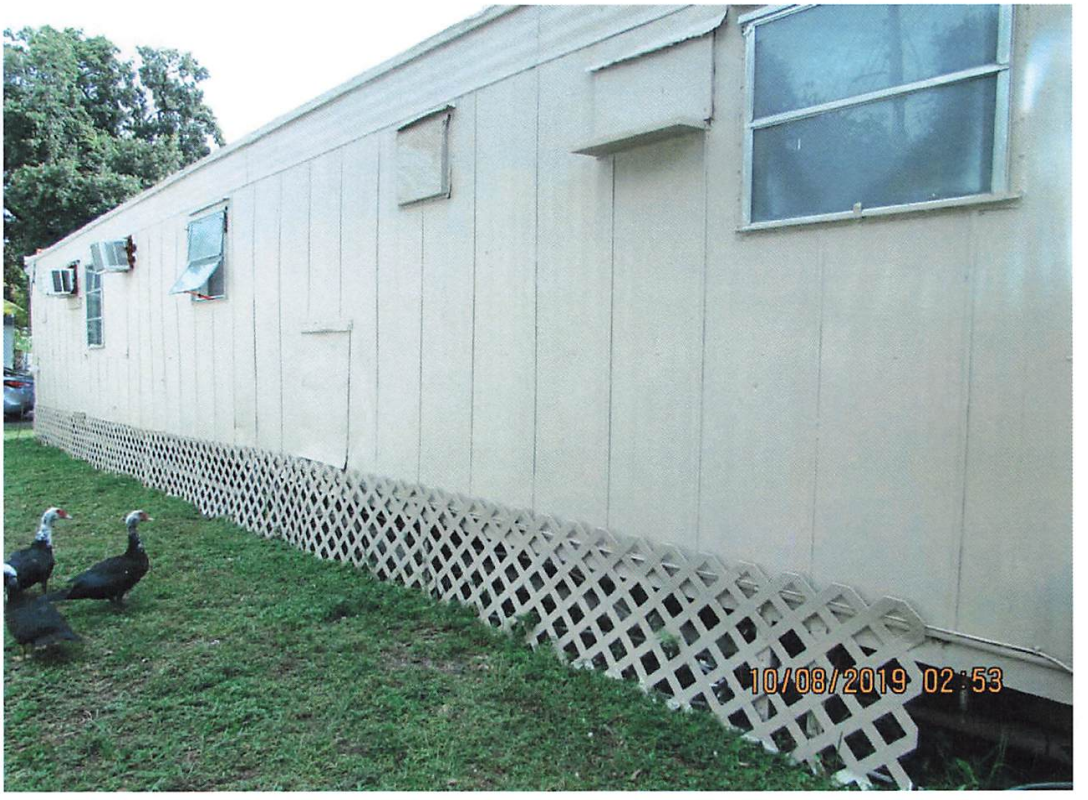
10/08/2019 02:53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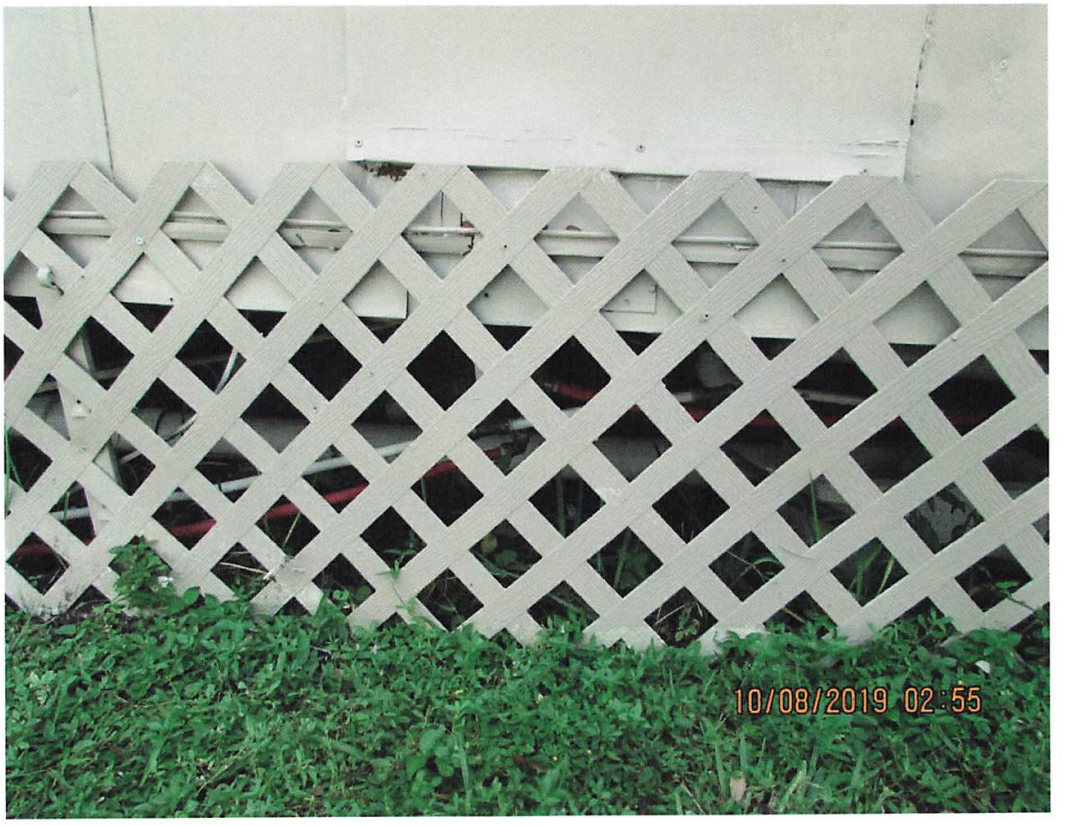
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10/08/2019 02:55


10/08/2019 02:55


Premium
10/08/2019 02:55


10/08/2019 02:55


10/08/2019 02:38

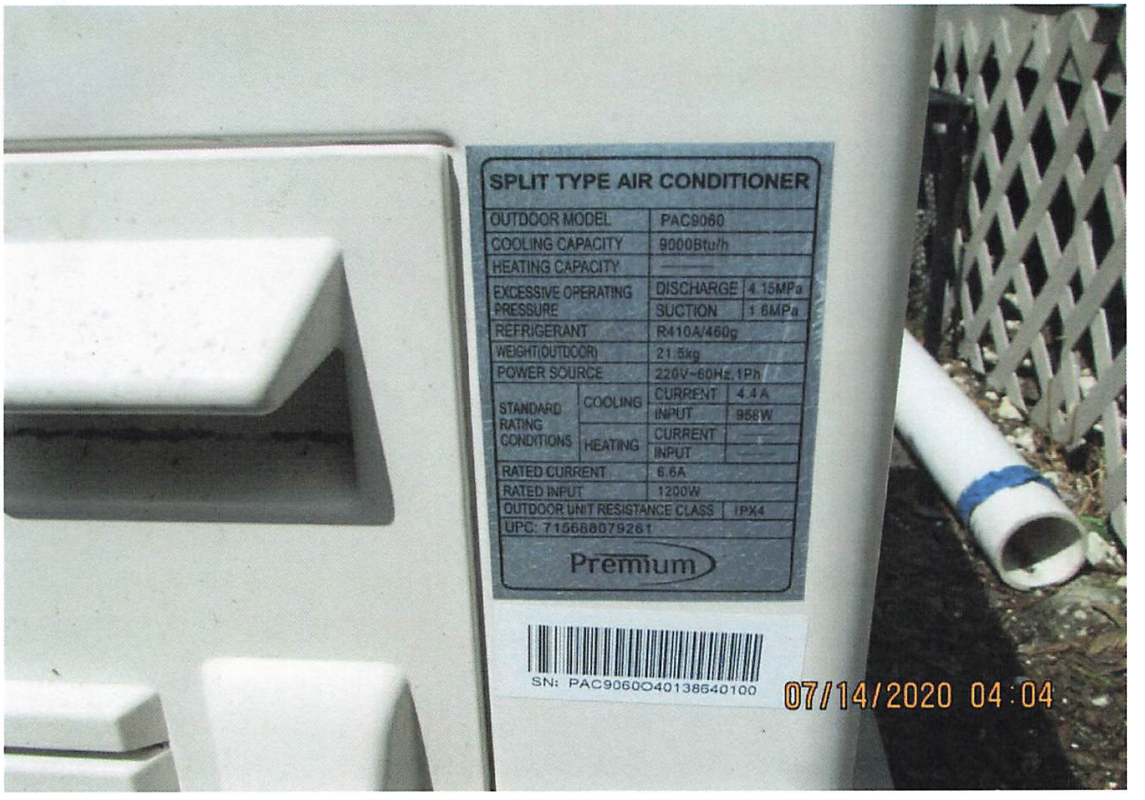

10/08/2019 02:38


07/14/2020 04:03


07/14/2020 04:03


07/14/2020 04:04


07/14/2020 04:04


SPLIT TYPE AIR CONDITIONER
OUTDOOR MODEL PAC9060
COOLING CAPACITY 9000Btu/h
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE DISCHARGE 4.15MPa
SUCTION 1.6MPa
REFRIGERANT R410A/460g
WEIGHT(OUTDOOR) 21.5kg
POWER SOURCE 220V~60Hz.1Ph
STANDARD RATING CONDITIONS COOLING CURRENT 4.4 A
INPUT 958W
HEATING CURRENT
INPUT
RATED CURRENT 6.6A
RATED INPUT 1200W
OUTDOOR UNIT RESISTANCE CLASS IPX4
UPC: 715668079261
Premium
SN: PAC9060O40138640100
07/14/2020 04:04


07/14/2020 04:01


07/14/2020 04:02


07/14/2020 04:02


07/14/2020 04:02
GAS


04/06/2021 17:42


04/06/2021 17:43


04/06/2021 17:43


04/06/2021 17:42


SPLIT TYPE AIR CONDITIONER
OUTDOOR MODEL PAC9060
COOLING CAPACITY 9000Btu/h
HEATING CAPACITY
EXCESSIVE OPERATING PRESSURE DISCHARGE 4.15MPa
SUCTION 1.6MPa
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WEIGHT(OUTDOOR) 21.5kg
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STANDARD RATING CONDITIONS COOLING CURRENT 4.4A
INPUT 958W
HEATING CURRENT
INPUT
RATED CURRENT 6.6A
RATED INPUT 1200W
OUTDOOR UNIT RESISTANCE CLASS IPX4
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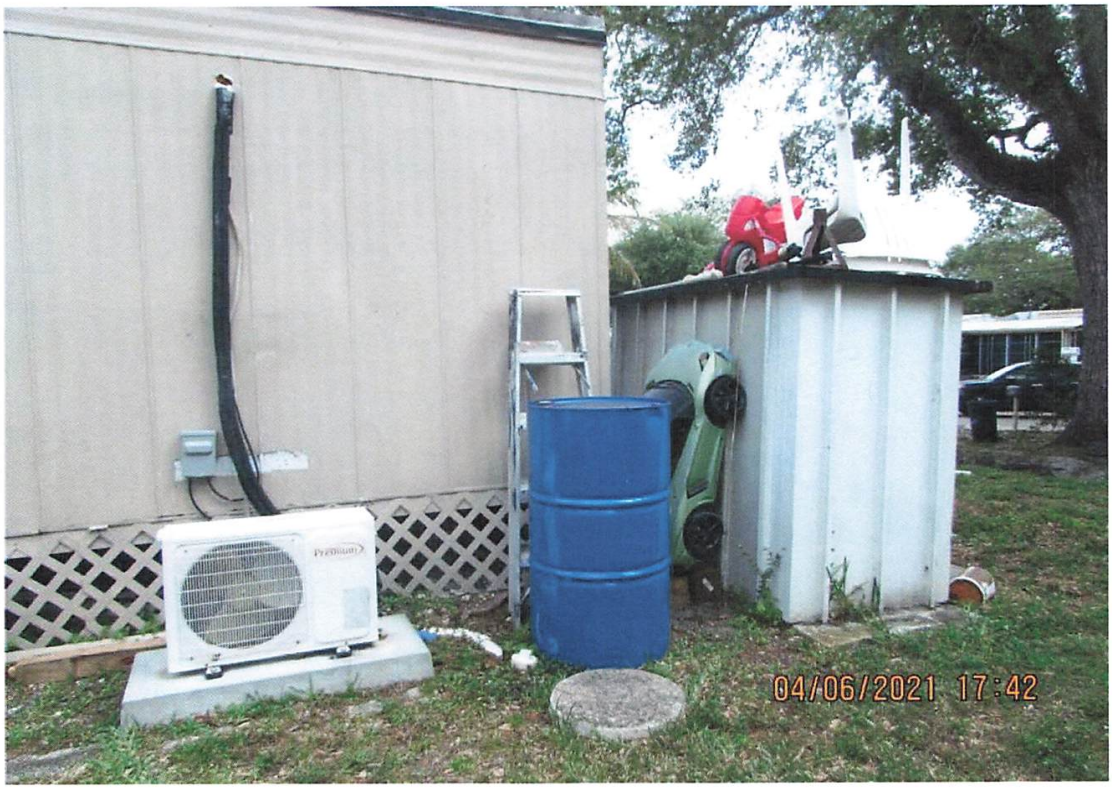
04/06/2021 17:42


04/06/2021 17:42


04/06/2021 17:42


04/06/2021 17:42


04/06/2021 17:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
Bruce Klaiber	24 Traci Terrace W Pembroke Park , FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Bruce Klaiber-24 Traci Terrace W

Legal Description

Description

Mobile home has additions, multiple entrance, multiple alterations (a/c, windows, doors, fence, stairs), damaged deck. Verify Occupancy. Rubbermaid Shed.

Owner must obtain building permits for all altered work and repair deck. Remove rubber maid deck as it is not permitted.

Double permit fee has been assessed.

Case Status Open **Case #** 4771 **Date Next Inspection** 4/13/2021

Notes Mobile home has additions, multiple entrance, multiple alterations (a/C, windows, doors, fence, stairs), damaged deck. Verify Occupancy. Rubbermaid Shed.

Owner must obtain building permits for all altered work and repair deck. Remove rubber maid deck as it is not permitted.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Hand/Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

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: 4/13/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4771

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: BRUCE KLAIBER TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 24 TRACI TERRACE W, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED BRUCE KLAIBER AT 4:16 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

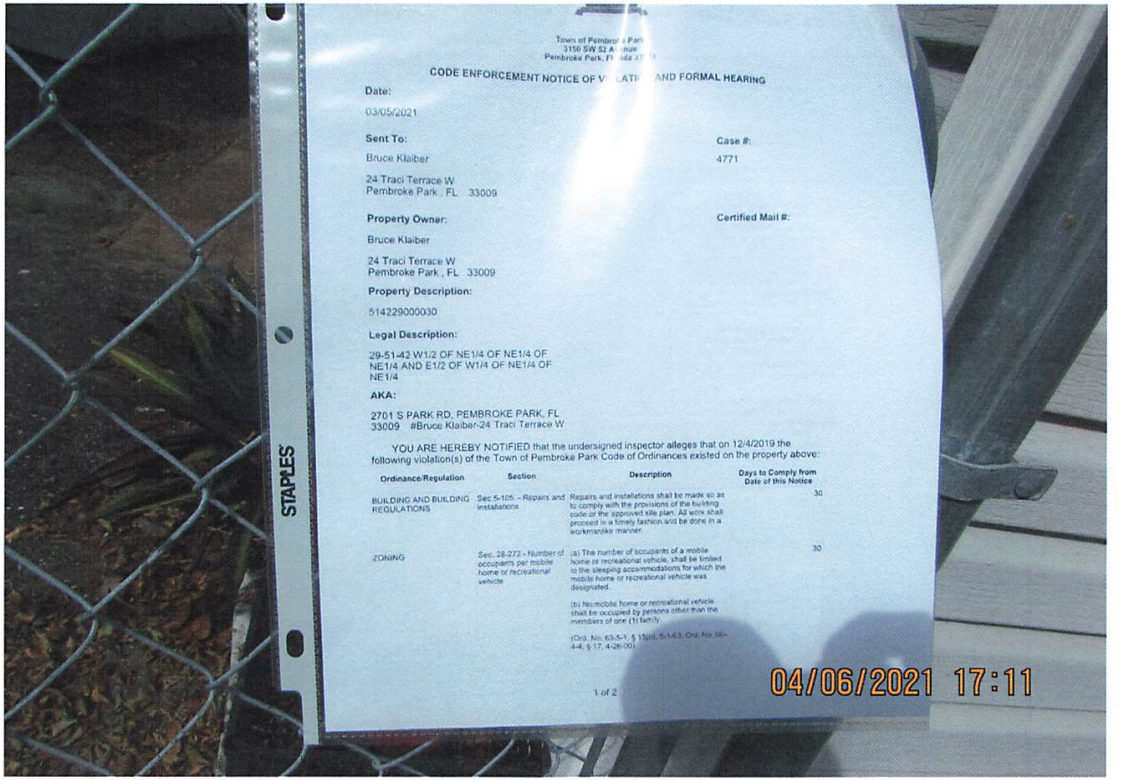
STATE OF FLORIDA
COUNTY OF Broward

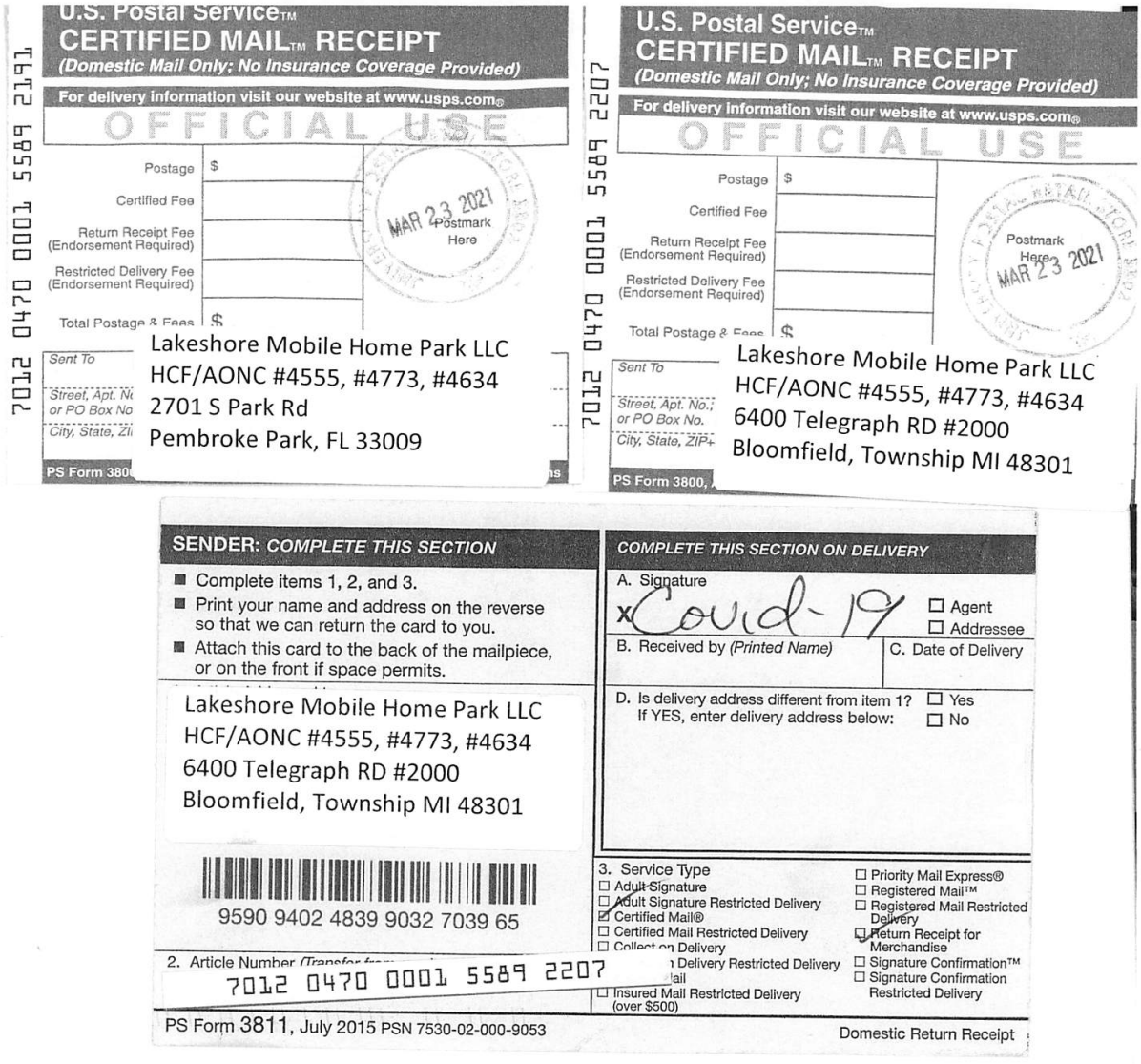
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/05/2021
Sent To:
Bruce Klaiber
24 Traci Terrace W
Pembroke Park , FL 33009
Case #:
4771
Property Owner:
Bruce Klaiber
24 Traci Terrace W
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 #Bruce Klaiber/-24 Traci Terrace W
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/4/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions 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
ZONING
Sec. 28-272 - Number of occupants per mobile home or recreational vehicle
(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.
(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family
(Ord. No. 83-5-1, § 15(d), 5-1-83; Ord. No. 00-4-4, § 17, 4-26-00)
30
1 of 2
04/06/2021 17:11



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
MAR 23 2021
Postmark Here
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
PS Form 3800
7012 0470 0001 5589 2191
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
2701 S Park Rd
Pembroke Park, FL 33009

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
MAR 23 2021
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
PS Form 3800,
7012 0470 0001 5589 2207
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

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.

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

9590 9402 4839 9032 7039 65

2. Article Number (Transfer from ...)
7012 0470 0001 5589 2207

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Covid-19 ☐ Agent ☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7002 0460 0002 0822 4702

Page 472 of 1027

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

$ 6.96

Postmark Here

Sent To

Lakeshore Mobile Home Park

Street and Apt. No

6400 Telegraph RD #2000

City, State, ZIP+4

Bloomfield Township, MI 48301

PS Form 3800, A

NOH 4771

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 an

$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

Lakeshore Mobile Home Park
2701 S Park Road
Pembroke Park, FL 33009

NOH 4771

7019 2280 0000 0486 1990

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 an
$ 6.96

Sent To

Street and Apt. No

City, State, ZIP+4

Postmark Here

MAR 1 2021

Bruce Klaiber NOH 4771
24 Traci Terrace W
Pembroke Park, FL 33009

2021 0486 1983

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:

Bruce Klaiber **NOH 4771**
24 Traci Terrace W
Pembroke Park, FL 33009

9590 9402 4839 9032 6956 80

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

7019 2280 0002 0486 1983

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery ...0)
- ☐ 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 15 2021

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 Ave
Pembroke Park, FL 33023

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Lakeshore Mobile Home Park
2701 S Park Road
Pembroke Park, FL 33009

NOH 4771

9590 9402 4839 9032 6956 73

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

7019 2280 0002 0486 1990

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y.cRt 7C19

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3-13-21

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
0)

☐ 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

USPS TRACKING #



9590 9402 4839 9032 6956 73



RECEIVED MAR 15 2021

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lakeshore Mobile Home Park
6400 Telegraph RD #2000
Bloomfield
Township, MI 48301

NOH 4771

9590 9402 4839 9032 6956 66

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

7019 2280 0002 0486 2003

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 6956 66

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 19 2021

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 Ave
Pembroke Park, FL 33023

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

Hasler FIRST-CLASS MAIL
12/10/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Lakeshore Mobile Home
2701 S Park Rd
Pembroke Park, FL 33023
NOV # 4771 & 4773

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

Hasler FIRST-CLASS MAIL
12/10/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
Bruce Klaiber
24 Traci Terrace W
Pembroke Park , FL 33009

Case #:
4771



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,321,230	$217,900	$2,539,130	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,539,130	$2,539,130	$2,539,130	$2,539,130
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,539,130	$2,389,450	$2,389,450
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	$2,389,450	$2,539,130	$2,389,450	$2,389,450

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
NAME Bruce Klaiber DATE 12/4 2019
SITE ADDRESS 24 Traci Terrace W
PERMIT # SUB/PARK Lakeshore M.H.P
STOP ALL WORK
NO BUILDING PERMIT
VIOLATION OF FLORIDA BUILDING CODE #
VIOLATION OF TOWN ORDINANCE # 5-105
NFPA #
APPROVED PLAN NOT BEING FOLLOWED
PERMIT NOT ON JOB
APPROVED PLAN NOT ON JOB
RE-INSPECTION FEE*
COMMENTS Mobile home has additions, multiple entrance, multiple alterations (a/c, windows, doors, fence stairs), damaged deck. verify residence. Rubber maid shed. Owner must obtain building permits for all altered work and to repair the deck. Remove rubbermaid shed.
2 X FEE
FINE
DAYS TO COMPLY 30
WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.
*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.
STRUCTURAL
PLUMBING
MECHANICAL
ELECTRICAL
CODE ENF
SEWER
ZONING
ENGINEERING
TOWN HALL
966-4600
Joseline Ramirez
INSPECTOR
EXT. # 215 or 213
24


12/04/2019 04:40


12/04/2019 04:40


12/04/2019 04:51


12/04/2019 04:51


24
12/04/2019 04:52


24
12/04/2019 04:52


12/04/2019 04:52


12/04/2019 04:52


12/04/2019 04:52


24
12/04/2019 04:54


12/04/2019 04:31


24
12/04/2019 04:31

12/04/2019 04:35


12/04/2019 04:35


07/16/2020 02:06


07/16/2020 02:06


07/16/2020 02:06


07/16/2020 02:07


07/16/2020 02:07


07/16/2020 02:07


07/16/2020 02:07


07/16/2020 02:07


04/06/2021 17:12


04/06/2021 17:12


04/06/2021 17:11


24
04/06/2021 17:11


24
04/06/2021 17:11


04/06/2021 17:11

Case Overview

Property/Incident Information

Owner	Address	Site Address
Azul Suarez	111 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #111 Lone Pine Lane

Legal Description

Description

New door, new stairs, shed and camera system installed without permits.

Case Status Open **Case #** 4798 **Date Next Inspection** 4/13/2021

Notes New door, new stairs, shed and camera system installed without permits. Owner must go to the Building Department and obtain permits for all alterations. Verify occupancy and alterations.

Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/13/2019		Notice of Violation	Hand/Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

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: 4/13/2021
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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4798

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: AZUL SUAREZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 111 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED AZUL SUAREZ AT 3:51 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

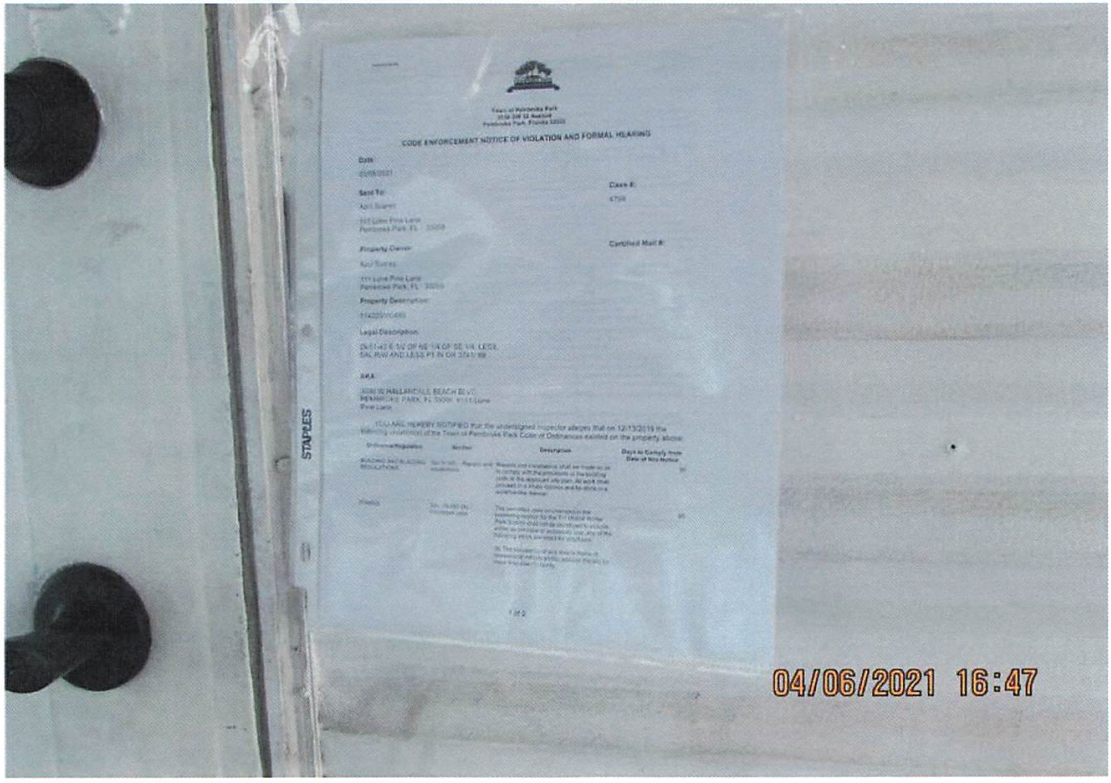
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/06/2021 16:47

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

$ 6.96

Total Postage

$

Postmark Here

MAR 11 2021

USPS HOLLYWOOD FL

Sent To

Street and Ap

City, State, Zi

PS Form 380 ... ns

Azul Suarez NOH 4798
111 Lone Pine Lane
Pembroke Park, FL 33009

4E02 9840 2002 0486 2034

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

$ 6.96

Total Postage and F

$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

MAR 1 2021

HOLLYW

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

4798

PS Form 3800, Ap

NOH 4798

2018 2240 0002 0486 2027

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

$ 6.96

Total Postage a

$

Postmark Here

MAR 11 2021

Sent To

Street and Apt.

City, State, ZIP+

Parker Lone Pine West LLC
49 SW Flagler Ave #201
Stuart, FL 34994

NOH 4798

PS Form 3800, Apr

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:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

4798
NOH 4798

9590 9402 4839 9032 6956 42

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

7019 2280 0002 0486 2027

PS Form 3811, July 2015 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 3/16/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 6956 42

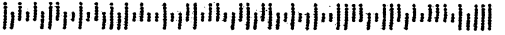
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021



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:

Azul Suarez **NOH 4798**
111 Lone Pine Lane
Pembroke Park, FL 33009

9590 9402 4839 9032 6956 59

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

7019 2280 0002 0486 2034

PS Form 3811, July 2015 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
  00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 15 2021

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 Ave
Pembroke Park, FL 33023

2 Avenue
Park, FL 33023

Hasler
12/31/2019
US POSTAGE $001.00⁰

ZIP 33023
011D10656696

Hasler
12/31/2019
US POSTAGE $000.30⁰

ZIP 33023
011D10656696

Parker Lone Pine West
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009

NOV #4790, #4794, #4799, #4798, #4800

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

Hasler FIRST-CLASS MAIL
12/31/2019
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Azul Suarez

111 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

4798

[redacted]



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	49 SW FLAGLER AVE #201 STUART FL 34994

ID #	5142 29 00 0480
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$4,994,060	$312,980	$5,307,040	$5,018,050	
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84
2019	$4,033,660	$312,720	$4,346,380	$4,147,160	$91,891.69

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,307,040	$5,307,040	$5,307,040	$5,307,040
Portability	0	0	0	0
Assessed/SOH	$5,018,050	$5,307,040	$5,018,050	$5,018,050
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	$5,018,050	$5,307,040	$5,018,050	$5,018,050

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


TOWN OF
PEMBROKE PARK
VIOLATION NOTICE
TOWN HALL
954-966-4600


12.13.2019 04:11


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09


12.13.2019 04:09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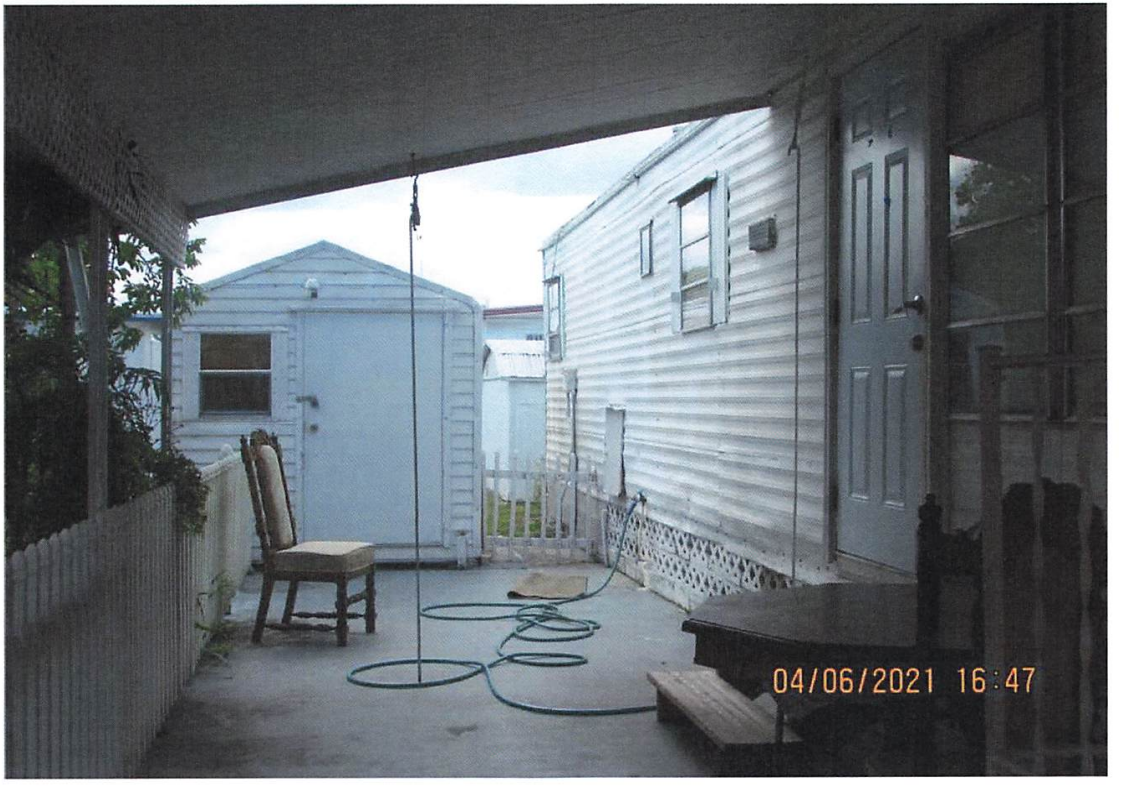
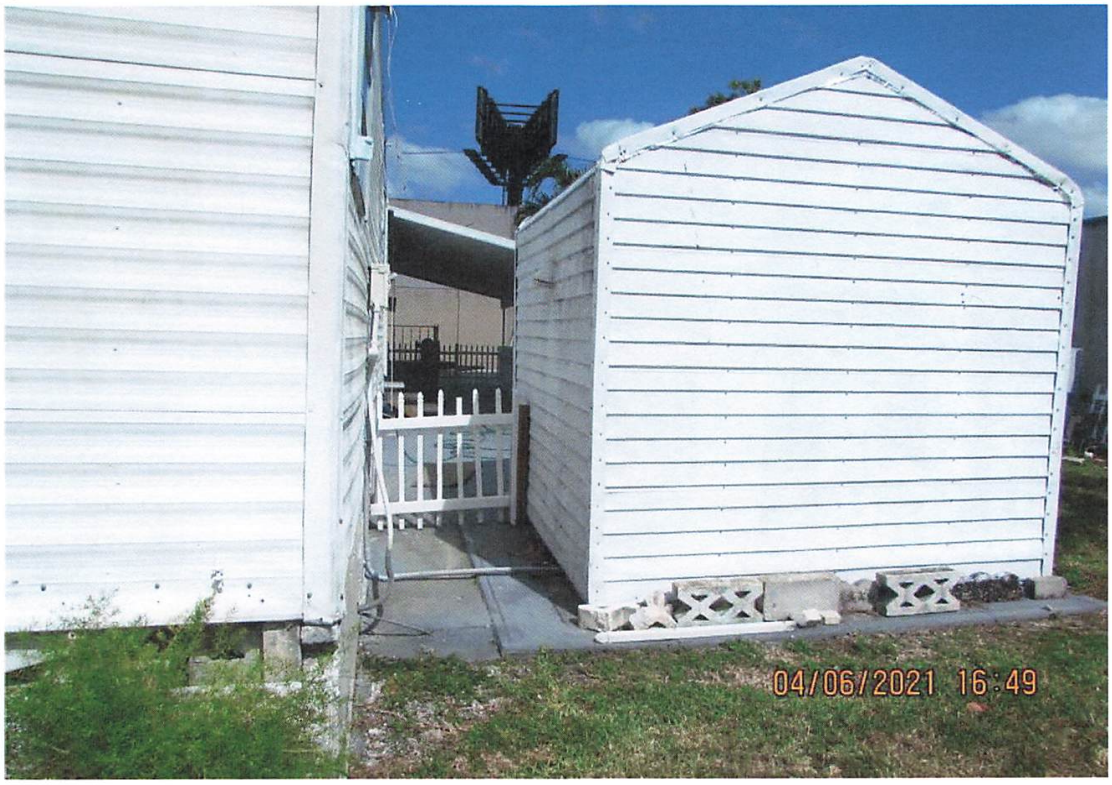
12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:10


12.13.2019 04:11


04/06/2021 16:47


04/06/2021 16:49


04/06/2021 16:49


04/06/2021 16:48


111
04/06/2021 16:48


04/06/2021 16:48


04/06/2021 16:48

Case Overview

Property/Incident Information

Owner	Address	Site Address
Frammy Nunez	3120 W Hallandale Beach Blvd, Lot 524 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #524

Legal Description

Description

Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Case Status Open **Case #** 4862 **Date Next Inspection** 4/13/2021

Notes Observed multiple alterations (windows, doors, stairs, awnings, roof overs, multiple entrances, walls, cables, a/c's), electrical, roof, additions, and shed done/installed without permits.
Observed painting without permit.
Damaged awning in front of home.

Owner must go to the Building Department and obtain permits. Owner must repair front awning immediately and obtain permits.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/21/2020		Notice of Violation	Hand/Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/13/2021
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.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings 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 timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4862

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: FRAMMY NUNEZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 524, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED FRAMMY NUNEZ AT 4:35 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


524
04/06/2021 17:31

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:

Frammy Nunez **NOH 4862**
Current Tenant/Resident
3120 W Hallandale Bch Blvd Lot 524
Pembroke Park, FL 33009

9590 9402 4839 9032 6955 05

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

7019 2280 0002 0486 2065

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/17/2021

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
- ☐ 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

USPS TRACKING #

9590 9402 4839 9032 6955 05

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

541350

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
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4862

9590 9402 4839 9032 6954 99

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

7019 2280 0002 0486 2041

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CVG ☐ 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
- 00)
- ☐ 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

USPS TRACKING #

9590 9402 4839 9032 6954 99

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 26 2021

641350

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
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009

NOH 4862

9590 9402 4839 9032 6956 28

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

7019 2280 0002 0486 2058

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 6956 28

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED MAR 15 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

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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 an
$ 4.96

Sent To

Street and Apt. N

City, State, ZIP+4

PS Form 3800,

Postmark Here

Frammy Nunez NOH 4862
Current Tenant/Resident
3120 W Hallandale Bch Blvd Lot 524
Pembroke Park, FL 33009

2019 2248 0002 0486 2065

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

Postage

$

Total Postage an

$ 6.96

Sent To

Street and Apt. No

City, State, ZIP+4

Postmark Here

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd.
Pembroke Park, FL 33009

NOH 4862

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

2019 2280 0002 0486 2058

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

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

Postage

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Total Postage and

$ 6.96

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here

Holiday Hallandale MHC LLC
8800 North Bronx Ave 2ND Floor
Skokie, IL 60077

NOH 4862

7402 9840 2002 0486 2041



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

Postage
$

Total Postage
$ 7.05

Postmark Here

Sent To
Holiday Mobile Home Park

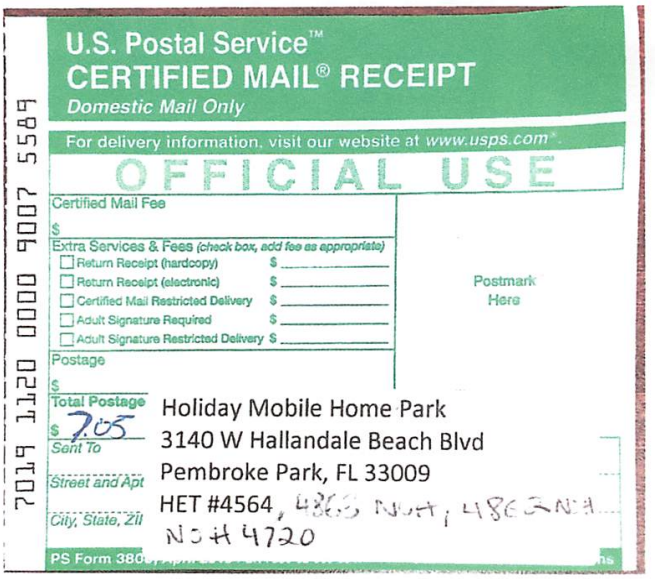
Street and Apt
3140 W Hallandale Beach Blvd

City, State, Zi
Pembroke Park, FL 33009

HET #4564, 4863 NOH, 4862 NOH
NOH 4720

PS Form 380

7019 1120 0000 9007 5589



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

Postage
$

Total Postage
$ 7.05

Sent To
Holiday Mobile Home Park

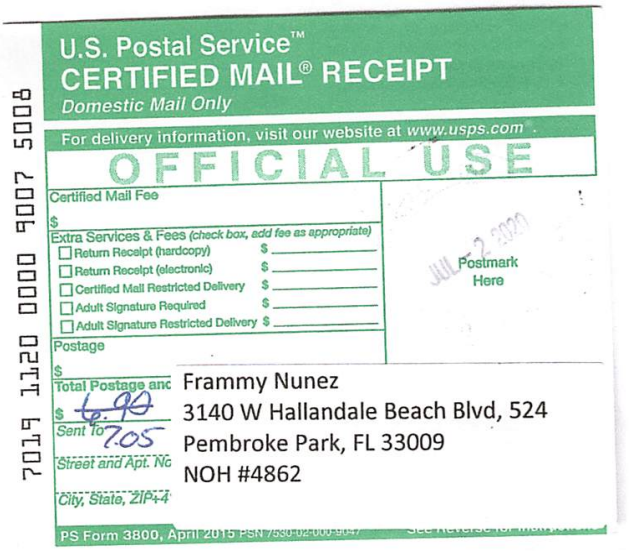
Street and Apt
3140 W Hallandale Beach Blvd

City, State, ZI
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4862 NOH
NOH 4720

Postmark Here

7019 1120 0000 9007 5589

PS Form 380



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

Postage
$

Total Postage and
$ 6.90

Sent To
7.05

Street and Apt. No
Frammy Nunez
3140 W Hallandale Beach Blvd, 524

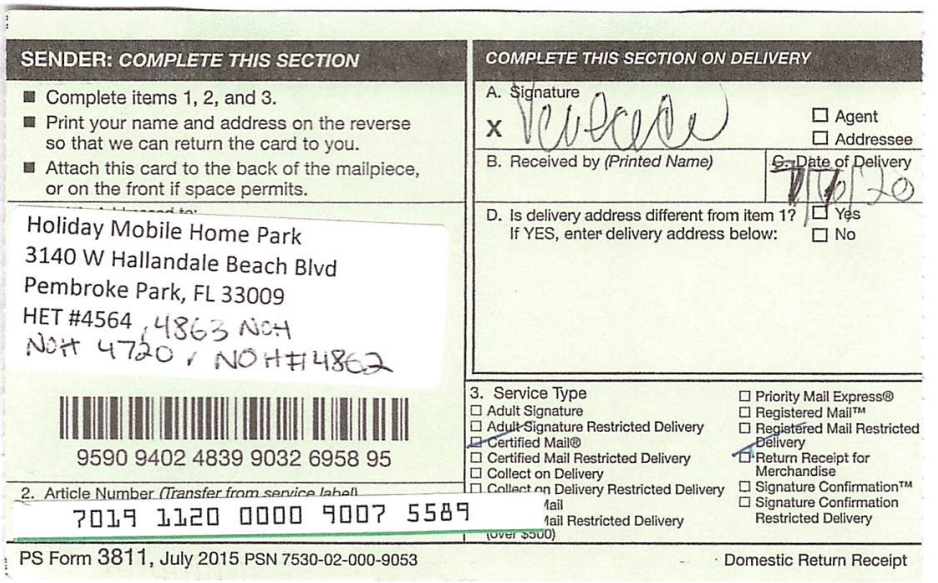
City, State, ZIP+4
Pembroke Park, FL 33009
NOH #4862

JUL 2 2020

Postmark Here

7019 1120 0000 9007 5008

PS Form 3800, April 2015 PSN



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.

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720, NOH #4862

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

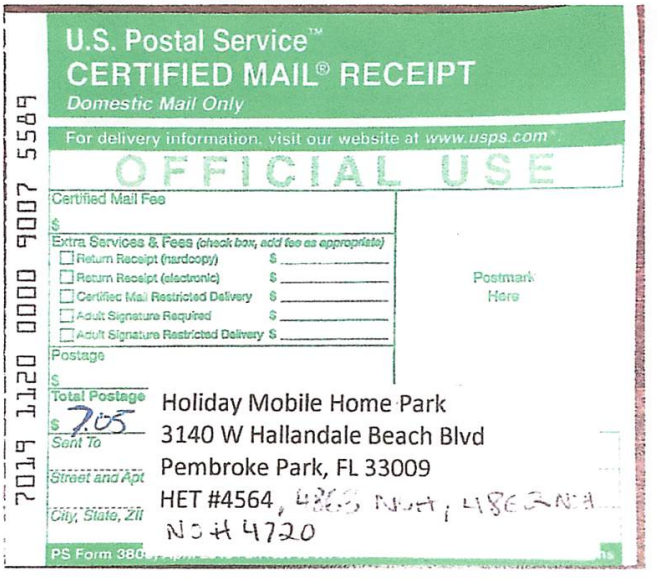
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/10/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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



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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
$ 7.05

Sent To

Street and Apt

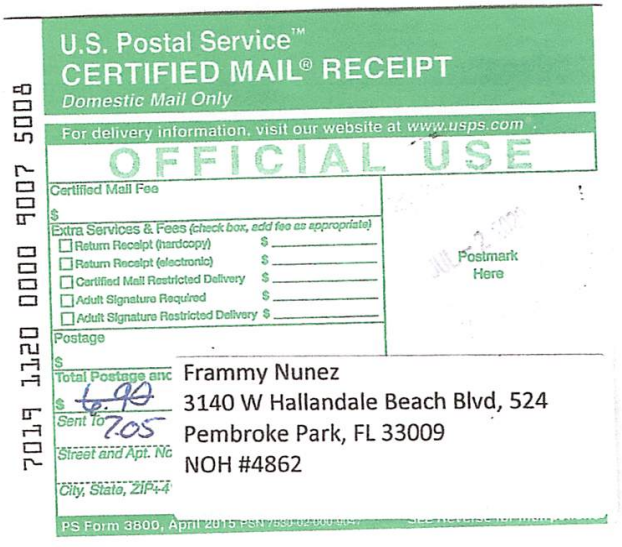
City, State, Zit

Postmark Here

7019 1120 0000 9007 5589

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4862 NOH
NOH 4720

PS Form 380



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

Postage
$

Total Postage and
$ 6.90

Sent To
705

Street and Apt. No

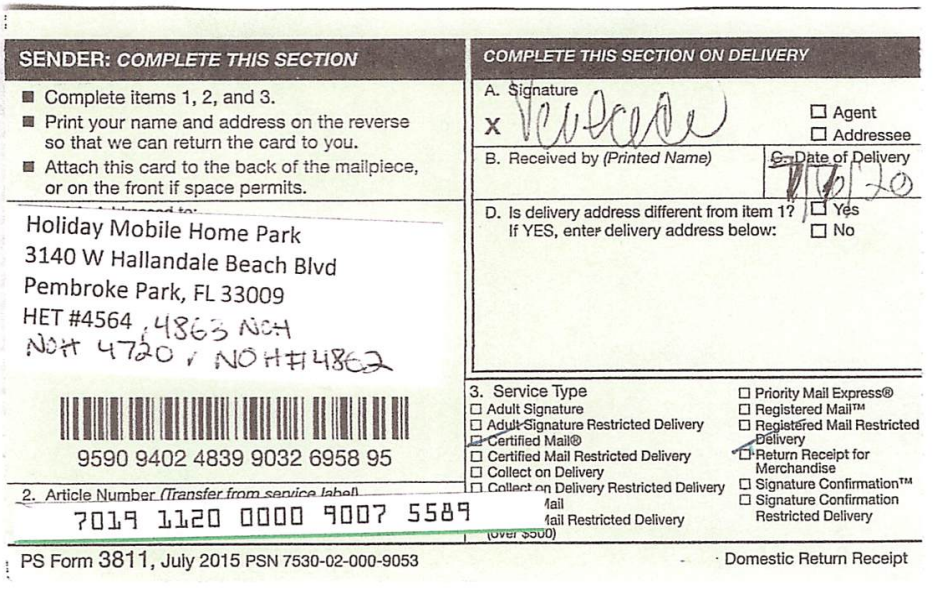
City, State, ZIP+4

Postmark Here

7019 1120 0000 9007 5008

Frammy Nunez
3140 W Hallandale Beach Blvd, 524
Pembroke Park, FL 33009
NOH #4862

PS Form 3800, April 2015 PSN



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Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720, NOH #4862

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
11/6/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 · Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

1910510
PERMIT NO.
B-91453
APPLICATION NO.
AMT DUE

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL				
JOB NAME: FRAMMY NUNEZ				
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD LOT 524				
OWNER NAME: HOLIDAY HALLANDALE MHC LLC				
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR				
CITY: SKOKIE				
PHONE: 9546566662	FAX:	EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:				
FEE SIMPLE TITLE HOLDER'S ADDRESS:				
CONTRACTING FIRM: IMPRECO CORP				
MAIL ADDRESS: 20200 W COUNTRY CLUB DR #109				
CITY STATE ZIP: AVENTURA VA 33180				
PHONE: 7862622305	**FAX:**	**EMAIL:** DANIELSERRANO1958@GMAIL.COM		
CERT. COMPENTENCY: CGC1516768		**STATE REGISTRATION: N/A**		
LOT: 524	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000300		SUBDIVISION: HOLIDAY MOBILE HOME		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 1500	SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL ADDITION, SHED, AWNINGS, & ROOF OVERS AS PER PICS.				
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.

(Please Complete Second Page)

BUILDING PERMIT STATUS

Permit Number: 1910510-0

Job Address: 3120 W HALLANDALE BEACH BLVD LOT 524

Job Name: FRAMMY NUNEZ

Permit Status: Permit Complete

Permit Issued Date:3/27/2020 1:42:43 PM

Submitted Into Plan Review Date:3/16/2020 11:09:39 AM

Application Date: 3/16/2020 11:07:11 AM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	3/24/2020 12:06:58 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R202 Permit Messages For Permit (1910510-0)

Event ID	Date Created	Requested By	Assigned To	Status
Other				
84074	3/16/2020	Teressa Malcolm	Teressa Malcolm	Send To Discipline
	permit processed & routed to plan review. & emailed process number to frammy_28@hotmail.com; danielserrano1958@gmail.com; julioelectriccorp@yahoo.com			
84255	3/24/2020	Lucie Manzerolle	Lucie Manzerolle	Recieved Plans From Applicant
	asbestos certificate - scanned into the file			
84264	3/24/2020	Lucie Manzerolle	Lucie Manzerolle	Ready To Issue
	fee entered. notification emailed to 'Daniel Serrano' <danielserrano1958@gmail.com> permit ready for pick up			
85702	7/8/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: full permit packet			
Structural				
84092	3/16/2020	Miguel A Nunez	Miguel A Nunez	Denied
	B-91453 (Demo) *First Review - 03/16/2020* *1) Provide "Asbestos" certificate for the demolition, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive– Phone: 954-357-6666,) – Email: DERPlans@broward.org FBC-BCAP 105.2.3*			
84256	3/24/2020	Miguel A Nunez	Miguel A Nunez	Approved
	B-91453 (Demo) *First Review - 03/16/2020* *Second Review - 03/24/2020* *Approved*			

Electrical

84098	3/17/2020	Don W Jhonson	Don W Jhonson	Approved

Demo Shed and electrical connections. ok

Zoning

84258	3/24/2020	Todd Larson	Todd Larson	Approved

R203 Permit Messages For Permit (1910510-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
85006	Final Building Inspection	5/27/2020	Pass
	Rear Demo done		
Electrical Inspection			
84959	Final Electrical	5/21/2020	Pass
Zoning Inspection			
84960	Final Zoning	5/21/2020	Pass
	back portion removed		


524
01/17/2020 04:59


524
01/17/2020 04:59


524
01/17/2020 05:00


01/17/2020 05:00


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:01


01/17/2020 05:02


01/17/2020 05:03


01/17/2020 05:03


01/17/2020 05:03


01/17/2020 05:03


01/17/2020 05:05


07/14/2020 03:44


07/14/2020 03:44


07/14/2020 03:44


524
SE VENDE
FOR SALE
07/14/2020 03:44


524
524
07/14/2020 03:44


07/14/2020 03:43


07/14/2020 03:43


07/14/2020 03:42

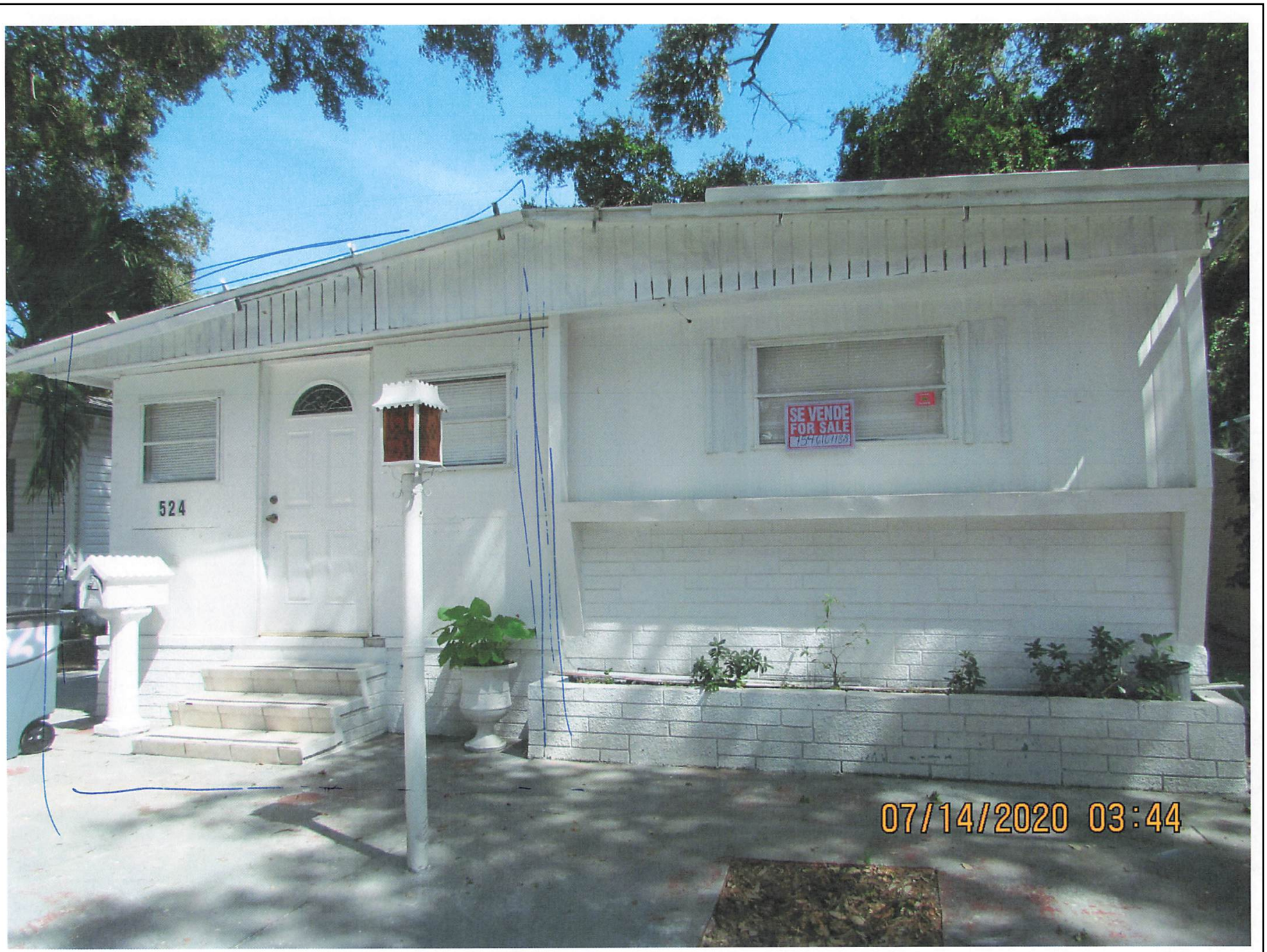

07/14/2020 03:43


07/14/2020 03:45


07/14/2020 03:42


07/14/2020 03:42


07/14/2020 03:42


524
SE VENDE
FOR SALE
07/14/2020 03:44


07/14/2020 03:44


524
04/06/2021 17:31


524
04/06/2021 17:31


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:32


04/06/2021 17:31

Case Overview

Property/Incident Information

Owner	Address	Site Address
Daniel Contreras	3120 W Hallandale Beach Blvd, Lot 525 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #525

Legal Description

Description

Observed multiple alterations (Roof over, walls, windows, doors, a/c units, cables, roof), multiple addition, electrical (exposed wires), plumbing, and multiple additions done without permits.
Mobile home was painted without permit. Outdoor storage prohibited.

Case Status Open **Case #** 4863 **Date Next Inspection** 4/13/2021

Notes Observed multiple alterations (Roof over, walls, windows, doors, a/c units, cables, roof), multiple addition, electrical (exposed wires), plumbing, and multiple additions done without permits.
Mobile home was painted without permit. Outdoor storage prohibited.

Owner must obtain permits from the Building department. Owner must remove all outside storage and bring it inside home or dispose of it.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/21/2020		Notice of Violation	Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4863

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL CONTRERRAS TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD. LOT 525, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED DANIEL CONTRERRAS AT 4:39 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

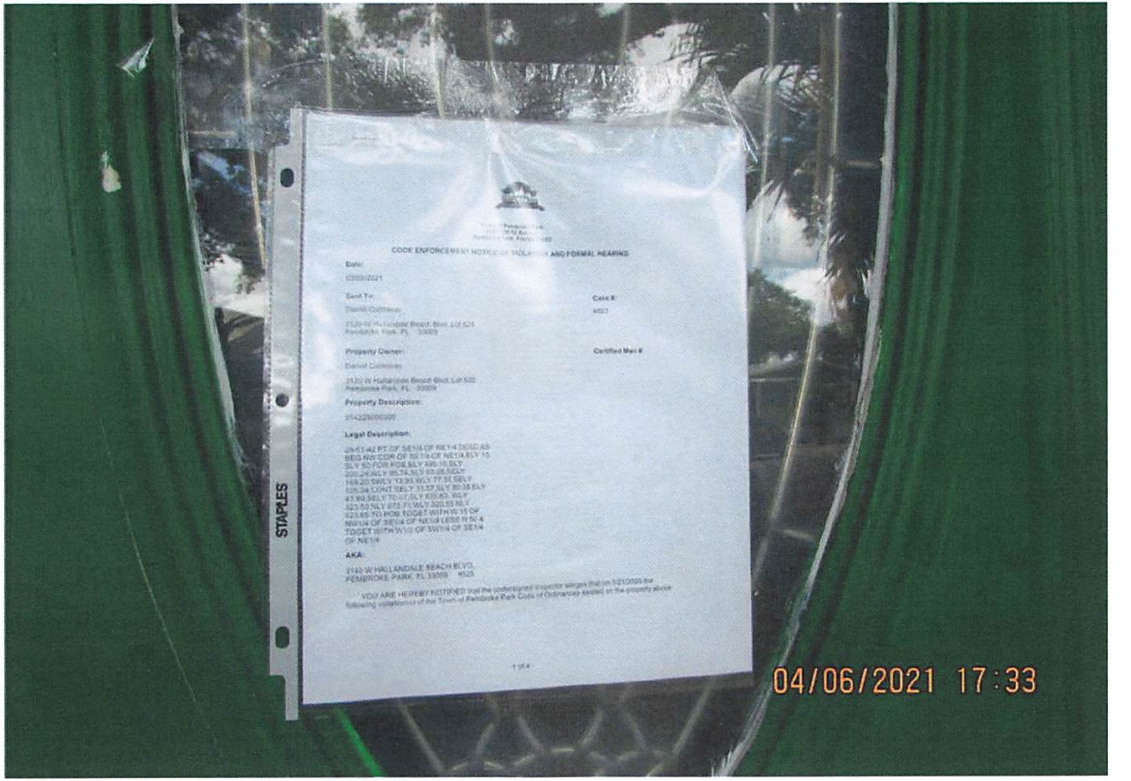
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Sm- Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


STAPLES
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Property Owner:
Property Description:
Legal Description:
AKA:
04/06/2021 17:33

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

$ 6.94

Sent To

Street and Apt. No

City, State, ZIP+4®

PS Form 3800, A

Postmark Here

MAR 11 2021

HOLLYWOOD FL 33021

USPS FILLS RESTORE POSTAL STORE

Holiday Hallandale MHC LLC #4863

8800 North Bronx Ave 2ND Floor

Skokie, IL 6007

NOH

6961 9840 2000 0822 8102

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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

$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

Daniel Contreras #4863 NOH
3120 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009

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

7018 1130 0000 9007 5770

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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

$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Ap

Postmark Here

MAR 1 1 2021

Holiday Hallandale MHC LLC #4863
3140 W Hallandale Beach Blvd NOH
Pembroke Park, FL 33009

9007 5763

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 #4863 NOH
3140 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009

9590 9402 4839 9032 6957 27

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

7019 1120 0000 9007 5763

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
- ☐ ail
- ☐ ail 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED MAR 15 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

13-541350

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 **#4863**
8800 North Bronx Ave 2ND Floor NOH
Skokie, IL 6007



9590 9402 4839 9032 6957 03

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

7019 2280 0002 0486 1969

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X CV/9 ☐ Agent ☐ Addressee

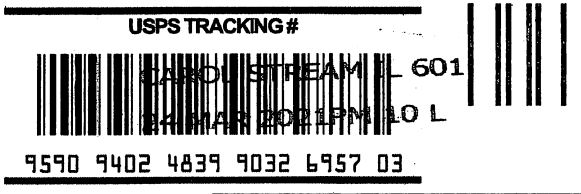
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED MAR 26 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Daniel Contreras **#4863** NOH
3120 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009

9590 9402 4839 9032 6957 10

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5770

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 30-1-2021

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





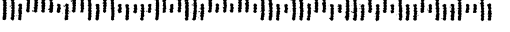
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021





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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
$ 7.05

Sent To

Street and Apt

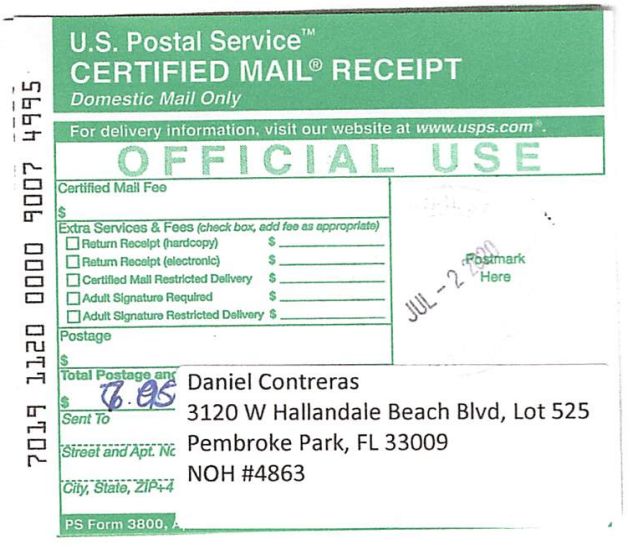
City, State, Zi

PS Form 380

Postmark Here

7019 1120 0000 9007 5589

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH, 4862 NOH
NOH 4720



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

Postage
$

Total Postage and
$ 7.05

Sent To

Street and Apt. No

City, State, ZIP+4

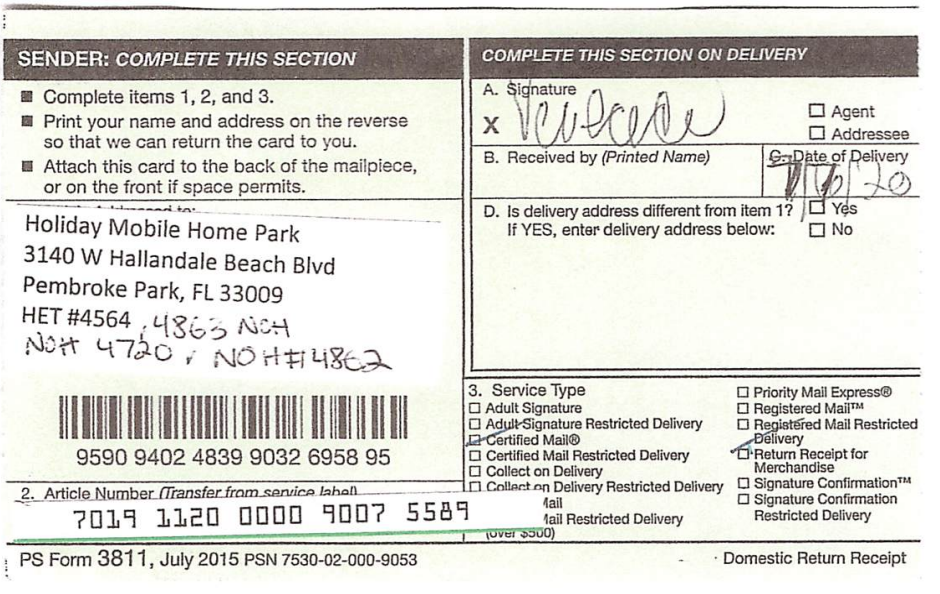
PS Form 3800, A

JUL – 2

Postmark Here

7019 1120 0000 9007 4995

Daniel Contreras
3120 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009
NOH #4863



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

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
HET #4564, 4863 NOH
NOH 4720, NOH #4862

9590 9402 4839 9032 6958 95

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
7/9/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 · Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Daniel Contreras
3120 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009
NOH #4863

9590 9402 4839 9032 6951 47

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4995

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 7/7/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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

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

Hasler FIRST-CLASS MAIL
01/22/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:
Daniel Contreras
3120 W Hallandale Beach Blvd, Lot 525
Pembroke Park, FL 33009

Case #:
4863

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

Hasler FIRST-CLASS MAIL
01/22/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOV # 4863



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

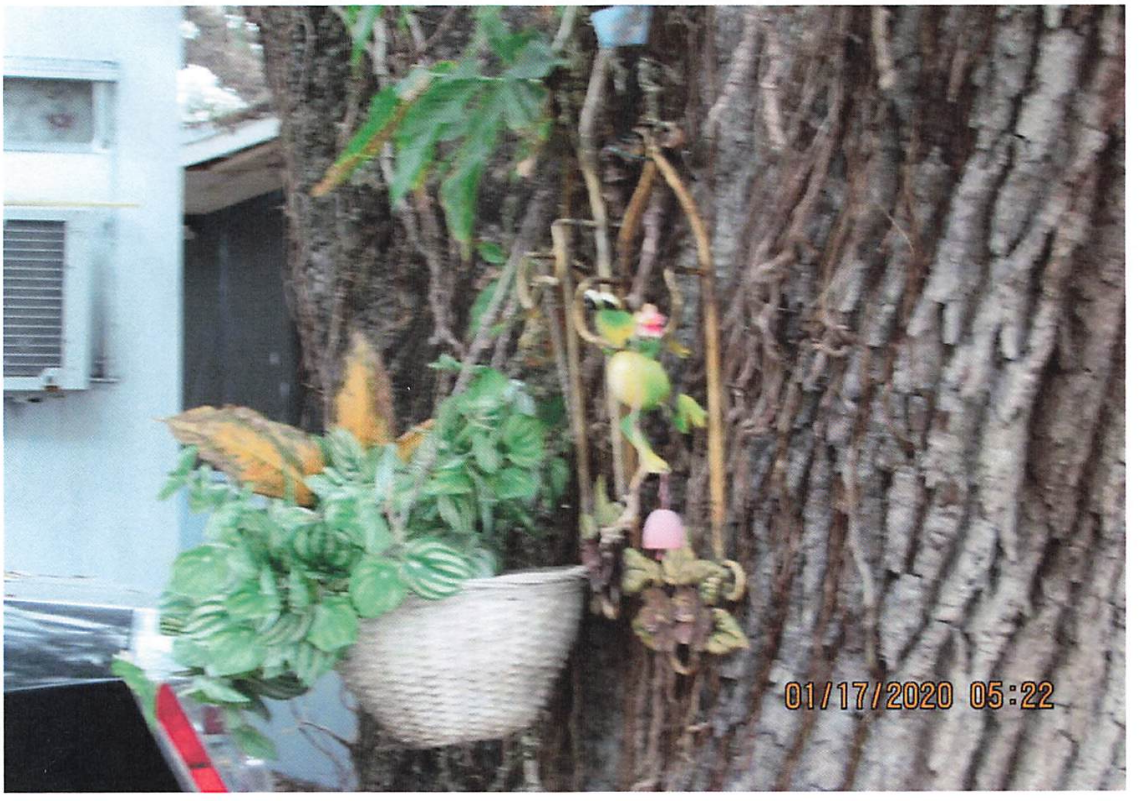
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


01/17/2020 05:06


01/17/2020 05:06


01/17/2020 05:07


Kodak
WEIGHT: 1600 KG
FRONT
UP
01/17/2020 05:07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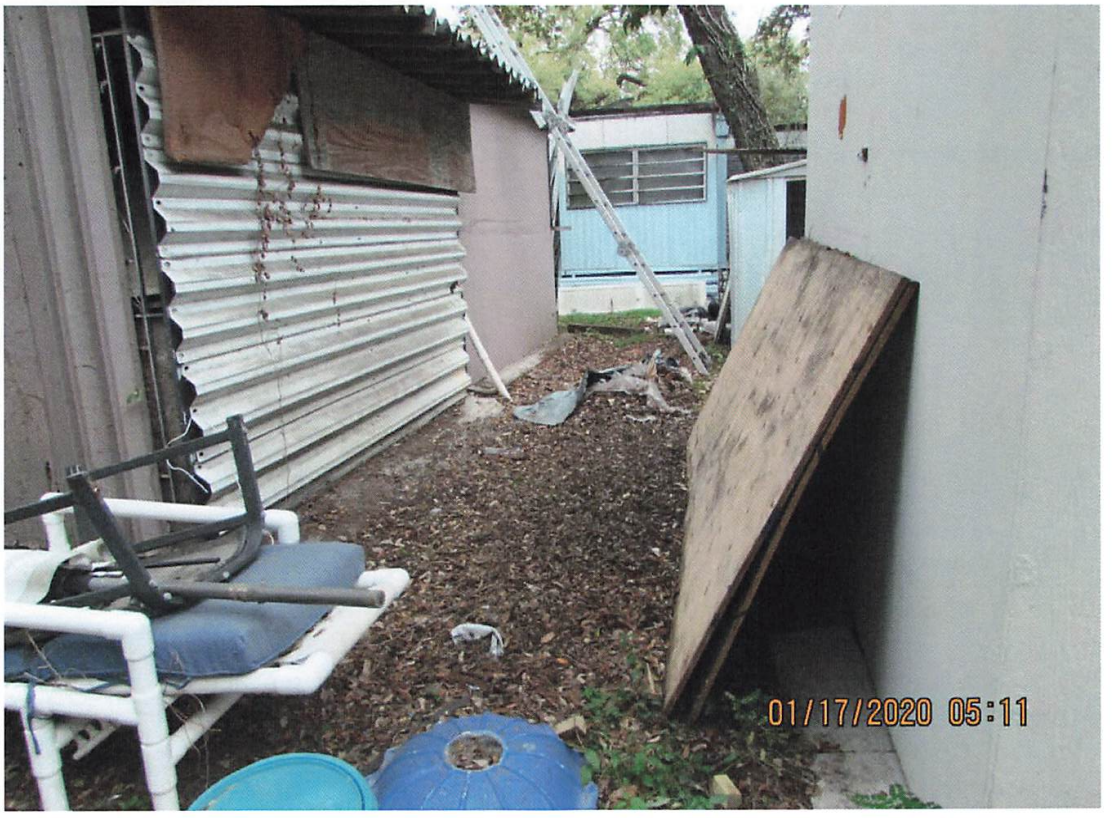
01/17/2020 05:11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07/14/2020 03:48


07/14/2020 03:48


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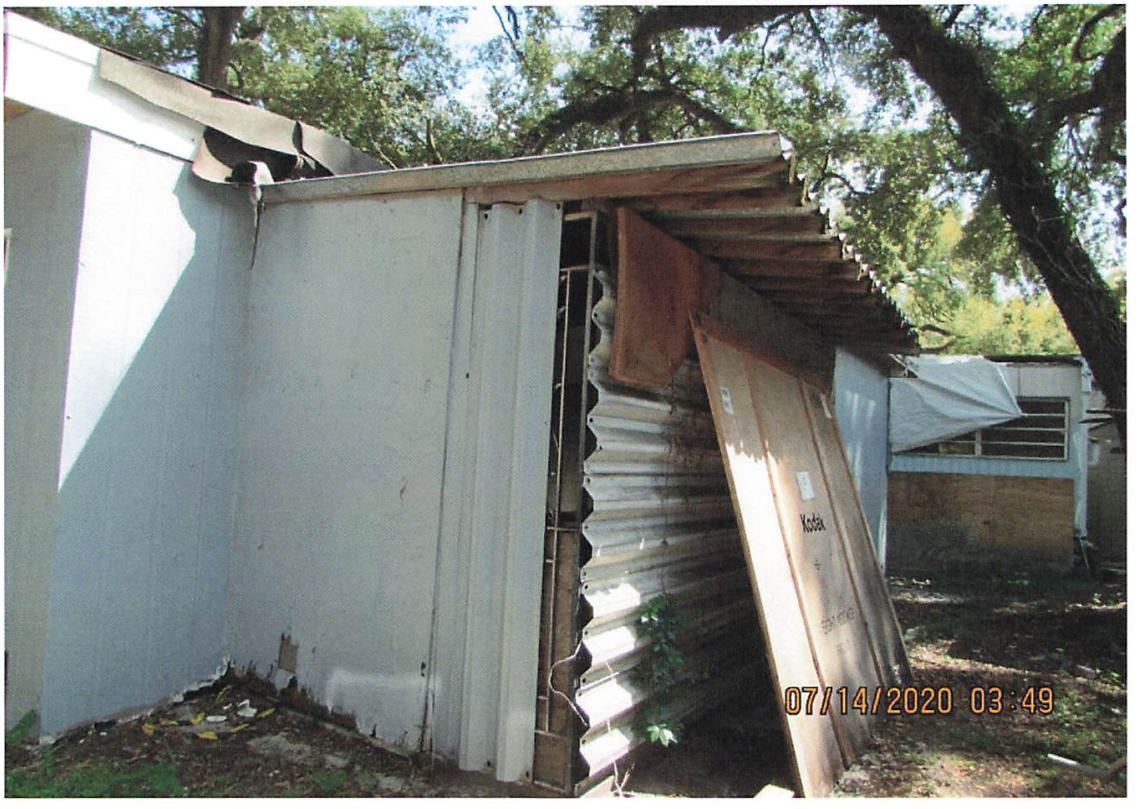
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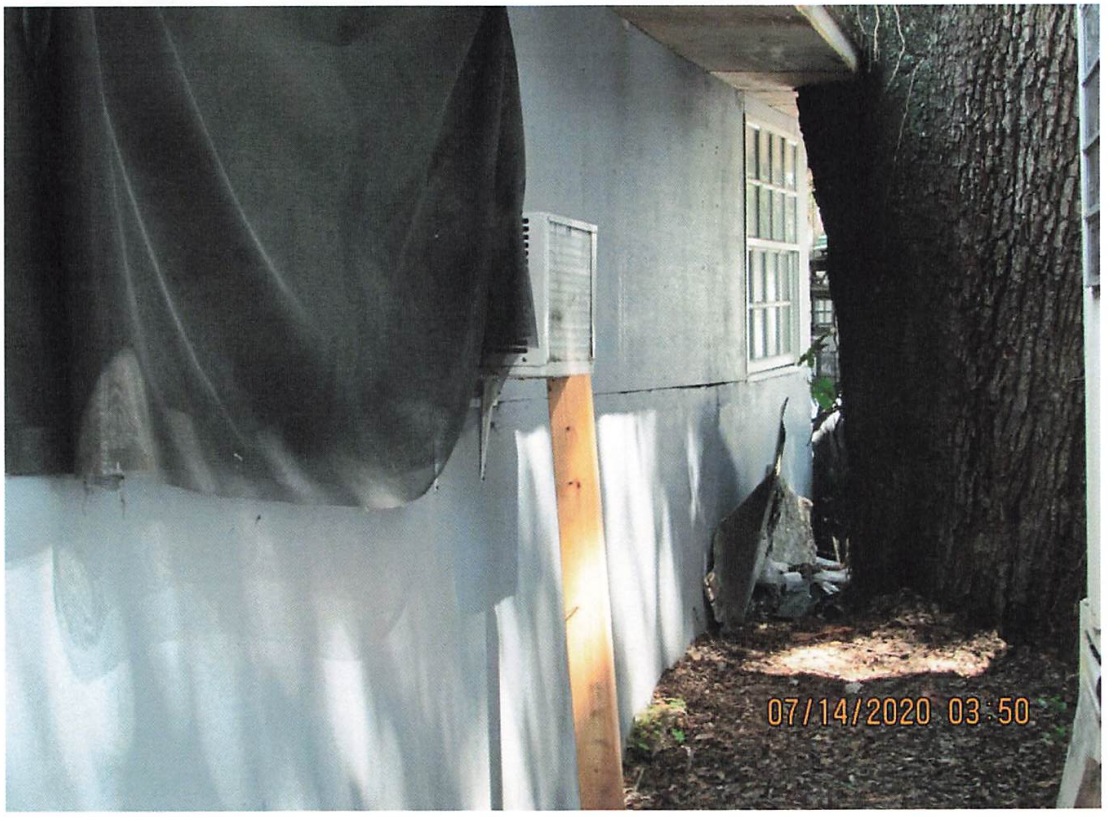
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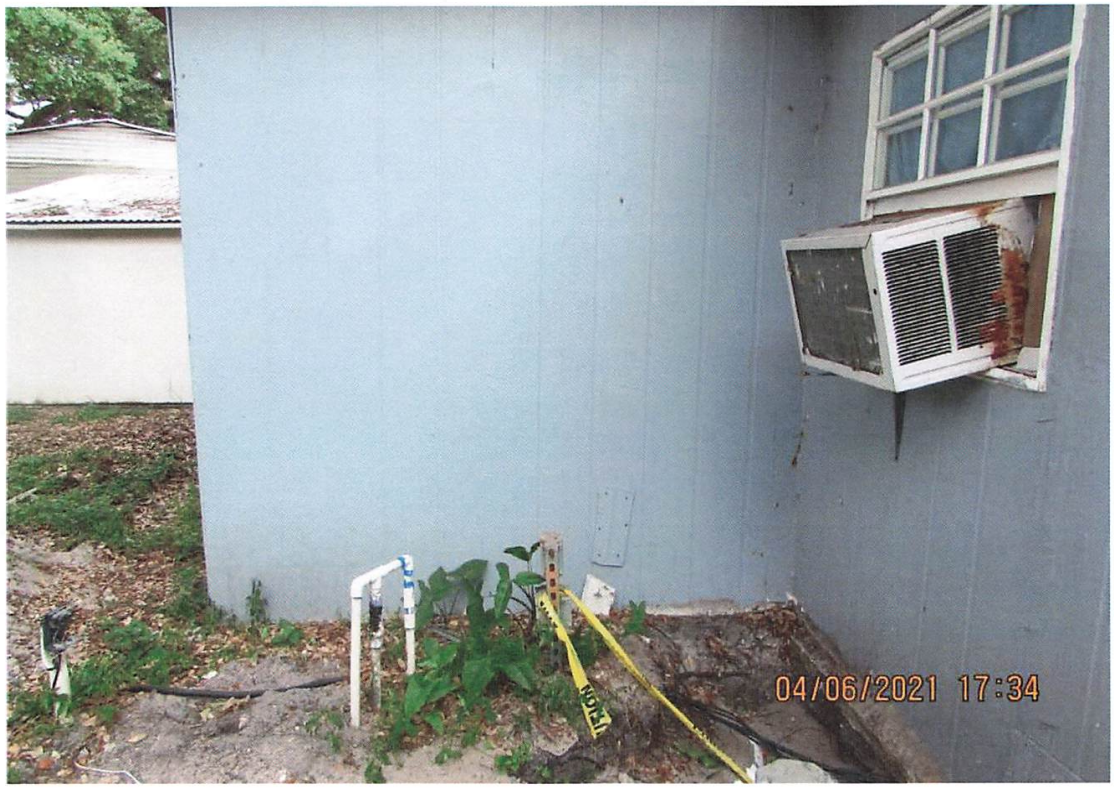
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04/06/2021 17:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCOUX,CLAUDE	2550 SW 51 TER #33-1 PEMBROKE PARK, FL 33023	2550 SW 51 TER, PEMBROKE PARK, FL 33023 33-1

Legal Description

Description

Multiple mobile home alterations (concrete patio, driveway, roof panels, carport, sheds, sliding door, window, vinyl siding) and cameras done without permits.

Case Status Open **Case #** 4879 **Date Next Inspection** 4/13/2021

Notes Multiple mobile home alterations (concrete patio, driveway, roof panels, carport, sheds, sliding door, window, vinyl siding) and cameras done without permits. Owner must go to the Building Department and obtain permits for all work done.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/28/2020		Notice of Violation	Hand Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

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: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4879

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDE MARCOUX TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2550 SW 51 TER #33-1, PEMBROKE PARK, FL 33023

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED CLAUDE MARCOUX AT 4:59 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (CLAUDE MARCOUX) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Jm- Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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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

$ 6.96

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

Postmark Here

MAR 1 2021

HOLLYWOOD FL 33021

Dale Village Inc NOH 4879
4901 SW 27 CT
Pembroke Park, FL 33023

2019 2280 0002 0486 1976

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$

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

Postage
$

Total Postage a
$ 6.96

Postmark Here

MAR 1 2021

Sent To

Street and Apt.

City, State, ZIP

Claude Marcoux NOH #4879
2550 SW 51 TER #33-1
Pembroke Parks, FL 33023

PS Form 3800

9007 5756

TOWN OF PEMBROKE PARK

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

NOV Case# 4879

Hasler FIRST-CLASS MAIL
02/06/2020
US POSTAGE $000.80⁰

ZIP 33023
011D10656696

Dale Village MHC
4901 SW 27 Ct
Pembroke Park, FL. 33023

TOWN OF PEMBROKE PARK

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

NOV Case #4879

Hasler FIRST-CLASS MAIL
02/06/2020
US POSTAGE $000.80⁰

ZIP 33023
011D10656696

Marcoux Claude
2550 SW 51 Ter.
Pembroke Park, FL 33023

7019 1120 0000 9007 5022

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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
$ 6.90

Sent To
Claude Marcoux

Street and Apt. No
2550 SW 51 Terrace

City, State, ZIP+4
Pembroke Park, FL 33023
NOH #4879

Postmark Here

PS Form 3800, A

7019 1120 0000 9007 5015

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.90

Sent To
Dale Village

Street and Apt.
5001 W Hallandale Beach Blvd,

City, State, ZIP
Hollywood, FL 33023
NOH #4879

Postmark Here

PS Form 3800

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Dale Village
5001 W Hallandale Beach Blvd,
Hollywood, FL 33023
NOH #4879

9590 9402 4839 9032 6951 30

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5015

PS Form 3811, July 2015 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

RECEIVED JUL 08 2020

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/05/2021

Sent To:

MARCOUX,CLAUDE

2550 SW 51 TER #33-1
PEMBROKE PARK, FL 33023

Case #:

4879

Property Owner:

MARCOUX,CLAUDE

2550 SW 51 TER #33-1
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP0330

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 33 BLK 1

AKA:

2550 SW 51 TER, PEMBROKE PARK, FL
33023 33-1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Multiple mobile home alterations (concrete patio, driveway, roof panels, carport, sheds, sliding door, window, vinyl siding) and cameras done without permits. Owner must go to the Building Department and obtain permits for all work done.

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 Board, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 13th day of April, 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 Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Board finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer

3/5/2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2550 SW 51 TERRACE #33-1, PEMBROKE PARK FL 33023	ID #	5142 30 NP 0330
Property Owner	MARCOUX, CLAUDE	Millage	0613
Mailing Address	2550 SW 51 TER #33-1 PEMBROKE PINES FL 33023	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 33 BLK 1		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$45,000	$47,430	$92,430	$81,490	
2020	$45,000	$47,430	$92,430	$74,090	$1,718.31
2019	$45,000	$25,360	$70,360	$67,360	$1,490.97

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$92,430	$92,430	$92,430	$92,430
Portability	0	0	0	0
Assessed/SOH	$81,490	$92,430	$81,490	$81,490
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$81,490	$92,430	$81,490	$81,490

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2017	DRR-T		114232503
2/28/2017	CPT-Q	$30,000	114232269
5/20/1996	CPT		24946 / 581

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1152
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4901 SW 27 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 19 2520
Property Owner	DALE VILLAGE INC	Millage	0613
Mailing Address	4901 SW 27 CT PEMBROKE PARK FL 33023	Use	09
Abbr Legal Description	TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$10		$10	$10	
2020	$10		$10	$10	
2019	$10		$10	$10	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1984	WD*	$4,470,000	11748 / 343

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10	1.89	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 177124-0

Job Address: 2550 SW 51 TER,

Job Name: MARCOUX, CLAUDE

Permit Status: Expired

Permit Issued Date:5/2/2017 11:25:08 AM

Submitted Into Plan Review Date:3/27/2017 12:48:32 PM

Application Date: 3/27/2017 12:46:50 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 36 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	4/14/2017 9:09:15 AM
ZONING	Approved	4/21/2017 9:44:12 AM

TOWN OF PEMBROKE PARK

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

177124
PERMIT NO.
B-82903
APPLICATION NO.
AMT DUE

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL		
JOB NAME: MARCOUX, CLAUDE		
JOB ADDRESS: 2550 SW 51 TER,		
OWNER NAME: MARCOUX, CLAUDE		
OWNER ADDRESS: 2550 SW 51 TER		
CITY: PEMBROKE PARK		
PHONE: 9543223536	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: ELITE AMERICAN INC		
MAIL ADDRESS: 9740 SEA TURTLE DR		
CITY STATE ZIP: PLANTATION FL 33306		
PHONE: 9548126907	**FAX: 9542363530**	**EMAIL:** ELITEAMERICAN@YAHOO.COM

CERT. COMPENTENCY: CGC1510571			**STATE REGISTRATION: N/A**		
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514230NP0330			SUBDIVISION: DALE VILLAGE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1		BEDROOMS: 1	BATHS: 1
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 4500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: NEW CONCRETE PATIO AND DRIVEWAY					
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.

(Please Complete Second Page)

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: 177383-0

Job Address: 2550 SW 51 TER

Job Name: MARCOUX,CLAUDE

Permit Status: Expired

Permit Issued Date:12/20/2017 8:24:31 AM

Submitted Into Plan Review Date:11/3/2017 2:28:57 PM

Application Date: 11/3/2017 2:23:25 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 47 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	12/18/2017 1:28:55 PM
STRUCTURAL	Approved	2/2/2018 9:37:48 AM
ZONING	Approved	12/19/2017 10:11:58 AM

TOWN OF PEMBROKE PARK

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

177383
PERMIT NO.
B-83888
APPLICATION NO.
AMT DUE

BUILDING PERMIT APPLICATION

2017 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL		
JOB NAME: MARCOUX,CLAUDE		
JOB ADDRESS: 2550 SW 51 TER		
OWNER NAME: MARCOUX,CLAUDE		
OWNER ADDRESS: 2550 SW 51 TER		
CITY: PEMBROKE PARK		
PHONE: 4188826755	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: OWNER/BUILDER		
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS		
CITY STATE ZIP: PEMBROKE PARK FL 33023		
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**
CERT. COMPENTENCY: N/A	**STATE REGISTRATION: N/A**	

LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514230NP0330		SUBDIVISION: DALE VILLAGE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1

TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 35000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: (2) NEW ROOF PANELS OVER EXISTING PATIO,NEW CARPORT, (2) NEW SHEDS , S/G DOOR (IMPACT), WINDOW (IMPACT, VINYL SIDING					
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.

(Please Complete Second Page)


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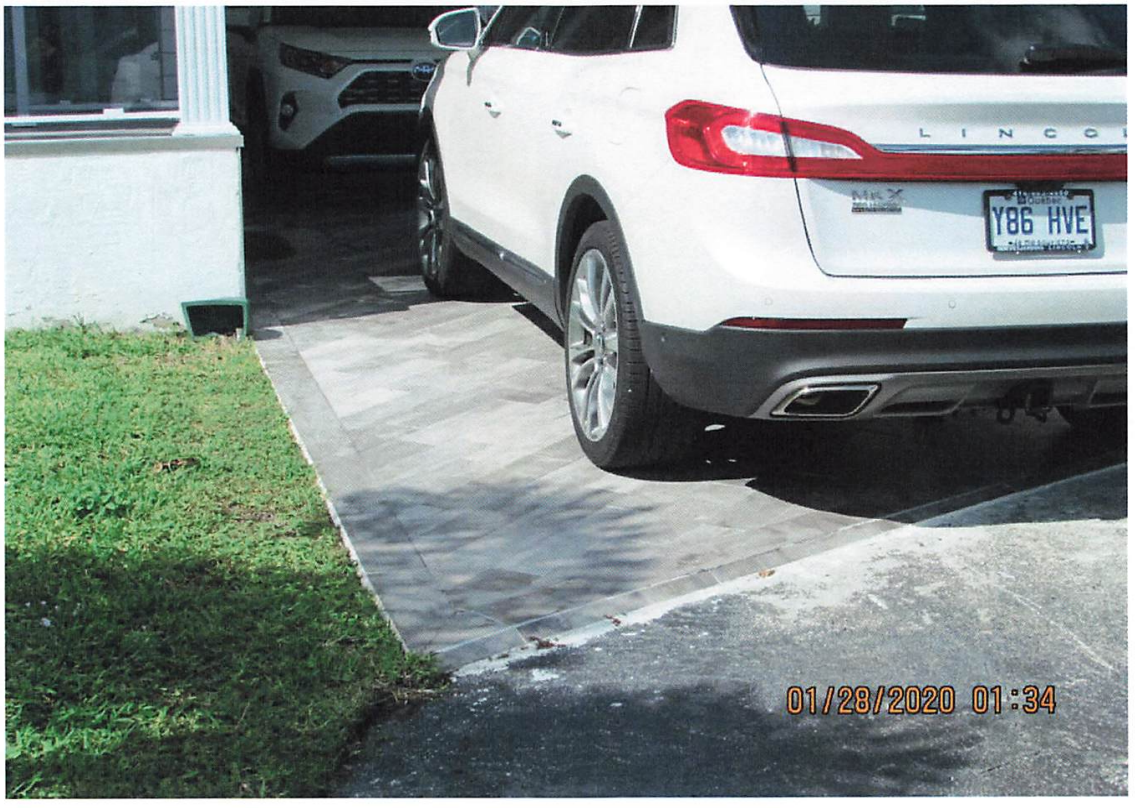
01/28/2020 01:34


2550
01/28/2020 01:34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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

BUILDING PERMIT APPLICATION

1910632
PERMIT NO.
ZON-91360
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MARCOUX,CLAUDE					
JOB ADDRESS: 2550 SW 51 TER					
OWNER NAME: MARCOUX,CLAUDE					
OWNER ADDRESS: 2550 SW 51 TER					
CITY: PEMBROKE PARK					
PHONE: 4188826755		FAX:		EMAIL:	
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000		**FAX: 0000000000**		**EMAIL:**	
CERT. COMPENTENCY: N/A			**STATE REGISTRATION: N/A**		
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514230NP0330			SUBDIVISION: DALE VILLAGE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: REPLACE EXPIRED PERMIT PROCESS 82903 : NEW CONRETE PATIO AND DRIVEWAY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910632-0

Job Address: 2550 SW 51 TER

Job Name: MARCOUX,CLAUDE

Permit Status: Permit Issued

Permit Issued Date:9/2/2020 1:44:23 PM

Submitted Into Plan Review Date:2/24/2020 3:21:36 PM

Application Date: 2/24/2020 3:18:52 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 191 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/10/2020 12:26:56 PM
ZONING	Approved	7/29/2020 2:52:50 PM

R203 Permit Messages For Permit (1910632-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
89477	Compaction/Soil Treatment Certification	1/28/2021	Pass
	Soil Treatment final certification provided.		
89162	Foundation Footings Forms/ Reinf/ Compaction	1/15/2021	Pass
	PASS APARTMENTS COMPLEX TO PLANS		
89222	Masonry CMU Reinf Non Special Inspector	1/20/2021	Pass
	PASS ACCORDING		
89225	Railings - Handrail/Guardrail Installation	1/20/2021	Pass
	PASS ACCORDING		
89502	Slab Structural on Grade / Elevated Floor/ Roof	1/29/2021	Pass
	PASS ACCORDING		
89224	Stairs	1/20/2021	Pass
	PASS ACCORDING		
89223	Stem Wall	1/20/2021	Pass
	PASS ACCORDING		
Zoning Inspection			
89220	Location Verification	1/13/2021	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

1910675
PERMIT NO.
E-93110
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: MARCOUX,CLAUDE					
JOB ADDRESS: 2550 SW 51 TER					
OWNER NAME: MARCOUX,CLAUDE					
OWNER ADDRESS: 2550 SW 51 TER #33-1					
CITY: PEMBROKE PARK					
PHONE: 4188826755	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Electric Management Consultants Inc.					
MAIL ADDRESS: 186 W. Lake DR.					
CITY STATE ZIP: Pembroke Park FL 33009					
PHONE: 9542609494	**FAX:**	**EMAIL: parklakes2@aol.com**			
CERT. COMPENTENCY: EC13005438	**STATE REGISTRATION:**				
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514230NP0330	SUBDIVISION: DALE VILLAGE				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 1850	SQ.FT. / L.F.: 0				
DESCRIBE WORK: INSTALL NEW PANEL BACK TO EXISTING CLOSET					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910675-0

Job Address: 2550 SW 51 TER

Job Name: MARCOUX,CLAUDE

Permit Status: Permit Issued

Permit Issued Date:10/6/2020 10:03:38 AM

Submitted Into Plan Review Date:2/28/2020 7:44:35 AM

Application Date: 2/28/2020 7:37:33 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 221 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	6/16/2020 12:42:05 PM
MECHANICAL	Approved	6/18/2020 3:41:50 PM
PLUMBING	Approved	3/6/2021 6:33:05 AM
STRUCTURAL	Approved	2/2/2021 3:55:26 PM
ZONING	Approved	5/15/2020 10:18:04 AM

R203 Permit Messages For Permit (1910675-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
89503	Aluminum Accessory Structure Framing Patio/Car	1/29/2021	Pass
	PASS ACCORDING		
89504	Aluminum Accessory Structure Roof Panels	1/29/2021	Pass
	PASS ACCORDING		
89228	Doors - Buck Attachments	1/20/2021	Pass
	PASS ACCORDING		
89505	Doors Ext/Int	1/29/2021	Pass
	PASS ACCORDING		
89610	Elevation Certificate Final	2/3/2021	Pass
	Shed FFE - 9.5' and COR= 8.32' and this is an "X" zone (1.18')		
89506	Exterior Sheathing - Plywood/Gypsum	1/29/2021	Pass
	PASS ACCORDING		
89507	Insulation Wall Thermal / Sound	1/29/2021	Pass
	PASS ACCORDING		
89232	Railings - Handrail/Guardrail Installation	1/20/2021	Pass
	PASS ACCORDING		
89508	Stairs	1/29/2021	Pass
	PASS ACCORDING		
89231	Tie Downs - Shed	1/20/2021	Pass
	PASS ACCORDING		
89230	Vinyl Siding	1/20/2021	Pass
	PASS ACCORDING		
89229	Vinyl Siding-Underlayment	1/20/2021	Pass
	PASS ACCORDING		
89227	Window Buck Attachment	1/20/2021	Pass
	PASS ACCORDING		

89226	Window Installation	1/20/2021	Pass
	PASS ACCORDING		

Mechnical Inspection

89345	Dryer Vent	1/25/2021	Fail
	1/25/2021 PROVIDE APPROVED PLANS AT TIME OF INSPECTION FBC 110.5		
89647	Dryer Vent	2/4/2021	Pass
89346	Final Mechanical	1/25/2021	Fail Without Penalty
	1/25/2021 PROVIDE APPROVED PLANS AT TIME OF INSPECTION FBC 110.5		
89678	Final Mechanical	2/4/2021	Pass

Electrical Inspection

89929	Final Electrical	2/16/2021	Pass

Upon Plumbing inspection exposing concealed electrical violations.
A Re-Inspection was performed on March 18, 2021. Resulted in; Prior February 16, 2021 Final Electrical Inspection is VOID.
1. Violation; House Panel location in closet.
2. Violation; Type NM Cable used under chassis in wet location.
3. Violation; Existing Circuit Breaker Panel 'Not per Plan'.
4. Violation; Existing Panel, quantity of circuit breakers installed exceeds panels design.

90965	Final Electrical	3/18/2021	Fail

Upon Plumbing inspection exposing concealed electrical violations.
A Re-inspection was performed on March 18, 2021. Resulted in; Prior February 16, 2021 Final Electrical Inspection is VOID.
1. Violation; House Panel location in closet.
2. Violation; Type NM Cable used under chassis in wet location.
3. Violation: Existing Circuit Breaker Panel 'Not Per Plan'.
4. Violation: Existing Panel, quantity of circuit breakers installed exceeds panels design.

89625	Wall Rough	2/4/2021	Pass

Plumbing Inspection

91393	Final Plumbing	4/8/2021	Pass

90379	Ground Rough	3/1/2021	Fail

No plans on the job. All work cover prior to inspection.

90815	Ground Rough	3/16/2021	Fail

1-1002.3Prohibited traps. The following types of traps are prohibited: "S trap" 2-1002.4Trap seals. Each fixture trap shall have a liquid seal of not less than 2 inches (51 mm) and not more than 4 inches 3-802.3.3Standpipes. Standpipes shall be individually trapped. Standpipes shall extend not less than 18 inches (457 mm) but not greater than 42 inches (1066 mm) above the trap weir. Access shall be provided to standpipes and drains for rodding. 4- No approve plans on the job. "S" traps. "S" traps. "S" traps.

91015	Ground Rough	3/24/2021	Fail 1st Disapproval

This was the 3dr time out. 1- Work perform not to approve plans. 2- FBC 312.2 Drainage water test. 3- FBC 308.5Interval of support. 4- FBC 605.4Water distribution pipe. No PVC for water distribution or hat water Distribution. NO OTHER INSPECTIONS WILL BE PERFORM WITH OUT THE PLUMBING QUALIFIER ON THE JOB.

91304	Ground Rough	4/7/2021	Pass
91390	Sewer Connection	4/8/2021	Pass
91305	Top Out	4/7/2021	Pass
91391	Water Connection	4/8/2021	Pass

Zoning Inspection

89163	Location Verification	1/14/2021	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #Wholesalers of T-Shirts & Apparel - 2681 S Park Lane

Legal Description

Description

Prohibited outside storage of racks and glass (broken glass). Prohibited portable storage containers.

Case Status Open **Case #** 4934 **Date Next Inspection** 4/13/2021

Notes Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/3/2020		Courtesy Notice	Regular Mail
2/20/2020		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(2) - Portable storage units	(c) Nonresidential districts. (2) Size. The maximum size of a portable storage unit is eight (8) feet in width, sixteen (16) feet in length and nine (9) feet in height. The chief building official may allow a larger size in industrial areas if it does not adversely impact the surrounding area.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4934

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC/WHOLESALERS OF T-SHIRTS & APPAREL TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2681 S PARK LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED PEMBROKE CROWN LLC/WHOLESALERS OF T-SHIRTS & APPAREL AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (HAIM) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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 an

$ 6-96

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

MAR 1 1 2021

HOLLYWOOD FL 33021

Wholesalers of T-Shirts & Apparel
Current Tenant #4934 NOH
2681 S Park Lane
Pembroke Park, FL 33009

PS Form 3800, A

9007 5732

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

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage ar

$ 6.96

Sent To

Street and Apt. N

City, State, ZIP+

Postmark Here

Pembroke Crown LLC
Current Tenant #4934 NOH
2673 S Park Lane
Pembroke Park, FL 33009

PS Form 3800, April 2015

9007 5749

Page 611 of 1027

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 Crown LLC
Current Tenant/Resident #4934
2673 S Park Lane
NOH
Pembroke Park, FL 33009

9590 9402 4839 9032 6957 41

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

7019 1120 0000 9007 5749

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
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 18 2021

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 Ave
Pembroke Park, FL 33023

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Wholesalers
Current Tenant #4934
2681 S Parker Rd 33014



9590 9402 6365 0296 4577 42

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

7019 1120 0000 9007 5732

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X M. LRf 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3-19-20

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

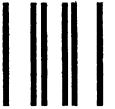
3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

USPS TRACKING #





First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 6365 0296 4577 42

RECEIVED MAR 22 2021

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Town of Pembroke
Pines
3150 SW 52 Ave
Pembroke Park FL 33023



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

~~Wholesalers of T-Shirts & Apparel~~
Current Tenant/Resident #4934 Nott
2681 S Park Lane
Pembroke Park, FL 33009



9590 9402 4839 9032 6957 58

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5732

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Y. C RT 7C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3-15-21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 6957 58



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 17 2021

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

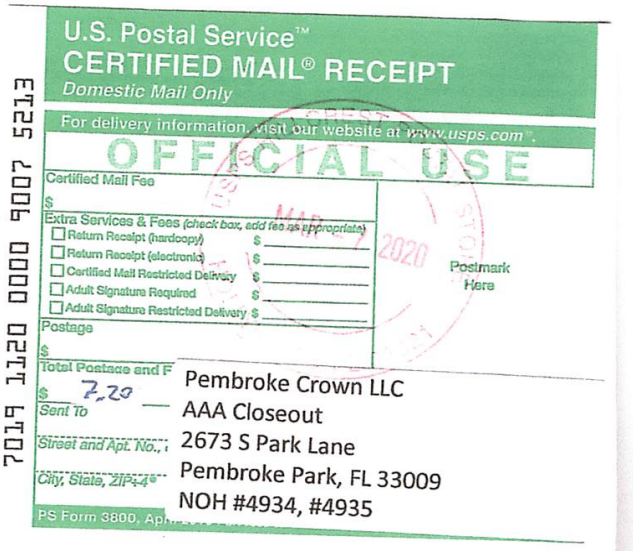
Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

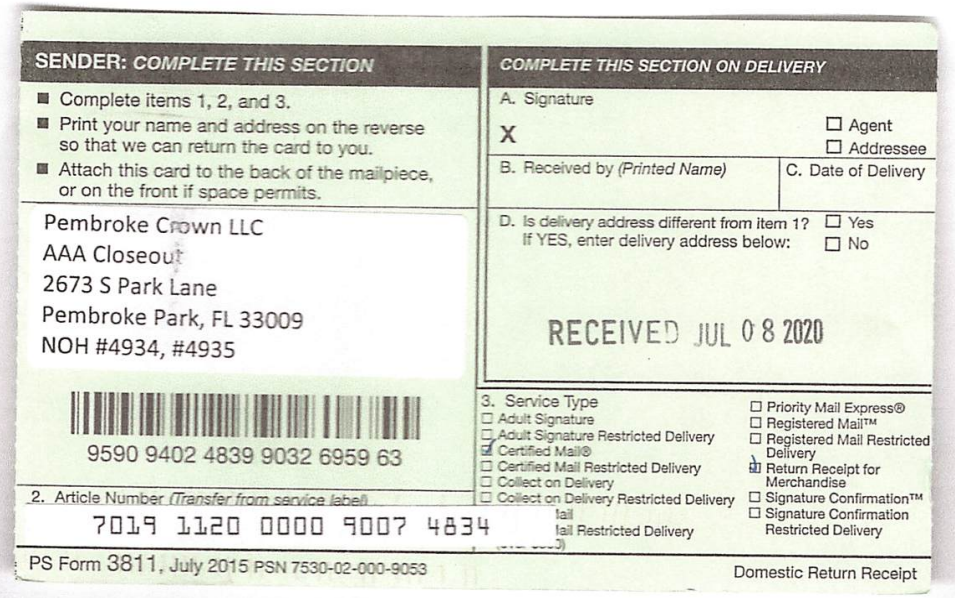



7019 1120 0000 9007 4834
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.05
Total Postage
6.90
Postmark Here
Pembroke Crown LLC
AAA Closeout
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4934, #4935
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
See Reverse for Instructions


7019 1120 0000 9007 4759
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
7.05
Postmark Here
Wholesalers of T-Shirts & Apparel
2681 S Park Lane
Pembroke Park, FL 33009
NOH #4934
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800


7019 1120 0000 9007 4841
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
7.05
Total Postage
6.90
Postmark Here
Wholesalers of T-Shirts & Apparel
2681 S Park Lane
Pembroke Park, FL 33009
NOH #4934
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
See Reverse for Instructions


7019 1120 0000 9007 5213
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
7.20
Postmark Here
Pembroke Crown LLC
AAA Closeout
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4934, #4935
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
Pembroke Crown LLC
AAA Closeout
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4934, #4935
9590 9402 4839 9032 6959 63
2. Article Number (Transfer from service label)
7019 1120 0000 9007 4834
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
RECEIVED JUL 08 2020
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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case # 4934

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown LLC
2673 S Park Ln
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case# 4934

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown LLC
2633 S Park LN
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48
Abbr Legal Description	29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$202,570	$993,830	$1,196,400	$1,196,400	
2020	$202,570	$988,570	$1,191,140	$1,191,140	$25,706.93
2019	$202,570	$988,570	$1,191,140	$1,191,140	$26,007.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,196,400	$1,196,400	$1,196,400	$1,196,400
Portability	0	0	0	0
Assessed/SOH	$1,196,400	$1,196,400	$1,196,400	$1,196,400
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	$1,196,400	$1,196,400	$1,196,400	$1,196,400

Sales History

Date	Type	Price	Book/Page or CIN
1/12/2004	SWD	$1,337,400	36741 / 1577
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

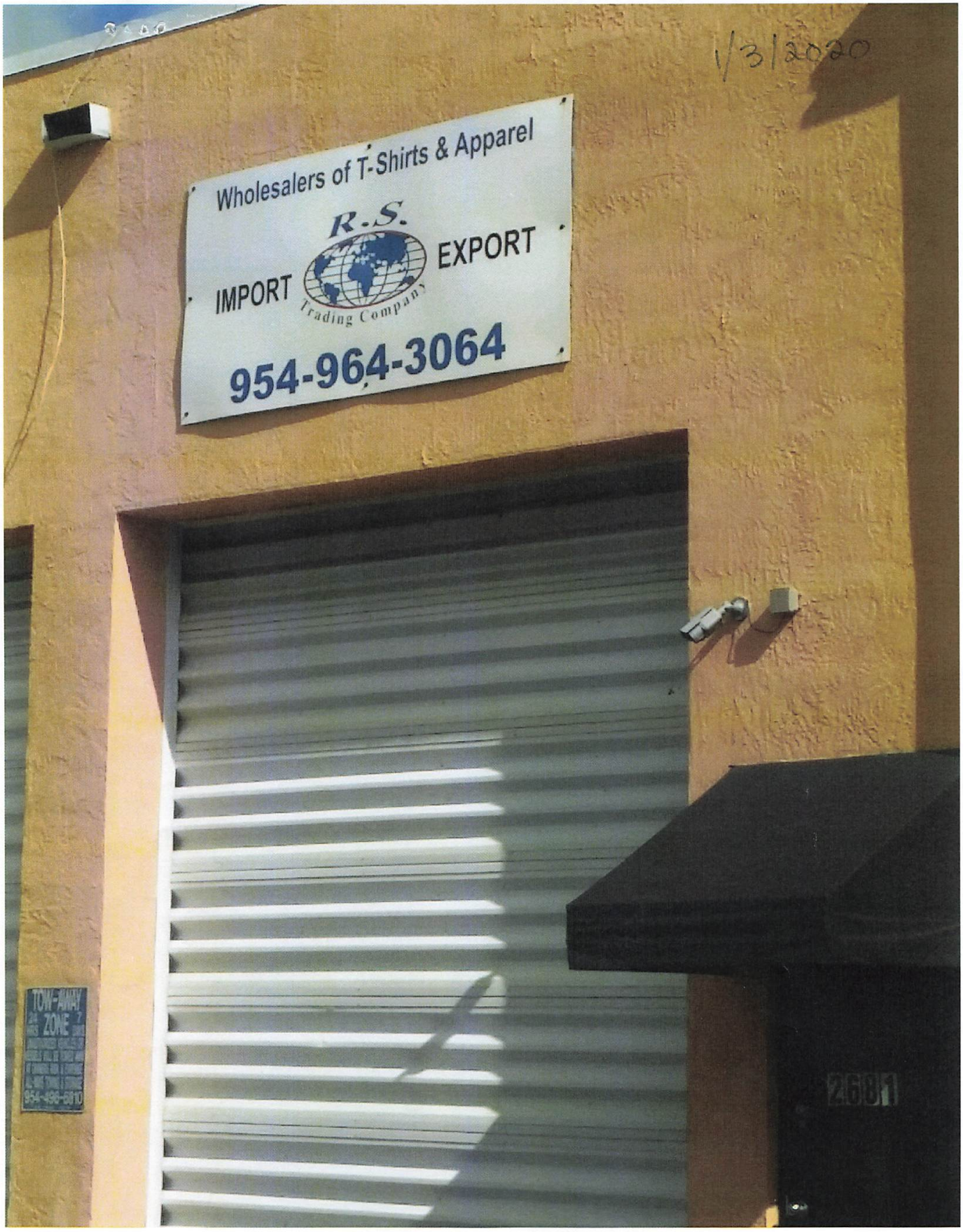
Price	Factor	Type
$7.00	28,938	SF
Adj. Bldg. S.F. (Card, Sketch)		21000
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


AILABLE
-964-3064
-244-3899
1/3/2020
AVL 64493
ALLIED
The Careful Movers
LEASING
OFFICE
954-964-3064
2673


1/3/2020


1/3/2020
Wholesalers of T-Shirts & Apparel
R.S.
IMPORT
EXPORT
Trading Company
954-964-3064
TOW-AWAY
ZONE
954-496-6810
2681


ALLIED
The Carey Movers
AAVARCO
01/23/2020 01:48


ALLIED
01/23/2020 01:47


07/14/2020 04:18


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
LEASING
OFFICE
WE PAY
FOR BROKEN
CELL PHONE
07/14/2020 04:22


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
03/26/2020 04:14


NO
TRUCK
PARKING
TOW-AWAY
ZONE
03/26/2020 04:14


03/26/2020 04:15


07/21/2020 04:17


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
07/21/2020 04:17


WAREHOUSE
SPACE
AVAILABLE
04/09/2021 17:20


WAREHOUSE
SPACE
AVAILABLE
954-954-3004
754-246-3899
04/09/2021 17:20


WAREHOUSE
SPACE
AVAILABLE
954-954-3064
754-244-3899
04/09/2021 17:20


04/09/2021 17:20

07/14/2020 04:22

07/14/2020 04:22
2673


MITSUBISHI
07/14/2020 04:23


MYFLORIDA.COM
12-16
DJI X18
SUNSHINE STATE
07/14/2020 04:48


07/14/2020 04:48


07/14/2020 04:48


WARN
YOUR
WILL BE
TOWED IF
YOU BLOCK
TRUCK
DOORS !!!
07/14/2020 04:49

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 042626

APPLICATION FORM

Application Category: No Business Tax / Inspection Fees Only **Application Date:** 12/20/2016

Business Owner Information (Residential Usage)

Business Name: AAA CLOSEOUT NETWORK

Business Owner/Corporation/Partnership:

Business Address: 2681 PARK LN

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

Business Phone: **Other Phone:** 7542443899 **Fax #:**

E-Mail: **Contact Person's Name:** TONY RAZ

Parcel Information

Folio Number: 514229000050 **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 2681 PAREK LN

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

FIRE INSPECTION

Limitations:

(NO CURRENT BTR ON FILE)

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

STATEMENT

AAA CLOSEOUT NETWORK
2681 PAREK LN
PEMBROKE PK FL 33009

ACCOUNT NO.	DATE
042626	2/20/2020

BUSINESS DESCRIPTION

FIRE INSPECTION
(NO CURRENT BTR ON FILE)

BUSINESS ADDRESS
2681 PARK LN

DATE	DESCRIPTION	CHARGES	BALANCE
FY 2017	Annual Fire Department Inspection	240.00	240.00
	- Date of Insp 09/20/16		
FY 2018	Penalty Fee / Late Charges	29.32	29.32
	- Del. Penalty-Mar 1		
FY 2019	Penalty Fee / Late Charges	31.59	31.59
	- Del. Penalty-Mar 1		
FY 2020	Penalty Fee / Late Charges	24.20	24.20
	- Penalty-Jan 1		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	**$325.11**
PLEASE PAY	**$325.11**

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 112923

APPLICATION FORM

Application Category: Clothing **Application Date:** 8/1/2001

Business Owner Information (Residential Usage)

Business Name: R.S. TRADING, CO.

Business Owner/Corporation/Partnership:

Business Address: 2673-2681 S PARK LN

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

Business Phone: 9549643064 **Other Phone:** **Fax #:**

E-Mail: **Contact Person's Name:** TONY RAZ

Parcel Information

Folio Number: **Legal Description:**

Prior Use: T-SHIRT BROKER

Current Use: COMMERCIAL WAREHOUSING

Contact Information

Name:

Mailing Address: 2673 S PARK LN

City / State / Zip: PEMBROKE PARK FL 33009

Business Description:

COMMERCIAL WAREHOUSING

Limitations:

(BTR PENDING - STILL IN PROCESS/UPDATE USE)

R203 BTR Inspections For Customer (112923 - R.S. TRADING, CO.)

Event ID	Inspection	Inspection Date	Status
Fire Inspection			
85913	Annual Fire	7/27/2020	Complete

If possible inspection after 9:00 am when the office is open.

Completed by RB & CB on July 27th. Refer to Violation that need Correction Annual Fire Inspection Report on File with BSO Software Streamline.

91401	BTR Inspection - Fire	4/8/2021	Fail

1. Post a 704 warning placard on exterior front side of occupancy (building) 12 inch X 12 inch visible to the street for emergency forces to identify the storage of the propane forklift & spare tanks for the lift.

2. Correct the missing junction box cover on a J. Box located in the conduit of the upper ceiling area SW corner near front of bay.

3. Lower both the floor storage and the storage of commodities within the rack systems to be no higher than 12 feet max. Or rack system (s) and a permit process is required to meet the minimum requirements for high pile storage of combustibles per Florida Fire Prevention Code (7th ED.) and in accordance to NFPA 13 (2016 ED.) Fire Sprinkler Standard.

4. Maintain aisles between rack storage systems (minimum 4 feet width) for egress pathway & exit access to escape.

5. Shall install additional emergency light (s) and illuminated directional exit sign (s) with battery backup, within the bay areas to meet the requirements of NFPA 101: CH: 42 and Means of Egress 7.9 & 7.10. Adding any additional emergency safety light (s) require a submittal of a permit process to the Town of Pembroke Park building dept. for discipline review by a Florida Licensed contractor. Confer with the building dept. for further assistance.

6. Provide a copy of an approved life safety plan (a signed sealed & dated) for a fire plan review for the existing conditions (floor plan-layout) for number of exit (s) and the arrangement of means of egress as per NFPA 101: CH: 42 and in accordance to CH: 7. Egress arrangements & number of exits shall meet the minimum requirements of the common path in accordance with NFPA 101: 42.2.4.1 (1)-(3) and table 42.2.5 & 42.2.6 for all travel distances as per the occupancy classification-Storage. Confer with a professional designer for an **"after the fact life safety drawing of existing conditions"** submittal of a plan for review, if, an **approved life safety plan is not obtainable for verifying compliance with the Code and the occupancy classification (NFPA 1: 1.7.12.1)**

7. Several general lighting fixtures in the storage bays and not operating. Service & repair as applicable to provide general normal lighting for occupants.

Miscellanous Inspection

85856	Attachment	7/16/2020	In-Complete

7/16/20-Customer came in to dispute inspection fees. The customer is using the AAA Closeout as a DBA and not a separate business from R.S. Trading.

The customer also clarified that the two bays can be accessed by a interior door (this will need to be confirmed by inspector).

7/17/20-I contacted the customer to setup an annual fire inspection (for 7/20/2020) to verify the interior door access it there and up to code.

Electrical Inspection

91400	BTR Inspection	4/8/2021	Pending Inspection

Change of use and additional unit.

Zoning Inspection

91402	BTR Inspection	4/8/2021	Pending Inspection

Change of use and additional unit

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

STATEMENT

R.S. TRADING, CO.
2673 S PARK LN
PEMBROKE PARK FL 33009

ACCOUNT NO. 112923
DATE 4/9/2021

BUSINESS DESCRIPTION
COMMERCIAL WAREHOUSING
(BTR PENDING - STILL IN PROCESS/UPDATE USE)

BUSINESS ADDRESS
2673-2681 S PARK LN

DATE	DESCRIPTION	CHARGES	BALANCE
	Reinspections 1st Disapproval Fee	50.00	50.00
	- Failed Inspection		
FY 2014	Penalty Fee / Late Charges	28.75	28.75
	- For 2012-13 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	250.00	250.00
	- Pen Fee (Code 15-40c) 12-13 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	86.84	86.84
	- Fire Insp Pen Fee (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	28.75	28.75
	- For 2013-14 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	250.00	250.00
	- Pen Fee(Code 15-40c) 13-14 (billed previously cs)		
FY 2015	False Alarm Late And Interest	10.00	10.00
	- Alarm Fee-Late Charge-10/14/14		
FY 2015	False Alarm Late And Interest	0.90	0.90
	- Alarm Fee-Interest-11/14/14		
FY 2015	False Alarm Late And Interest	2.04	2.04
	- Alarm Fee-Interest-12/17/14		
FY 2015	False Alarm Late And Interest	2.07	2.07
	- Alarm Fee-Interest-01/20/15		
FY 2015	False Alarm Late And Interest	2.10	2.10
	- Alarm Fee-Interest-02/18/15		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	**$2,612.83**
PLEASE PAY	**$2,612.83**

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2015	False Alarm Late And Interest - Alarm Fee-Interest-03/18/15	2.13	2.13
FY 2015	False Alarm Late And Interest - Alarm Fee-Interest-04/17/15	2.16	2.16
FY 2015	False Alarm Late And Interest - Alarm Fee-Interest-05/18/15	2.20	2.20
FY 2015	False Alarm Late And Interest - Alarm Fee-Interest-07/15/15	2.23	2.23
FY 2015	False Alarm Late And Interest - Alarm Fee-Interest-08/14/15	2.26	2.26
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-10/16/15	2.30	2.30
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-11/16/15	2.33	2.33
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-12/15/15	2.36	2.36
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-1/15/16	2.40	2.40
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-02/16/16	2.44	2.44
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-03/16/16	2.47	2.47
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-04/16/16	2.51	2.51
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-05/15/16	2.55	2.55
FY 2016	False Alarm Late And Interest - Alarm Fee-Interest-06/16/16	2.59	2.59
FY 2016	Penalty Fee / Late Charges - Pen Fee(Code 15-40c) 15-16	250.00	250.00
FY 2017	Penalty Fee / Late Charges - Alarm Fee-Interest-01/17/17	2.63	2.63

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2017	False Alarm Late And Interest	2.63	2.63
	- Alarm Fee-Interest-01/17/17		
FY 2017	Credit Penalty Fee/Late Charges	-2.63	-2.63
	-		
FY 2017	Penalty Fee / Late Charges	28.75	28.75
	- Del. Penalty-Jan 1st		
FY 2017	Penalty Fee / Late Charges	250.00	250.00
	- Penalty Fee(Town Code 15-40c)		
FY 2018	False Alarm Late And Interest	2.67	2.67
	- Alarm Fee-Interest-01/15/18		
FY 2018	False Alarm Late And Interest	2.71	2.71
	- Alarm Fee-Interest-02/17/18		
FY 2018	Penalty Fee / Late Charges	48.34	48.34
	- Del. Penalty-Jan 1		
FY 2018	Penalty Fee / Late Charges	250.00	250.00
	- Penalty Fee-Mar 1(Town Code 15-40c)		
FY 2018	False Alarm Late And Interest	2.74	2.74
	- Alarm Fee-Interest-03/16/18		
FY 2018	False Alarm Late And Interest	2.78	2.78
	- Alarm Fee-Interest-04/16/18		
FY 2018	False Alarm Late And Interest	2.82	2.82
	- Alarm Fee-Interest-05/15/18		
FY 2018	Credit Penalty Fee/Late Charges	-19.59	-19.59
	-		
FY 2019	False Alarm Late And Interest	2.87	2.87
	- Alarm Fee-Interest-04/15/19		
FY 2019	False Alarm Late And Interest	2.91	2.91
	- Alarm Fee-Interest-05/15/19		
FY 2019	Penalty Fee / Late Charges	26.25	26.25
	- Del. Penalty-Jan 1		
FY 2019	Penalty Fee / Late Charges	250.00	250.00
	- Mar 1-Penalty Fee(Town Code 15-40c)		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2020	Penalty Fee / Late Charges	59.53	59.53
	- Penalty-Jan 1		
FY 2020	False Alarm Late And Interest	2.95	2.95
	- Alarm Fee-Interest-04/15/20		
FY 2020	Penalty Fee / Late Charges	250.00	250.00
	- Mar 1-Penalty(Town Code 15-40c)		
FY 2020	Credit Penalty Fee/Late Charges	-28.28	-28.28
	-		
FY 2021	False Alarm Late And Interest	1.51	1.51
	- Interest - Oct		
FY 2021	Penalty Fee / Late Charges	67.08	67.08
	- Misc Penalty - Oct		
FY 2021	Penalty Fee / Late Charges	52.47	52.47
	- Misc Penalty-Nov		
FY 2021	Penalty Fee / Late Charges	53.26	53.26
	- Misc Penalty-Dec		
FY 2021	Penalty Fee / Late Charges	54.05	54.05
	- Misc Penalty-Jan		
FY 2021	Penalty Fee / Late Charges	250.00	250.00
	- Mar Penalty(Town Code 15-40c)		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN LLC	2673 S PARK LANE PEMBROKE PARK, FL 33009	2633 S PARK LN, PEMBROKE PARK, FL 33009 #AAA Closeout-2673 S Park Lane

Legal Description

Description

Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Case Status Open **Case #** 4935 **Date Next Inspection** 4/13/2021

Notes

Prohibited portable storage containers. Installed security cameras with no permits. Business owner has no Business Tax Receipt on file. Owner must obtain a Business Tax Receipt at Town Hall.

Business owner must stop all operations until Business Tax receipt is issued. Property owner must remove all prohibited portable containers and obtain/complete security camera permits from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/20/2020		Notice of Violation	Regular Mail
3/6/2020	3/19/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/10/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(2) - Portable storage units	(c) Nonresidential districts. (2) Size. The maximum size of a portable storage unit is eight (8) feet in width, sixteen (16) feet in length and nine (9) feet in height. The chief building official may allow a larger size in industrial areas if it does not adversely impact the surrounding area.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (c)(4) - Portable storage units	(c) Nonresidential districts. (4) Location. Portable storage units shall generally be placed only in the rear or side portions of a site in nonresidential districts. The temporary placement of a portable storage unit in a designated loading area is permissible. Under no circumstances shall a portable storage unit be placed in an area fronting a major road or in front parking lot of a commercial establishment. The placement of portable storage units in fire lanes, passenger loading zones, or public rights-of-way is strictly prohibited.	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4935

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN LLC/AAA CLOSEOUT TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2673 S PARK LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez , HEREBY CERTIFY that I SERVED PEMBROKE CROWN LLC/AAA CLOSEOUT AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (HAIM) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

TERESSA MALCOLM
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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 an

$ 6.94

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

MAR 1 2021

HOLLYWOOD FL 33021

AAA CLOSEOUT NOH 4935
2673 S PARKLANE
PEMBROKE PARK, FL 33009

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

2012 9840 2012 0486 2102

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

$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

HOLLYWOOD FL 33021
USPS HILLCREST POSTAL STORE
MAR 1 : 2021

PEMBROKE PARK CROWN LLC
2673 S PARK LANE
PEMBROKE PARK, FL 33009

NOH 4935

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

Page 648 of 1027

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 CROWN LLC
2673 S PARK LANE
PEMBROKE PARK, FL 33009

NOH 4935

9590 9402 4839 9032 6955 50

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

7019 2280 0002 0486 2119

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery ...0)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 6955 50

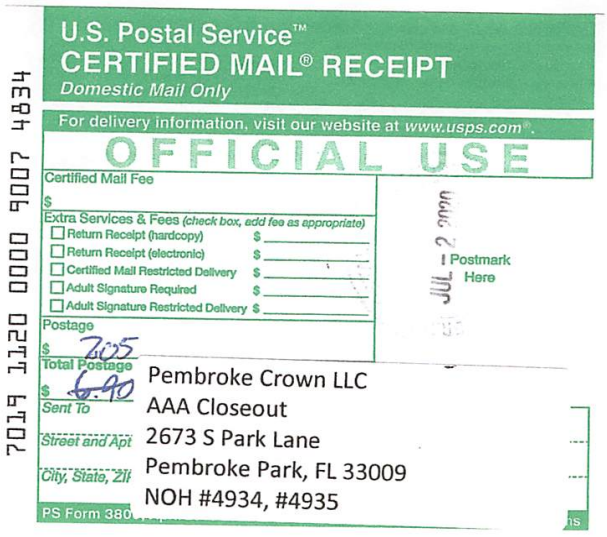
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

RECEIVED MAR 18 2021

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 Ave
Pembroke Park, FL 33023



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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
$ 2.05

Total Postage
$ 6.90

Sent To
Pembroke Crown LLC
AAA Closeout

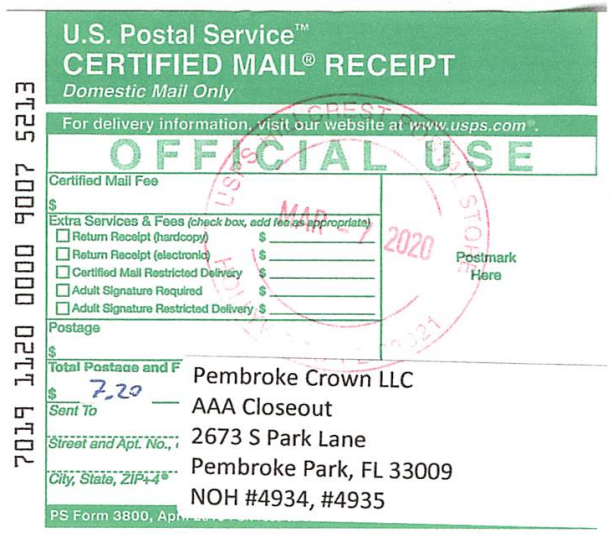
Street and Apt
2673 S Park Lane

City, State, Zi
Pembroke Park, FL 33009
NOH #4934, #4935

PS Form 380

JUL 2 2020
Postmark Here

7019 1120 0000 9007 4834



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 F
$ 7.20

Sent To
Pembroke Crown LLC
AAA Closeout

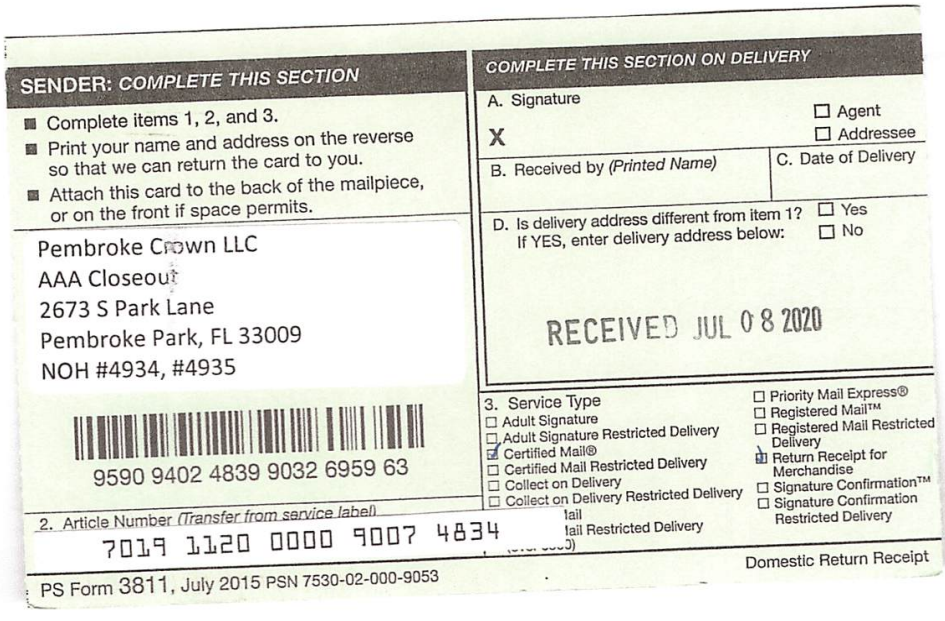
Street and Apt. No.,
2673 S Park Lane

City, State, ZIP+4®
Pembroke Park, FL 33009
NOH #4934, #4935

PS Form 3800, Apr

MAR 2 2020
Postmark Here

7019 1120 0000 9007 5213



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.

Pembroke Crown LLC
AAA Closeout
2673 S Park Lane
Pembroke Park, FL 33009
NOH #4934, #4935

9590 9402 4839 9032 6959 63

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4834

PS Form 3811, July 2015 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

RECEIVED JUL 08 2020

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

Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2633-2681 S PARK LANE, PEMBROKE PARK FL 33009	ID #	5142 29 00 0050
Property Owner	PEMBROKE CROWN LLC	Millage	0613
Mailing Address	2673 S PARK LANE PEMBROKE PARK FL 33009	Use	48

Abbr Legal Description	29-51-42 COMM SE COR OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29,N 25 TO POB,N 224.54,W 128.84,S 224.48, E 128.93 TO POB & S 1.00 OF N 425 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 SEC 29 LESS W 181 AKA: LOTS 21,22,23,24 LESS ROAD EASEMENT 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$202,570	$993,830	$1,196,400	$1,196,400	
2020	$202,570	$988,570	$1,191,140	$1,191,140	$25,706.93
2019	$202,570	$988,570	$1,191,140	$1,191,140	$26,007.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,196,400	$1,196,400	$1,196,400	$1,196,400
Portability	0	0	0	0
Assessed/SOH	$1,196,400	$1,196,400	$1,196,400	$1,196,400
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	$1,196,400	$1,196,400	$1,196,400	$1,196,400

Sales History

Date	Type	Price	Book/Page or CIN
1/12/2004	SWD	$1,337,400	36741 / 1577
10/1/1987	WD*	$1,850,000	14853 / 92

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	28,938	SF
Adj. Bldg. S.F. (Card, Sketch)		21000
Eff./Act. Year Built: 1970/1969		

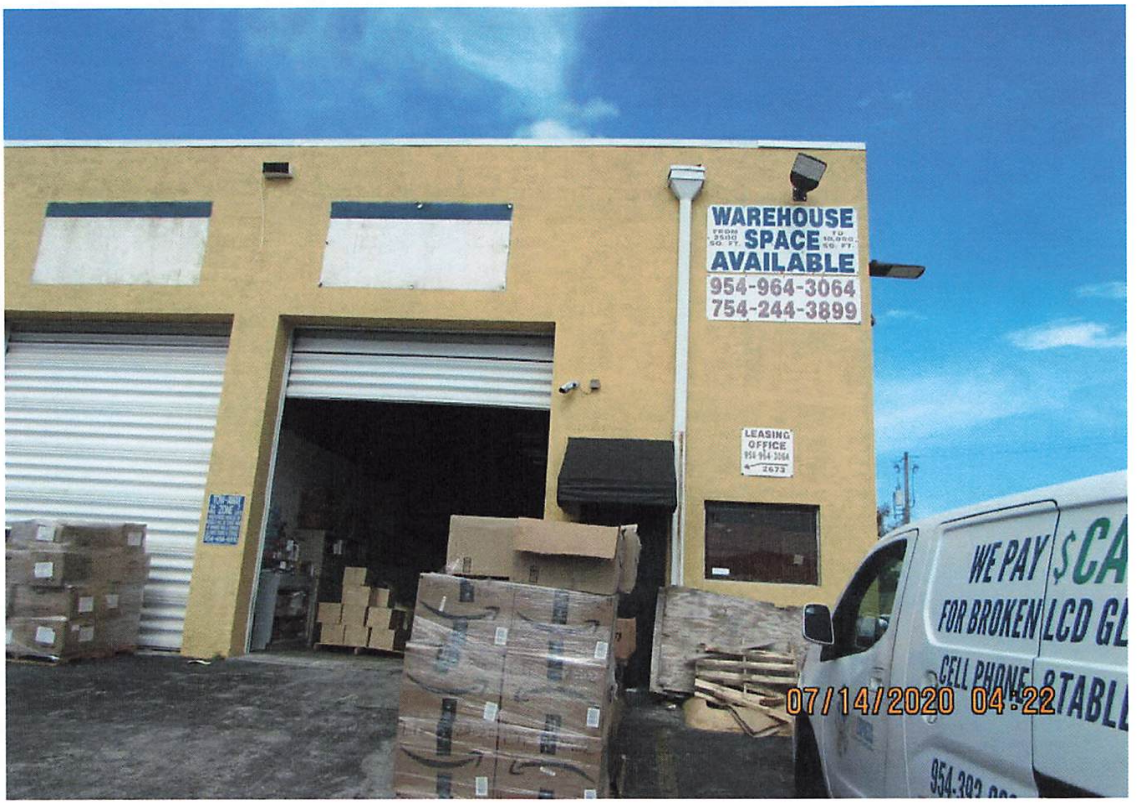
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


ALLIED
The Careful Movers
AAVARCO
01/23/2020 01:48


ALLIED
01/23/2020 01:47


07/14/2020 04:18


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
LEASING
OFFICE
07/14/2020 04:22


2673
2673
07/14/2020 04:22


07/14/2020 04:22


MITSUBISHI
07/14/2020 04:23


MYFLORIDA.COM
12-16
DJI X18
SUNSHINE STATE
07/14/2020 04:48


07/14/2020 04:48


07/14/2020 04:48


WARN
YOUR
WILL BE
TOWED IF
YOU BLOCK
TRUCK
DOORS !!!
07/14/2020 04:49

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 112923

APPLICATION FORM

Application Category: Clothing **Application Date:** 8/1/2001

Business Owner Information (Residential Usage)

Business Name: R.S. TRADING, CO.

Business Owner/Corporation/Partnership:

Business Address: 2673-2681 S PARK LN

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

Business Phone: 9549643064 **Other Phone:** **Fax #:**

E-Mail: **Contact Person's Name:** TONY RAZ

Parcel Information

Folio Number: **Legal Description:**

Prior Use: T-SHIRT BROKER

Current Use: COMMERCIAL WAREHOUSING

Contact Information

Name:

Mailing Address: 2673 S PARK LN

City / State / Zip: PEMBROKE PARK FL 33009

Business Description:

COMMERCIAL WAREHOUSING

Limitations:

(BTR PENDING - STILL IN PROCESS/UPDATE USE)

R203 BTR Inspections For Customer (112923 - R.S. TRADING, CO.)

Event ID	Inspection	Inspection Date	Status
Fire Inspection			
85913	Annual Fire	7/27/2020	Complete

If possible inspection after 9:00 am when the office is open.

Completed by RB & CB on July 27th. Refer to Violation that need Correction Annual Fire Inspection Report on File with BSO Software Streamline.

91401	BTR Inspection - Fire	4/8/2021	Fail

1. Post a 704 warning placard on exterior front side of occupancy (building) 12 inch X 12 inch visible to the street for emergency forces to identify the storage of the propane forklift & spare tanks for the lift.

2. Correct the missing junction box cover on a J. Box located in the conduit of the upper ceiling area SW corner near front of bay.

3. Lower both the floor storage and the storage of commodities within the rack systems to be no higher than 12 feet max. Or rack system (s) and a permit process is required to meet the minimum requirements for high pile storage of combustibles per Florida Fire Prevention Code (7th ED.) and in accordance to NFPA 13 (2016 ED.) Fire Sprinkler Standard.

4. Maintain aisles between rack storage systems (minimum 4 feet width) for egress pathway & exit access to escape.

5. Shall install additional emergency light (s) and illuminated directional exit sign (s) with battery backup, within the bay areas to meet the requirements of NFPA 101: CH: 42 and Means of Egress 7.9 & 7.10. Adding any additional emergency safety light (s) require a submittal of a permit process to the Town of Pembroke Park building dept. for discipline review by a Florida Licensed contractor. Confer with the building dept. for further assistance.

6. Provide a copy of an approved life safety plan (a signed sealed & dated) for a fire plan review for the existing conditions (floor plan-layout) for number of exit (s) and the arrangement of means of egress as per NFPA 101: CH: 42 and in accordance to CH: 7. Egress arrangements & number of exits shall meet the minimum requirements of the common path in accordance with NFPA 101: 42.2.4.1 (1)-(3) and table 42.2.5 & 42.2.6 for all travel distances as per the occupancy classification-Storage. Confer with a professional designer for an **"after the fact life safety drawing of existing conditions"** submittal of a plan for review, if, an **approved life safety plan is not obtainable for verifying compliance with the Code and the occupancy classification (NFPA 1: 1.7.12.1)**

7. Several general lighting fixtures in the storage bays and not operating. Service & repair as applicable to provide general normal lighting for occupants.

Miscellanous Inspection

85856	Attachment	7/16/2020	In-Complete

7/16/20-Customer came in to dispute inspection fees. The customer is using the AAA Closeout as a DBA and not a separate business from R.S. Trading.

The customer also clarified that the two bays can be accessed by a interior door (this will need to be confirmed by inspector).

7/17/20-I contacted the customer to setup an annual fire inspection (for 7/20/2020) to verify the interior door access it there and up to code.

Electrical Inspection

91400	BTR Inspection	4/8/2021	Pending Inspection

Change of use and additional unit.

Zoning Inspection

91402	BTR Inspection	4/8/2021	Pending Inspection

Change of use and additional unit

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

STATEMENT

R.S. TRADING, CO.
2673 S PARK LN
PEMBROKE PARK FL 33009

ACCOUNT NO.	DATE
112923	4/9/2021

BUSINESS DESCRIPTION

COMMERCIAL WAREHOUSING
(BTR PENDING - STILL IN PROCESS/UPDATE USE)

BUSINESS ADDRESS
2673-2681 S PARK LN

DATE	DESCRIPTION	CHARGES	BALANCE
	Reinspections 1st Disapproval Fee	50.00	50.00
	- Failed Inspection		
FY 2014	Penalty Fee / Late Charges	28.75	28.75
	- For 2012-13 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	250.00	250.00
	- Pen Fee (Code 15-40c) 12-13 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	86.84	86.84
	- Fire Insp Pen Fee (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	28.75	28.75
	- For 2013-14 (billed previously cs)		
FY 2014	Penalty Fee / Late Charges	250.00	250.00
	- Pen Fee(Code 15-40c) 13-14 (billed previously cs)		
FY 2015	False Alarm Late And Interest	10.00	10.00
	- Alarm Fee-Late Charge-10/14/14		
FY 2015	False Alarm Late And Interest	0.90	0.90
	- Alarm Fee-Interest-11/14/14		
FY 2015	False Alarm Late And Interest	2.04	2.04
	- Alarm Fee-Interest-12/17/14		
FY 2015	False Alarm Late And Interest	2.07	2.07
	- Alarm Fee-Interest-01/20/15		
FY 2015	False Alarm Late And Interest	2.10	2.10
	- Alarm Fee-Interest-02/18/15		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	**$2,612.83**
PLEASE PAY	**$2,612.83**

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2015	False Alarm Late And Interest	2.13	2.13
	- Alarm Fee-Interest-03/18/15		
FY 2015	False Alarm Late And Interest	2.16	2.16
	- Alarm Fee-Interest-04/17/15		
FY 2015	False Alarm Late And Interest	2.20	2.20
	- Alarm Fee-Interest-05/18/15		
FY 2015	False Alarm Late And Interest	2.23	2.23
	- Alarm Fee-Interest-07/15/15		
FY 2015	False Alarm Late And Interest	2.26	2.26
	- Alarm Fee-Interest-08/14/15		
FY 2016	False Alarm Late And Interest	2.30	2.30
	- Alarm Fee-Interest-10/16/15		
FY 2016	False Alarm Late And Interest	2.33	2.33
	- Alarm Fee-Interest-11/16/15		
FY 2016	False Alarm Late And Interest	2.36	2.36
	- Alarm Fee-Interest-12/15/15		
FY 2016	False Alarm Late And Interest	2.40	2.40
	- Alarm Fee-Interest-1/15/16		
FY 2016	False Alarm Late And Interest	2.44	2.44
	- Alarm Fee-Interest-02/16/16		
FY 2016	False Alarm Late And Interest	2.47	2.47
	- Alarm Fee-Interest-03/16/16		
FY 2016	False Alarm Late And Interest	2.51	2.51
	- Alarm Fee-Interest-04/16/16		
FY 2016	False Alarm Late And Interest	2.55	2.55
	- Alarm Fee-Interest-05/15/16		
FY 2016	False Alarm Late And Interest	2.59	2.59
	- Alarm Fee-Interest-06/16/16		
FY 2016	Penalty Fee / Late Charges	250.00	250.00
	- Pen Fee(Code 15-40c) 15-16		
FY 2017	Penalty Fee / Late Charges	2.63	2.63
	- Alarm Fee-Interest-01/17/17		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2017	False Alarm Late And Interest	2.63	2.63
	- Alarm Fee-Interest-01/17/17		
FY 2017	Credit Penalty Fee/Late Charges	-2.63	-2.63
	-		
FY 2017	Penalty Fee / Late Charges	28.75	28.75
	- Del. Penalty-Jan 1st		
FY 2017	Penalty Fee / Late Charges	250.00	250.00
	- Penalty Fee(Town Code 15-40c)		
FY 2018	False Alarm Late And Interest	2.67	2.67
	- Alarm Fee-Interest-01/15/18		
FY 2018	False Alarm Late And Interest	2.71	2.71
	- Alarm Fee-Interest-02/17/18		
FY 2018	Penalty Fee / Late Charges	48.34	48.34
	- Del. Penalty-Jan 1		
FY 2018	Penalty Fee / Late Charges	250.00	250.00
	- Penalty Fee-Mar 1(Town Code 15-40c)		
FY 2018	False Alarm Late And Interest	2.74	2.74
	- Alarm Fee-Interest-03/16/18		
FY 2018	False Alarm Late And Interest	2.78	2.78
	- Alarm Fee-Interest-04/16/18		
FY 2018	False Alarm Late And Interest	2.82	2.82
	- Alarm Fee-Interest-05/15/18		
FY 2018	Credit Penalty Fee/Late Charges	-19.59	-19.59
	-		
FY 2019	False Alarm Late And Interest	2.87	2.87
	- Alarm Fee-Interest-04/15/19		
FY 2019	False Alarm Late And Interest	2.91	2.91
	- Alarm Fee-Interest-05/15/19		
FY 2019	Penalty Fee / Late Charges	26.25	26.25
	- Del. Penalty-Jan 1		
FY 2019	Penalty Fee / Late Charges	250.00	250.00
	- Mar 1-Penalty Fee(Town Code 15-40c)		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

FY 2020	Penalty Fee / Late Charges	59.53	59.53
	- Penalty-Jan 1		
FY 2020	False Alarm Late And Interest	2.95	2.95
	- Alarm Fee-Interest-04/15/20		
FY 2020	Penalty Fee / Late Charges	250.00	250.00
	- Mar 1-Penalty(Town Code 15-40c)		
FY 2020	Credit Penalty Fee/Late Charges	-28.28	-28.28
	-		
FY 2021	False Alarm Late And Interest	1.51	1.51
	- Interest - Oct		
FY 2021	Penalty Fee / Late Charges	67.08	67.08
	- Misc Penalty - Oct		
FY 2021	Penalty Fee / Late Charges	52.47	52.47
	- Misc Penalty-Nov		
FY 2021	Penalty Fee / Late Charges	53.26	53.26
	- Misc Penalty-Dec		
FY 2021	Penalty Fee / Late Charges	54.05	54.05
	- Misc Penalty-Jan		
FY 2021	Penalty Fee / Late Charges	250.00	250.00
	- Mar Penalty(Town Code 15-40c)		

Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater will be applied and your account may be subject to additional intrest fees.

SUB-TOTAL	***$2,612.83***
PLEASE PAY	***$2,612.83***


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
03/26/2020 04:14


NO
TRUCK
PARKING
TOW-AWAY
ZONE
03/26/2020 04:14


03/26/2020 04:15


07/21/2020 04:17


WAREHOUSE
SPACE
AVAILABLE
954-964-3064
754-244-3899
07/21/2020 04:17


WAREHOUSE
SPACE
AVAILABLE
04/09/2021 17:20


WAREHOUSE
SPACE
AVAILABLE
954-964-3004
754-246-3899
04/09/2021 17:20


WAREHOUSE
SPACE
AVAILABLE
954-954-3064
754-244-3899
04/09/2021 17:20


04/09/2021 17:20

Case Overview

Property/Incident Information

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

Legal Description

Description

Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Case Status Open **Case #** 4945 **Date Next Inspection** 4/13/2021

Notes Interior renovations (kitchen, bathroom, bedrooms) done without permits. A/C Central unit installed without permits. Bathroom added to garage without permits. Alterations (doors, windows) were done to the Florida/Mother Suite Room without permits. Sheds and screen rooms installed without permits. Overgrown vegetation. Severely damaged screen room, and damaged/deteriorating sheds, damaged pavement. Pressure wash maintenance needed in back patio. House is being used as rental unit (7 families reported).

Owner must obtain permits for all work done from the Building Dept. Owner must keep the property maintained by pressure washing, trim all landscape, repair damages with permits from the Building Dept.
The single family house is only for one family use. It is illegal to use a single family house as rental units. Owner must have only one family living at the property.
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/25/2020		Notice of Violation	Regular Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/5/2021	4/13/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/13/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/13/2021
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.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/13/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (j)	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/13/2021
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: 4/13/2021
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: 4/13/2021
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 4/13/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-106. - Intent.	The R-5 Residential District is intended for use as residential only, and may include single-family residences and two family (duplex) residences. (Ord. No. 63-5-1, § 18(a), 5-1-63; Ord. No. 99-6-3, § 5, 6-23-99)	Not in Compliance - Reinspection Date: 4/13/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4945

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: QUINTERO & BROTHERS LLC TYPE OF PROCESS: NOTICE OF HEARING

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

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED QUINTERO & BROTHERS LLC AT 3:28 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

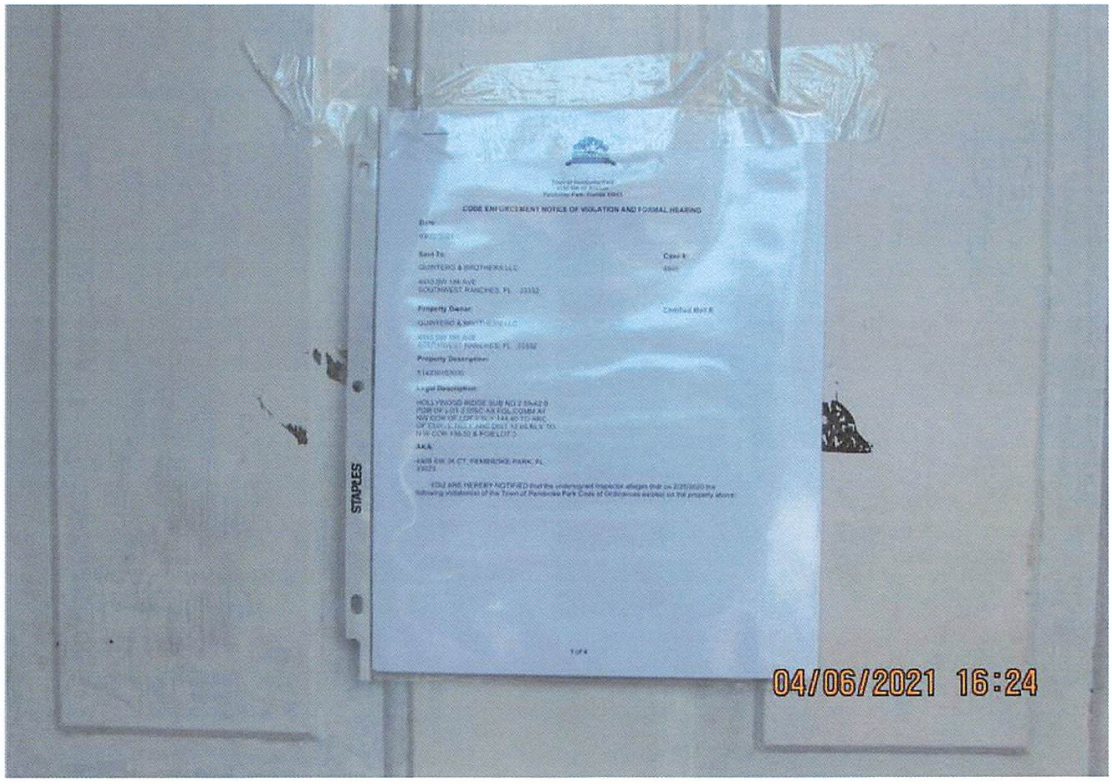
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/06/2021 16:24

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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

$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark Here

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332

NOH 4945

PS Form 3800, A

See Reverse for Instructions

2019 1120 0000 9007 5725

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

Postage

$

Total Postag

$6.96

Postmark Here

MAR 1 . 2021

HOLLYWOOD FL

Sent To

Quintero & Brothers LLC
Current Tenant/Resident

Street and A

4908 SW 36 CT

City, State, Z

Pembroke Park, FL 33023

NOH 4945

PS Form 38 ions

7018 0680 0000 9007 5718

Page 676 of 1027

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH 4945

9590 9402 4839 9032 6957 65

2. Article Number (Transfer from service label)

7019 1120 0000 9007 5725

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RR 3211 C19 ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ 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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 6957 65

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

7019 1120 0000 9007 4957

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
$

Total Postage
$

Sent To

Street and Apt.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

7019 1120 0000 9007 4940

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

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

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.

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6952 08

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4940

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) S. Delice
C. Date of Delivery 7/6/2020

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
- ☐ Return Receipt for Merchandise
- ☐ 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.

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6951 92

2. Article Number (Transfer from service label)
7019 1120 0000 9007 4957

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery 7/10/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 1120 0000 9007 5046

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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
$ 6.90

Sent To
7.05

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, A

Postmark Here

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945

7019 1120 0000 9007 5039

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.05 6.90

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, A

Postmark Here
JUL - 2

Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945

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.

Quintero & Brothers LLC
4910 SW 186 AVE
Southwest Ranches, FL 33332
NOH #4945

9590 9402 4839 9032 6953 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5046

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X 2R 3211 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

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

RECEIVED JUL 08 2020

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

Quintero & Brothers LLC
Current Tenant
4908 SW 36 CT
Pembroke Park, FL 33023
NOH #4945

9590 9402 4839 9032 6951 16

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5039

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X KS R47 C19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) KS R47 C19 C. Date of Delivery

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

RECEIVED JUL 08 2020

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4945

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4945

Hasler FIRST-CLASS MAIL
02/25/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Quintero + Brothers LLC
4910 SW 186 Ave
Southwest Ranches, FL.
33332



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$182,180	$124,510	$306,690	$306,690	
2020	$182,180	$124,510	$306,690	$306,690	$6,618.92
2019	$228,420	$53,450	$281,870	$152,440	$2,407.91

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$306,690	$306,690	$306,690	$306,690
Portability	0	0	0	0
Assessed/SOH	$306,690	$306,690	$306,690	$306,690
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	$306,690	$306,690	$306,690	$306,690

Sales History

Date	Type	Price	Book/Page or CIN
5/2/2019	WD-Q	$350,000	115786077
5/4/2016	QCD-T		113675712
1/1/2016	QCD-T	$100	113619189
12/29/2006	QCD	$100	43515 / 1126
3/25/2002	DRR	$100	32939 / 523

Land Calculations

Price	Factor	Type
$5.00	34,094	SF
$1.01	11,590	SF
Adj. Bldg. S.F. (Card, Sketch)		4049
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1968/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


07.30.2019 15:10


07.30.2019 15:11


07.30.2019 15:11


07.30.2019 15:11


07.30.2019 15:10


07.13.2019 14:55


07.30.2019 15:12

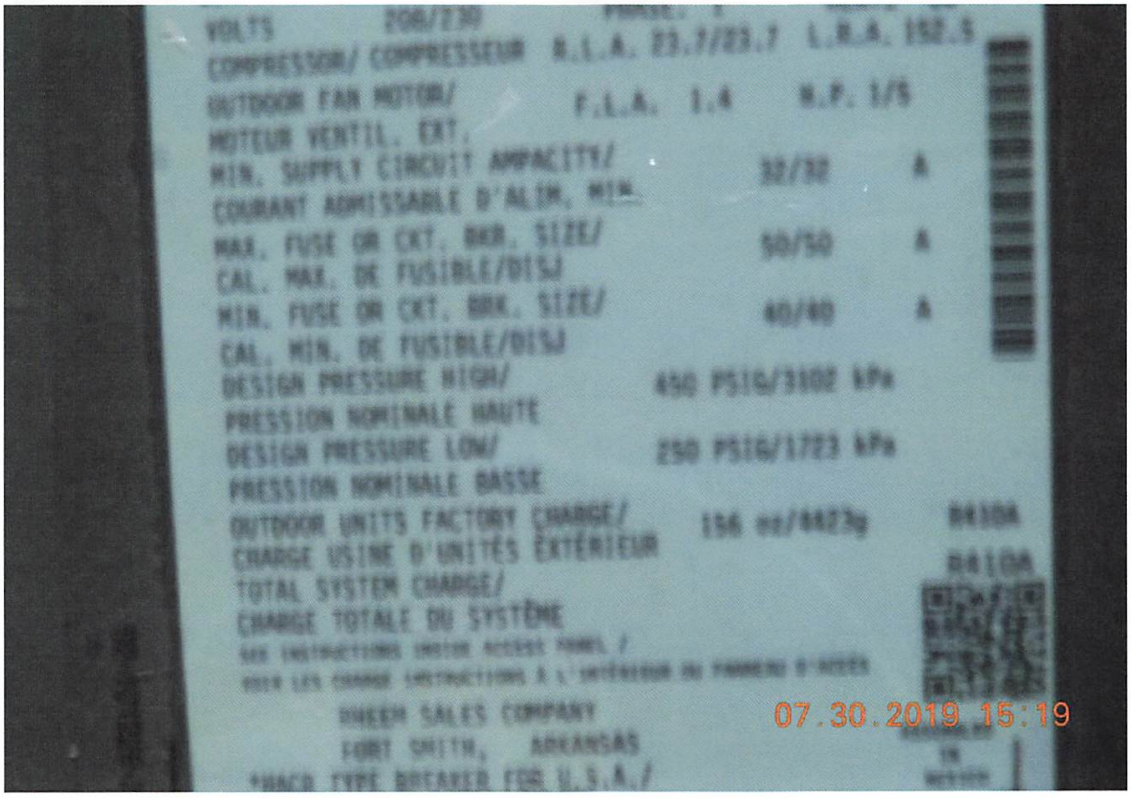

07.30.2019 15:12

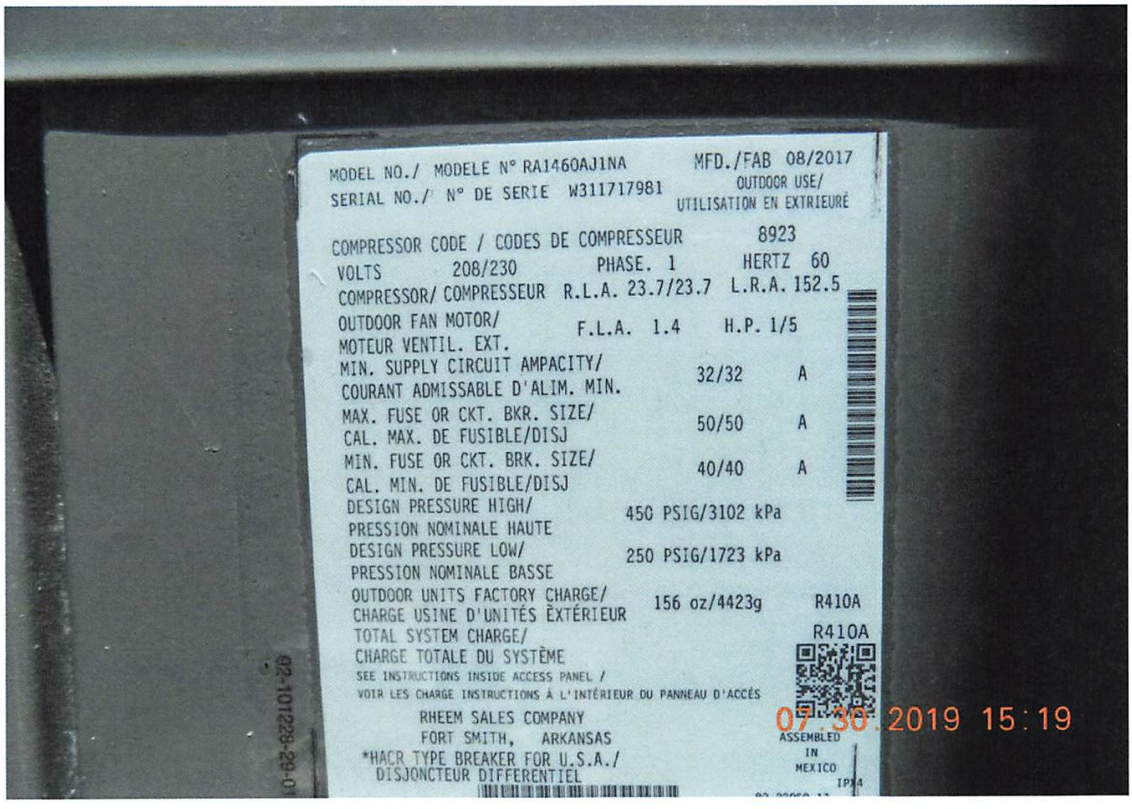

07.30.2019 15:17


07.30.2019 15:17


07.30.2019 15:17


07.30.2019 15:19


VOLTS 208/230
COMPRESSOR/ COMPRESSEUR R.L.A. 23.7/23.7 L.R.A. 152.5
OUTDOOR FAN MOTOR/ F.L.A. 1.4 H.P. 1/5
MOTEUR VENTIL. EXT.
MIN. SUPPLY CIRCUIT AMPACITY/ 32/32 A
COURANT ADMISSABLE D'ALIM. MIN.
MAX. FUSE OR CKT. BKR. SIZE/ 50/50 A
CAL. MAX. DE FUSIBLE/DISJ
MIN. FUSE OR CKT. BRK. SIZE/ 40/40 A
CAL. MIN. DE FUSIBLE/DISJ
DESIGN PRESSURE HIGH/ 450 PSIG/3102 kPa
PRESSION NOMINALE HAUTE
DESIGN PRESSURE LOW/ 250 PSIG/1723 kPa
PRESSION NOMINALE BASSE
OUTDOOR UNITS FACTORY CHARGE/ 156 oz/4423g R410A
CHARGE USINE D'UNITÉS EXTÉRIEUR
TOTAL SYSTEM CHARGE/ R410A
CHARGE TOTALE DU SYSTÈME
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
07.30.2019 15:19


MODEL NO./ MODELE N° RA1460AJ1NA
SERIAL NO./ N° DE SERIE W311717981
MFD./FAB 08/2017
OUTDOOR USE/
UTILISATION EN EXTRIEURE
COMPRESSOR CODE / CODES DE COMPRESSEUR 8923
VOLTS 208/230 PHASE. 1 HERTZ 60
COMPRESSOR/ COMPRESSEUR R.L.A. 23.7/23.7 L.R.A. 152.5
OUTDOOR FAN MOTOR/ F.L.A. 1.4 H.P. 1/5
MOTEUR VENTIL. EXT.
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MAX. FUSE OR CKT. BKR. SIZE/ 50/50 A
CAL. MAX. DE FUSIBLE/DISJ
MIN. FUSE OR CKT. BRK. SIZE/ 40/40 A
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DESIGN PRESSURE HIGH/ 450 PSIG/3102 kPa
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PRESSION NOMINALE BASSE
OUTDOOR UNITS FACTORY CHARGE/ 156 oz/4423g R410A
CHARGE USINE D'UNITÉS EXTÉRIEUR
TOTAL SYSTEM CHARGE/ R410A
CHARGE TOTALE DU SYSTÈME
SEE INSTRUCTIONS INSIDE ACCESS PANEL /
VOIR LES CHARGE INSTRUCTIONS À L'INTÉRIEUR DU PANNEAU D'ACCÈS
RHEEM SALES COMPANY
FORT SMITH, ARKANSAS
*HACR TYPE BREAKER FOR U.S.A./
DISJONCTEUR DIFFERENTIEL
ASSEMBLED IN MEXICO
IP14
07.30.2019 15:19


4908
07 13 2019 14:47


07 13 2019 14:47


07.13.2019 14:54


02/20/2020 05:35


02/20/2020 05:35


4908
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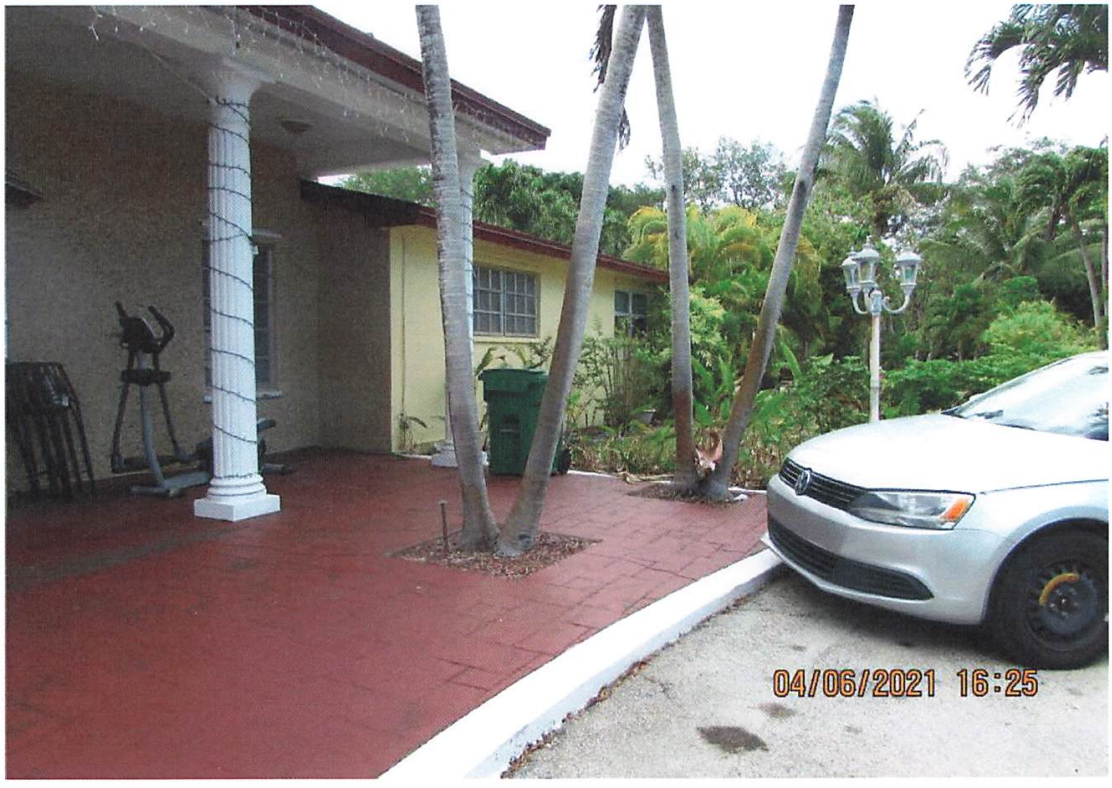
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04/06/2021 16:25


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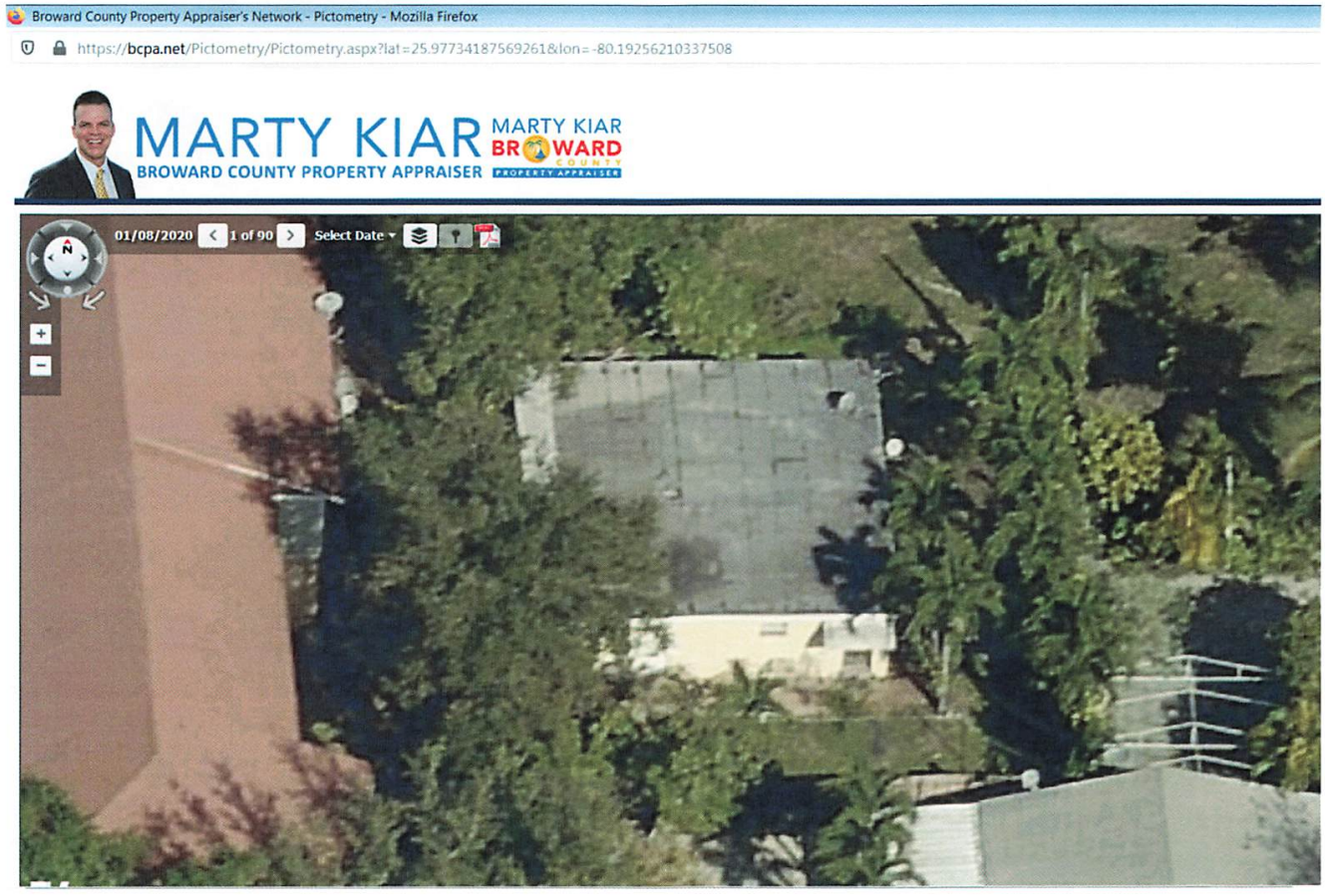
4908
04/06/2021 16:24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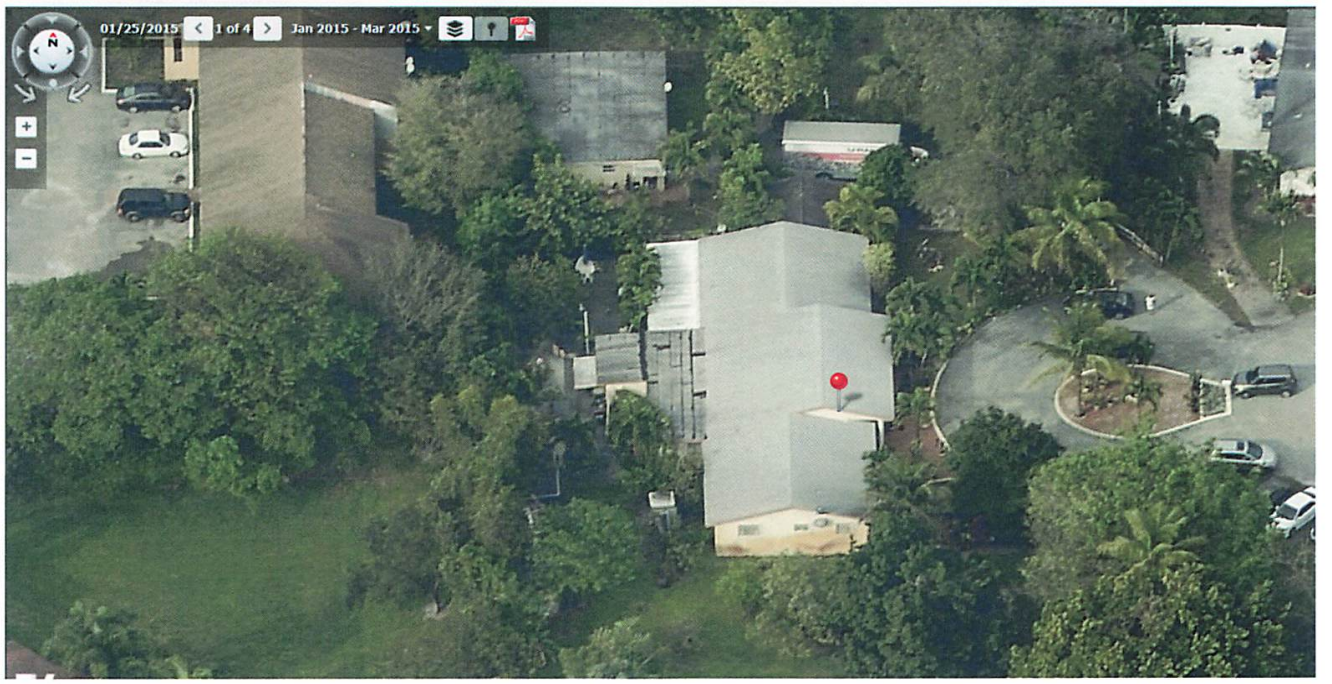
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
PROPERTY APPRAISER
01/08/2020
1 of 90
Select Date

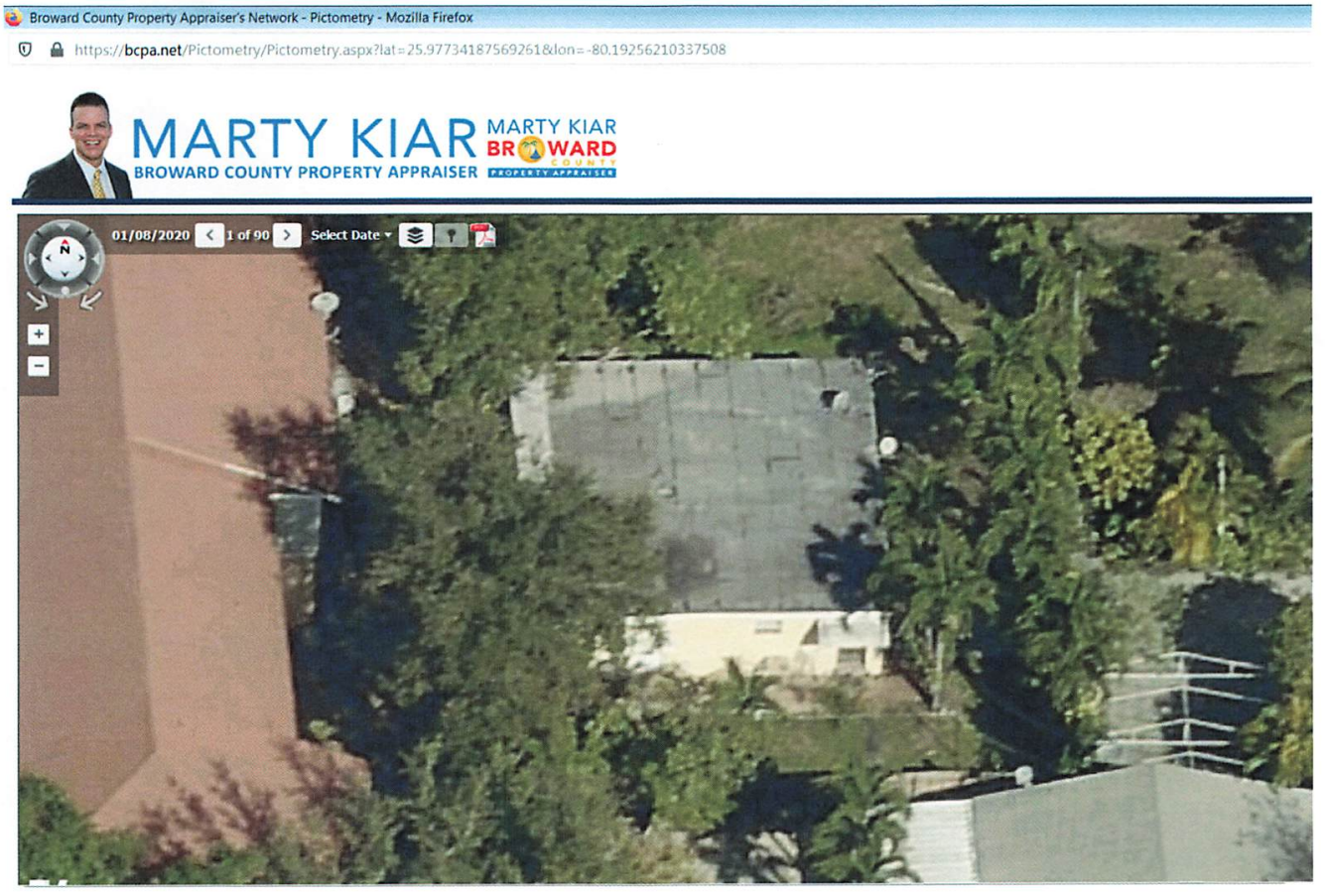

Broward County Property Appraiser's Network - Pictometry - Mozilla Firefox
https://bcpa.net/Pictometry/Pictometry.aspx?lat=25.97734187569261&lon=-80.19256210337508
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER
02/01/2017
1 of 3
Dec 2016 - Mar 2017
N



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER

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MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR
BROWARD
PROPERTY APPRAISER
01/08/2020
1 of 90
Select Date


Broward County Property Appraiser's Network - Pictometry - Mozilla Firefox
https://bcpa.net/Pictometry/Pictometry.aspx?lat=25.97734187569261&lon=-80.19256210337508
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
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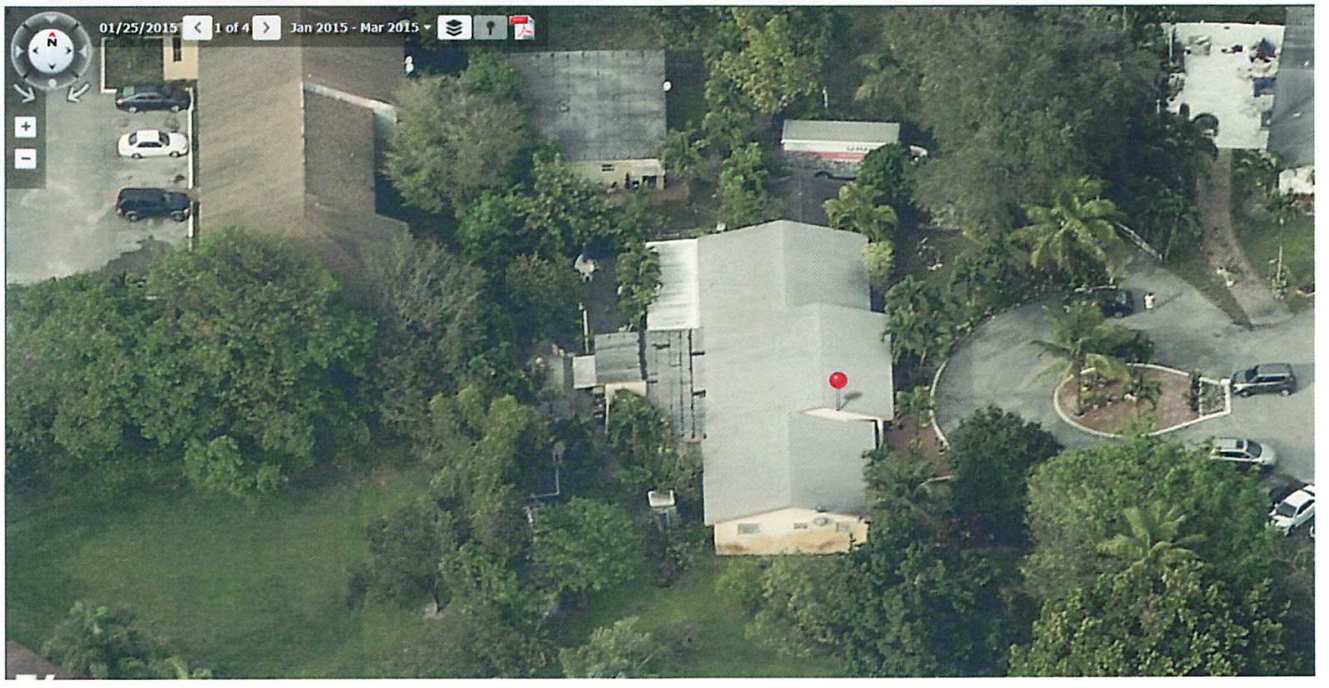
BROWARD
COUNTY
PROPERTY APPRAISER
02/01/2017
1 of 3
Dec 2016 - Mar 2017



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR BROWARD COUNTY PROPERTY APPRAISER



GONZALEZ & VIDAL, P.L.

ATTORNEYS AND COUNSELORS AT LAW

JORGE L. VIDAL
JORGE L. GONZALEZ

2100 CORAL WAY
SUITE 502
MIAMI, FLORIDA 33145
PHONE: 305 / 285-2480
TELECOPIER: 305 / 285-1713

May 27, 2020

Joseline Ramirez
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Pines, FL 33023

jlgonzalez@gonzalezandvidal~~@aol~~.com

Re: Quintero & Brothers LLC
Case No.: 4945
Property: 4908 SW 36 Ct, Pembroke Park, FL 33023

Ms Ramirez:

Please note that I represent Quintero Brothers LLC in the above captioned matters.

We hereby respond to the matters as set forth in your Notice of Violation by advising you that the matters were either non existent, or have been corrected as follows:

1. Exterior Surfaces are properly maintained and painted;
2. Roof is in watertight condition;
3. All fences are in good repair and condition;
4. There are no dead trees in the property;
5. There are no loose or overhanging objects which constitute a danger of falling;
6. All repairs and installations comply with the applicable sections;
7. There is no Business or occupation being engaged in at the premisses;
8. All vegetation and landscaping is regularly cut and maintained.

My client desires that the property comply with all the City requirements. However, your letter was extremely vague and did not specify any actual infraction. I request that you either specify any actual violation and any photos or inspection report so that any matters that are actually in violation are immediately corrected. Please contact me at your earliest convenience so that we may resolve this matter to your satisfaction.

Sincerely,

Jorge L. Gonzalez, Esq.

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 23, 2019
Secretary of State
8018006043CC

DOCUMENT# N02000001168

Entity Name: CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Current Principal Place of Business:

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Current Mailing Address:

1971 W. MCNAB ROAD
SUITE #2
POMPANO BEACH, FL 33069 US

FEI Number: 60-0001049

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____ Date

Electronic Signature of Registered Agent

Officer/Director Detail :

Title	VP, DIRECTOR
Name	POLIAKOVA, ANNA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	PD
Name	ZEVEL, VAL
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	TD
Name	VIERA, ALICIA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	SD
Name	NESTSCHERET, NIKITA
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

Title	DIRECTOR
Name	PRINCE, ISIS
Address	1971 W. MCNAB ROAD #2
City-State-Zip:	POMPANO BEACH FL 33069

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALICIA VIERA TD 04/23/2019

Electronic Signature of Signing Officer/Director Detail Date

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

Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02000001168
FEI/EIN Number	60-0001049
Date Filed	02/15/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/30/2009
Event Effective Date	NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA
14651 Biscayne Bl

345
North Miami Beach, FL 33181

Title PD

ZEVEL, VAL
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title SD

NESTSCHERET, NIKITA
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Title LCAM

Valmana, Jose
14651 Biscayne Bl
345
North Miami Beach, FL 33181

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/11/2020
2021	02/25/2021

Document Images

02/25/2021 -- ANNUAL REPORT	View image in PDF format
06/11/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
05/03/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/29/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/08/2013 -- ANNUAL REPORT	View image in PDF format
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03/24/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
09/29/2009 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- REINSTATEMENT	View image in PDF format
05/02/2007 -- ANNUAL REPORT	View image in PDF format
10/06/2006 -- Amendment	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format

Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

REPEAT NOTICE OF VIOLATION

Case # 4951

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. Date: 03/06/2020
1971 W. MCNAB ROAD SUITE #2
POMPANO BEACH, FL 33069

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D #_____

Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC.11-32; 11-33; 11-34; 11-11-46(C); 12-41 ;12-46, OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO OVERLOADED DUMPSTER AND GARBAGE NUISANCE (S).

The violation (s) is (are) in evidence on the property identified above in that:
Sec. 11-32. - Overloading. It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.
Sec. 11-33. - Violations deemed public nuisance. Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance.
Sec. 11-34. - Responsibility of property owners. It shall be the responsibility and duty of the owner of any lot, tract or parcel of land within the Town containing a garbage dumpster situated thereon to ensure that such garbage dumpster is not overloaded in violation of the terms and conditions of this article.
Sec. 11-46 (c). - Time and method of payment. Non-payment for charges for solid waste collection and disposal shall render the user subject to the penalties provided for nonpayment of water bills as now established by the ordinance of the Town.
12-41. - Accumulations deemed public nuisance. The accumulation of garbage, trash, rubbish and other debris, including, but not limited to, untended piles of sand, dirt, and rocks, upon any lot, tract or parcel of land 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, or diminishes the aesthetic appearance of the Town, is hereby prohibited and declared to be a public nuisance.
Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town.
Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

SUMMARY: The Condominium property has an ongoing accumulation of garbage/bulk trash and overloaded dumpsters nuisance. The Condado Real Home Owner Association management has to provide waste services and bulk trash services to the residents to eliminate the accumulation of garbage/bulk trash.

The above described condition must be corrected by the Owner within Five (05) days of receipt of this notice.
If you (the Owner) shall fail to correct this condition within Fifteen (15) days the Town will enter upon said premises and remove the condition creating the nuisance and the cost of same will be assessed against the property and if not paid within Thirty (30) days after receipt of the statement for same by you (the owner), a lien will be filed against said property.

AN ESTIMATE OF THE COST OF REMOVAL OF THE ABOVE DESCRIBED CONDITION BY THE TOWN, FOR THE PROPERTY DESCRIBED IS: $3,600.00

Methods of delivery U.S. CERTIFIED MAIL & U.S. MAIL

JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER
Office: (954) 966-4600 EXT 215/213
Cell: (954) 551-7147

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: March 6, 2020** **CASE: 4951**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances **Section(s) # Sec. 11-32.** - Overloading. It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.
Sec. 11-33. - Violations deemed public nuisance. Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance.
Sec. 11-34. - Responsibility of property owners. It shall be the responsibility and duty of the owner of any lot, tract or parcel of land within the Town containing a garbage dumpster situated thereon to ensure that such garbage dumpster is not overloaded in violation of the terms and conditions of this article.
Sec. 11-46 (c). - Time and method of payment. Non-payment for charges for solid waste collection and disposal shall render the user subject to the penalties provided for nonpayment of water bills as now established by the ordinance of the Town.
12-41. - Accumulations deemed public nuisance. The accumulation of garbage, trash, rubbish and other debris, including, but not limited to, untended piles of sand, dirt, and rocks, upon any lot, tract or parcel of land 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, or diminishes the aesthetic appearance of the Town, is hereby prohibited and declared to be a public nuisance.
Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town.
Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

SUMMARY: The Condominium property has an ongoing accumulation of garbage/bulk trash and overloaded dumpsters nuisance. The Condado Real Home Owner Association management has to provide waste services and bulk trash services to the residents to eliminate the accumulation of garbage/bulk trash.

The above described condition must be corrected by the Owner within Five (05) days of receipt of this notice.
If you (the Owner) shall fail to correct this condition within Fifteen (15) days the Town will enter upon said premises and remove the condition creating the nuisance and the cost of same will be assessed against the property and if not paid within Thirty (30) days after receipt of the statement for same by you (the owner), a lien will be filed against said property.

AN ESTIMATE OF THE COST OF REMOVAL OF THE ABOVE DESCRIBED CONDITION BY THE TOWN, FOR THE PROPERTY DESCRIBED IS: $3,600.00

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by March 12, 2020. The above summary must be in compliance by the Home Owners Association.

AND

INALLEVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, July 16, 2020** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

JOSELINE RAMIREZ, CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215
(954) 551-7147

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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).

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: March 22, 2021** **CASE: 4951**
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violations exist: You are in violation of the Town of Pembroke Park Code of Ordinances Section(s) # **Sec. 11-32.** - Overloading. It shall be unlawful for any person to overload any garbage dumpster or to permit any garbage dumpster to be overloaded on any property located within the town.
Sec. 11-33. - Violations deemed public nuisance. Any garbage dumpster in violation of the terms of this article shall be deemed to be a public nuisance.
Sec. 11-34. - Responsibility of property owners. It shall be the responsibility and duty of the owner of any lot, tract or parcel of land within the Town containing a garbage dumpster situated thereon to ensure that such garbage dumpster is not overloaded in violation of the terms and conditions of this article.
Sec. 11-46 (c). - Time and method of payment. Non-payment for charges for solid waste collection and disposal shall render the user subject to the penalties provided for nonpayment of water bills as now established by the ordinance of the Town.
12-41. - Accumulations deemed public nuisance. The accumulation of garbage, trash, rubbish and other debris, including, but not limited to, untended piles of sand, dirt, and rocks, upon any lot, tract or parcel of land 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, or diminishes the aesthetic appearance of the Town, is hereby prohibited and declared to be a public nuisance.
Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town.
Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

SUMMARY: The Condominium property has an ongoing accumulation of garbage/bulk trash and overloaded dumpsters nuisance. The Condado Real Home Owner Association management has to provide waste services and bulk trash services to the residents to eliminate the accumulation of garbage/bulk trash.

The above described condition must be corrected by the Owner within Five (05) days of receipt of this notice.
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By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by March 12, 2020. The above summary must be in compliance by the Home Owners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Tuesday, April 13, 2021** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 9:00 AM

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

JOSELINE RAMIREZ, CHIEF CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215
(954) 551-7147

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03.04.2020 22:30


03.02.2020 22:15


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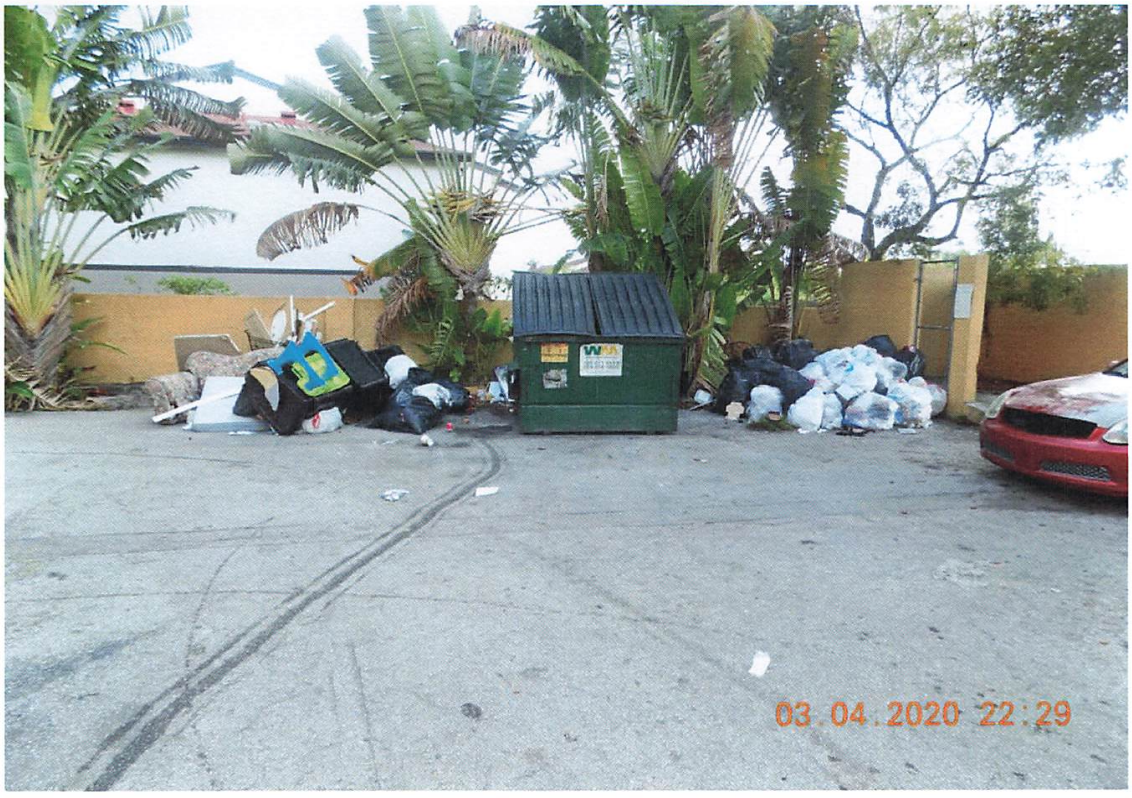
03.02.2020 22:17

03.02.2020 22:17


03.04.2020 22:27


03.04.2020 22:27


03.04.2020 22:29


SPEED
LIMIT
30
05/13/2020 03:52


05/13/2020 03:52


05/13/2020 03:53


05/13/2020 03:53


WM
WASTE MANAGEMENT
05/13/2020 03:53


07/21/2020 04:24


07/21/2020 04:25


04/09/2021 16:52


04/09/2021 16:49


04/09/2021 16:49


04/09/2021 16:50

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.

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6952 08

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4940

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* S. Delice
C. Date of Delivery 7/6/2020

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ ail Restricted Delivery
0)
☐ 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

USPS TRACKING #

9590 9402 4839 9032 6952 08

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 52 Ave
Pembroke Park, FL 33023

RECEIVED JUL 13 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.

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6951 92

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

7019 1120 0000 9007 4957

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 7/10/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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

USPS TRACKING #

9590 9402 4839 9032 6951 92

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 52 Ave
Pembroke Park, FL 33023

RECEIVED JUL 13 2020

9-541350

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.

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951

9590 9402 4839 9032 6960 83

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

7019 1120 0000 9007 5190

PS Form 3811, July 2015 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
- ☐ ired Mail Restricted Delivery
- ☐ r $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 52 Ave
Pembroke Park, FL 33023 RECEIVED MAR 11 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.

VP Director, Anna Poliakova
TD, Alicia Viera, PD, Isis Prince, SD, Val Zevel,
Director, Nikita Nestscheret
1971 W. MCNAB ROAD #2
Pompano Beach FL 33069
NOV/NOH #4951

9590 9402 4839 9032 6959 32

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5473

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Joel Gould C. Date of Delivery 3/9/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery (over $500)
- ☐ 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

USPS TRACKING #

9590 9402 4839 9032 6959 32

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 52 Ave
Pembroke Park, FL 33023

RECEIVED MAR 11 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:

Stevens & Goldwyn, P.A.
NOH #4951, #4952, #4953
2 S University Drive, Suite #329
Plantation, FL 33324

9590 9402 4839 9032 7039 89

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

7012 0470 0001 5589 2221

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* S. Delice

C. Date of Delivery 3/26/2014

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7039 89



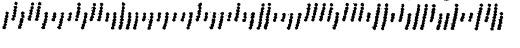
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 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

$ 6.9

Postmark Here

UNIVERSITY POSTAL STATE STORE 33024 USPS JUL - 2 2020

Sent To

Street and Apt

City, State, Zi

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

PS Form 3800, April 2015 ... ns

Page 737 of 1027

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

$ 6.90

Postmark Here

USPS HILLCREST POSTAL STORE
MAR - 7 2020
HOLLYWOOD FL 33021

Sent To

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

Page 738 of 1027

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

OFFICIAL USE

Certified Mail Fee

$

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

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

Postage

$

Total Postage

$ 8.20

Sent To

Street and Apt.

City, State, ZIP

Postmark Here

USPS HILLCREST POSTAL STORE
MAR - 7 2020
HOLLYWOOD FL 33021

VP Director, Anna Poliakova
TD, Alicia Viera, PD, Isis Prince, SD, Val Zevel,
Director, Nikita Nestscheret
1971 W. MCNAB ROAD #2
Pompano Beach FL 33069
NOV/NOH #4951

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

Page 739 of 1027

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 an

7.05 6.96

$

Sent To

Street and Apt. N

City, State, ZIP+4

Postmark Here

UNIVERSITY POSTAL RETAIL STORE 33024 USPS JUL 2 2020

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

PS Form 3800,

Page 740 of 1027

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here
MAR 23 2021

Sent To
Condado Real Condominium Association Inc.

Street, Apt. No.; or PO Box No.
NOH #4951, #4952, #4953
14651 Biscayne Blvd #345

City, State, ZIP+4
North Miami, FL 33181

PS Form 3800, A

7020 0090 0001 5589 2214

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

POSTAL RETAIL STORE
MAR 23 2021

Sent To

Street, Apt. N
or PO Box No

City, State, Zi

PS Form 380

Stevens & Goldwyn, P.A.
NOH #4951, #4952, #4953
2 S University Drive, Suite #329
Plantation, FL 33324

T222 6855 1000 2021 2021

Joseline Ramirez

From: Hurley, Kay <KHurley@wm.com>
Sent: Wednesday, January 20, 2021 12:16 PM
To: Joseline Ramirez; Pace, Luigi
Cc: jeffrey louis; Lucie Manzerolle
Subject: RE: Waste Service - 5100 SW 41 Street

Good afternoon Joseline. Yes they are paid current and have increased their service to four times per week. Thank you for bringing this to our attention. Hopefully things will go smoother there now. Happy New Year!!

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Wednesday, January 20, 2021 11:46 AM
To: Hurley, Kay <KHurley@wm.com>; Pace, Luigi <LPace@wm.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: [EXTERNAL] Waste Service - 5100 SW 41 Street

Good morning Kay and Luigi,

It has come to my attention that Condado Real on 5100 SW 41 Street has a new management company (Abora Realty) , they advise me that they have paid their waste services debt and are up to date. I have noticed that the waste has been collected multiple times. Can you please confirm that they are up to date with payment and that they are continuing their waste services collection?

Thank you for your attention to this matter.

Regards,

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

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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 Fees
$ 6.90

Postmark Here

NOV #4952

Sent To
Condado Real Home Owner Assoc.

Street and Apt. No., or PO Box No.
1971 W MCNAB RD, SUITE 2

City, State, ZIP+4®
Pompano Beach, FL 33069

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

7014 0820 0000 9007 5923

Page 744 of 1027

U.S. Postal Service™
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Extra Services & Fees *(check box, add fee as appropriate)* ☐ Return Receipt (hardcopy) $ _____ ☐ Return Receipt (electronic) $ _____ ☐ Certified Mail Restricted Delivery $ _____ ☐ Adult Signature Required $ _____ ☐ Adult Signature Restricted Delivery $ _____	Postmark Here
Postage $	
Total Postage and Fees $ 6.90	

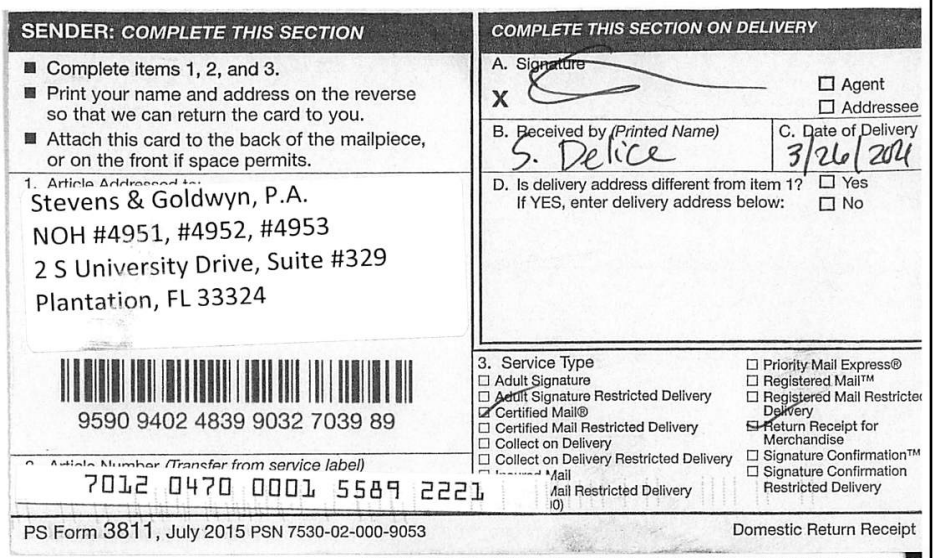
USPS HILLCREST POSTAL STORE HOLLYWOOD FL 33021 JUN 17 2020

Sent To
Condado Real Condominium, Inc.
Street and Apt. No., or PO Box No.
1971 W. McNab Rd, Suite 2
City, State, ZIP+4®
Pompano Beach, FL 33069

REPEAT NOV 4952 & 4953

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

7005 0000 5053



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:

Stevens & Goldwyn, P.A.
NOH #4951, #4952, #4953
2 S University Drive, Suite #329
Plantation, FL 33324

9590 9402 4839 9032 7039 89

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2221

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) S. Delice
C. Date of Delivery 3/26/2021

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

7012 0470 0001 5589 2214

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here
MAR 23 2021

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Condado Real Condominium Association Inc.
NOH #4951, #4952, #4953
14651 Biscayne Blvd #345
North Miami, FL 33181

PS Form 3800, A

7012 0470 0001 5589 2221

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee	

Postmark Here
MAR 23 2021



Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02000001168
FEI/EIN Number	60-0001049
Date Filed	02/15/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/30/2009
Event Effective Date	NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA
14651 Biscayne Bl

Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

REPEAT NOTICE OF VIOLATION

Case # 4952
Date: 06/04/2020

TO: Condado Real Home Owner Association
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D #_____

Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES 5-103(a)(c)(i) OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO EXTERIOR MAINTENANCE OF PROPERTY.

The violation(s) is (are) in evidence on the property identified above in that:
Sec. 5-103(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.
Sec. 5-103(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.
Sec. 5-103(i). - Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.

Summary: 5-103(a)(c)(i); Damaged picket fence laying on the ground must be removed. Property management will require Building Permits for all repairs to exterior walls and picket fence.

The above described condition must be corrected by the Owner within Fifteen (15) days of receipt of this notice.

Methods of delivery U.S. MAIL & CERTIFIED U.S. MAIL

JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER
(954) 966-4600 EXT 215/213

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: March 22, 2021** **CASE: 4952**
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES 5-103(a)(c)(i) OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO EXTERIOR MAINTENANCE OF PROPERTY.

The violation(s) is (are) in evidence on the property identified above in that:
Sec. 5-103(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.
Sec. 5-103(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.
Sec. 5-103(i). - Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.

Summary: 5-103(a)(c)(i); Damaged picket fence laying on the ground must be removed. Property management will require Building Permits for all repairs to exterior walls and picket fence.

The above described condition must be corrected by the Owner within Fifteen (15) days of receipt of this notice.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by June 19, 2020. The above summary must be in compliance by the Home Owners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Tuesday, April 13, 2021** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at **9:00 AM.**

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

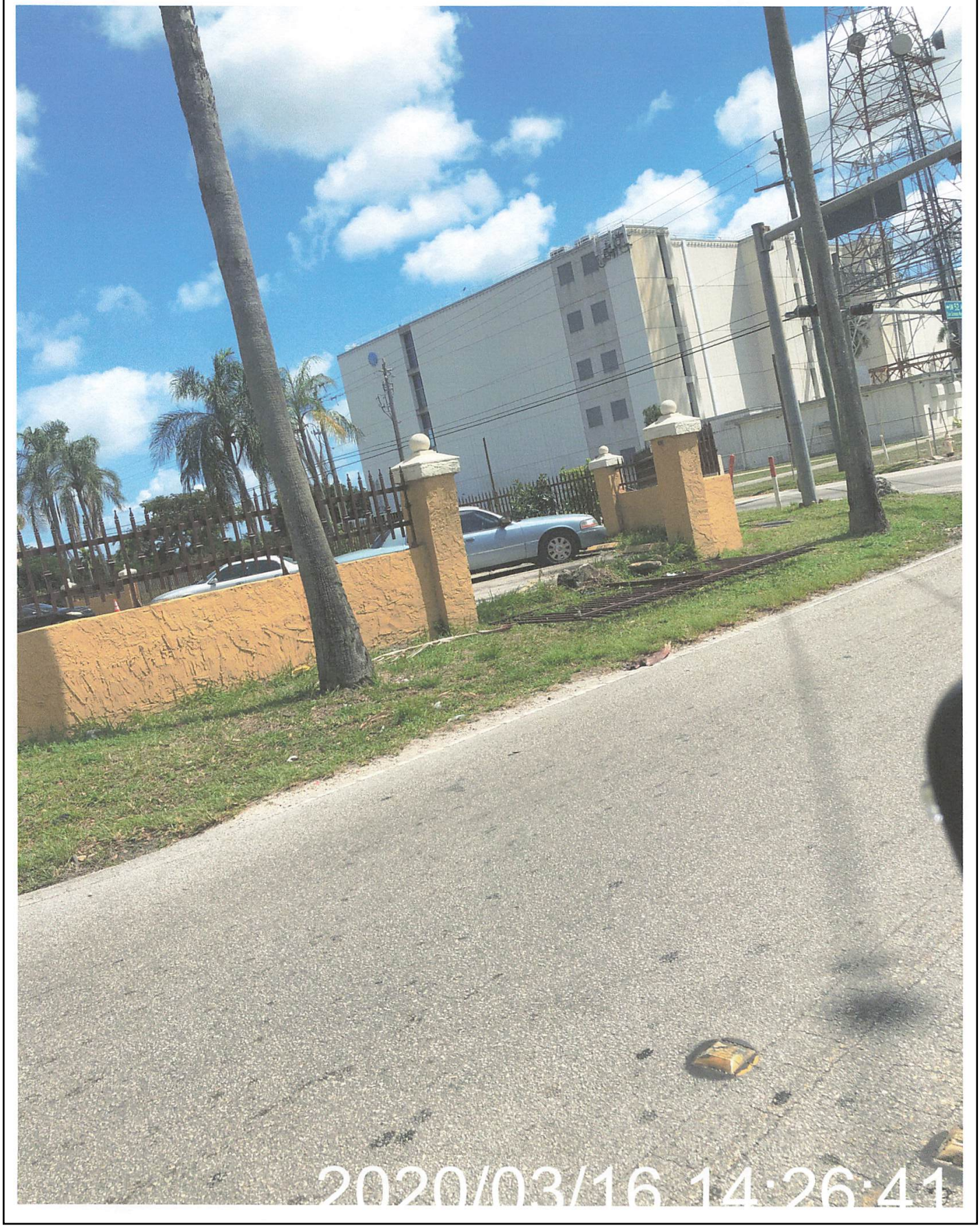
REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215
(954) 551-7147

JOSELINE RAMIREZ, CHIEF CODE ENFORCEMENT OFFICER

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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).

2020/03/16 14:26:52


2020/03/16 14:26:41

TOWN OF PEMBROKE PARK

3150 SW 52nd Avenue
Pembroke Park, Florida 33023
Phone (954) 966-4600 Fax (954) 966-9781

DATE: July 15, 2020
INVOICE # 07152020-1
FOR: *Fence removal - 6/10/2020*

Bill To:

Condado Real
5100 S.W. 41st Street
Pembroke Park, Florida 33023

DESCRIPTION	AMOUNT
3 man crew @ $50.00 per hour per person for 1 hour	$ 150.00
Equipment @ $50.00 per hour	50.00
Admin fee 10%	20.00
TOTAL	$ 220.00

Make all checks payable to Town of Pembroke Park
If you have any questions concerning this invoice contact:
Stephanie Woodbury at (954) 966-4600 Ext. 238
Must be paid within 30 days.
Payments not made within thirty (30) days of the billing date are considered LATE; a late payment charge of $10.00 or two percent (2%) of amount due, whichever greater, will be applied and your account may be subject to additional late fees.


CAUTION
06/10/2020 01:04


CAUTION
06/10/2020 01:04


06/10/2020 01:04


04/09/2021 16:52

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:

Stevens & Goldwyn, P.A.
NOH #4951, #4952, #4953
2 S University Drive, Suite #329
Plantation, FL 33324

9590 9402 4839 9032 7039 89

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2221

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) S. Delice
C. Date of Delivery 3/26/2021

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
(0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here
MAR 23 2021

Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4

Condado Real Condominium
Association Inc.
NOH #4951, #4952, #4953
14651 Biscayne Blvd #345
North Miami, FL 33181

PS Form 3800, A

7012 0470 0001 5589 2214

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Certified Fee
Return Receipt Fee
Postmark Here
MAR 23 2021

7012 0470 0001 5589 2221

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Repeat NOV 4953/4952

Hasler FIRST-CLASS MAIL
06/16/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Stevens & Goldywn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
Repeat NOV 4952/4953

Hasler FIRST-CLASS MAIL
06/16/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

CONDADO REAL CONDOMINIUM
ASSOCIATION, INC.
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

7019 1120 0000 9007 4957

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

Postage
$

Total Postage
$

Sent To

Street and Apt.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

7019 1120 0000 9007 4940

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

Postage
$

Total Postage
$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800,

Postmark Here

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

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.

Stevens & Goldwyn, P.A.
2 S University Drive, Suite #329
Plantation, FL 33324
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6952 08

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4940

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* S. Delice
C. Date of Delivery 7/6/2020

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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

Condado Real Condominium
Association, Inc.
1971 W McNab Rd #2,
Pompano Beach, FL 33069
NOV & NOH #4951, #4952, #4953

9590 9402 4839 9032 6951 92

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 4957

COMPLETE THIS SECTION ON DELIVERY

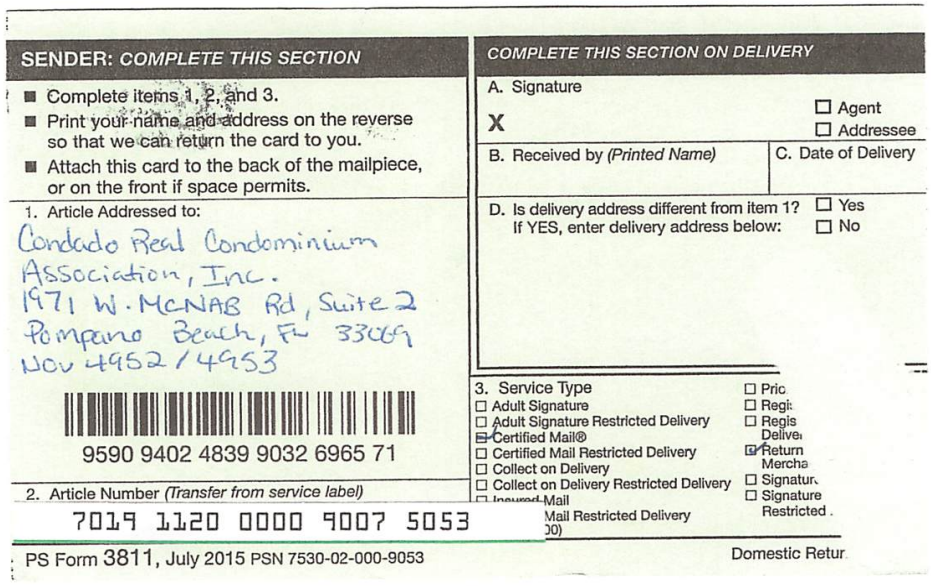
A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 7/10/20

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Condado Real Condominium Association, Inc.
1971 W. MCNAB Rd, Suite 2
Pompano Beach, FL 33069
NOV 4952/4953

9590 9402 4839 9032 6965 71

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

7019 1120 0000 9007 5053

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
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☑ Return
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☐ Signatur
☐ Signature
Restricted

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Retur



Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N02000001168
FEI/EIN Number	60-0001049
Date Filed	02/15/2002
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	04/30/2009
Event Effective Date	NONE

Principal Address

5100 SW 41ST STREET
PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

Changed: 12/03/2020

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Officer/Director Detail

Name & Address

Title VP, Director

POLIAKOVA, ANNA
14651 Biscayne Bl

Detail by Entity Name

Florida Not For Profit Corporation
CONDADO REAL CONDOMINIUM ASSOCIATION, INC.

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PEMBROKE PARK, FL 33166

Changed: 04/30/2009

Mailing Address

1971 W. MCNAB ROAD
SUITE #2
POMPANO BEACH, FL 33069

Changed: 04/30/2009

Registered Agent Name & Address

STEVENS & GOLDWYN, P.A.
2 S UNIVERSITY DRIVE
SUITE #329
PLANTATION, FL 33324

Name Changed: 03/24/2011

Address Changed: 04/22/2014

Town of Pembroke Park
3150 SW 52nd Avenue, Pembroke Park, Fl 33023
(954) 966-4600

REPEAT NOTICE OF VIOLATION

Case # 4953

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **Date: 06/16/20**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

Address of violation (if other than above): 5100 SW 41st STREET, PEMBROKE PARK, FL, 33023
Zoning_RM-16_ LEGAL DESCRIPTION/Property I D #_____

Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

You are hereby notified that the following violation (s) exist (s): YOU ARE IN VIOLATION OF CODE OF ORDINANCES SEC. 12-41 ;12-46, OF THE TOWN OF PEMBROKE PARK, FLORIDA, RELATING TO BULK TRASH NUISANCE.

The violation (s) is (are) in evidence on the property identified above in that:
12-41. - Accumulations deemed public nuisance. The accumulation of garbage, trash, rubbish and other debris, including, but not limited to, untended piles of sand, dirt, and rocks, upon any lot, tract or parcel of land 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, or diminishes the aesthetic appearance of the Town, is hereby prohibited and declared to be a public nuisance.

Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town.
Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses

including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

SUMMARY: Condado Real Condominium has an ongoing accumulation of garbage/bulk trash nuisance. Condado Real Condominium Association, Inc. has to provide waste and bulk trash services to the residents to eliminate the accumulation of garbage/bulk trash. Management is required to remove any accumulated trash on premise and maintain the property clean.

The above described condition must be corrected by the Owner within Five (05) days of receipt of this notice. If you (the Owner) shall fail to correct this condition within Fifteen (15) days the Town will enter upon said premises and remove the condition creating the nuisance and the cost of same will be assessed against the property and if not paid within Thirty (30) days after receipt of the statement for same by you (the owner), a lien will be filed against said property.

AN ESTIMATE OF THE COST OF REMOVAL OF THE ABOVE DESCRIBED CONDITION BY THE TOWN, FOR THE PROPERTY DESCRIBED IS: $3,600.00

Methods of delivery U.S. CERTIFIED MAIL & U.S. MAIL

JOSELINE RAMIREZ
CODE ENFORCEMENT OFFICER
(954) 966-4600 EXT 215/213

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: June 16, 2020** **CASE: 4953**
1971 W. MCNAB ROAD SUITE 2
POMPANO BEACH, FL 33069

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

The South ½ of the South ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 30, Township 51 South, Range 42 East;
Less the West 15 feet and the South 15 feet for right of way.

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SUMMARY: Condado Real Condominium has an ongoing accumulation of garbage/bulk trash nuisance. Condado Real Condominium Association, Inc. has to provide waste and bulk trash services to the residents to eliminate the accumulation of garbage/bulk trash. Management is required to remove any accumulated trash on premise and maintain the property clean.

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AN ESTIMATE OF THE COST OF REMOVAL OF THE ABOVE DESCRIBED CONDITION BY THE TOWN, FOR THE PROPERTY DESCRIBED IS: $3,600.00

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by June 21, 2020. The above summary must be in compliance by the Home Owners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, July 16, 2020** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Board to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext 215

JOSELINE RAMIREZ, CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215
(954) 551-7147

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 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).

REPEAT NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: CONDADO REAL CONDOMINIUM ASSOCIATION, INC. **DATE: March 22, 2021** **CASE: 4953**
14651 BISCAYNE BLVD #345
NORTH MIAMI BEACH, FL 33181

SITE ADDRESS: 5100 SW 41ST STREET, PEMBROKE PARK FL 33023
Zoning: RM-16
LEGAL DESCRIPTION: Lots 20A and 20C, HOLLYWOOD RIDGE FARMS, according to the plat thereof, recorded in Miscellaneous Plat Book 2, Page 16, Public Records of BROWARD COUNTY, Florida, more particularly described as:

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Less the West 15 feet and the South 15 feet for right of way.

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By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by June 21, 2020. The above summary must be in compliance by the Home Owners Association.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Tuesday, April 13, 2021** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at **9:00 AM**

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

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You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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JOSELINE RAMIREZ, CHIEF CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215
(954) 551-7147

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06/30/2020 03:38


06/30/2020 03:39


06/21/2020 21:49


06/21/2020 21:50

06/15/2020 23:23

06/15/2020 23:23


06/15/2020 23:23


07/06/2020 21:02


2020/07/14 08:40:17


2020/07/14 08:40:30


2020/07/14 08:37:37




WM
04/09/2021 16:49


04/09/2021 16:49


04/09/2021 16:50


WM
305 871 4444
954 674 7500
04/09/2021 16:52

Joseline Ramirez

From: Hurley, Kay <KHurley@wm.com>
Sent: Wednesday, January 20, 2021 12:16 PM
To: Joseline Ramirez; Pace, Luigi
Cc: jeffrey louis; Lucie Manzerolle
Subject: RE: Waste Service - 5100 SW 41 Street

Good afternoon Joseline. Yes they are paid current and have increased their service to four times per week. Thank you for bringing this to our attention. Hopefully things will go smoother there now. Happy New Year!!

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Wednesday, January 20, 2021 11:46 AM
To: Hurley, Kay <KHurley@wm.com>; Pace, Luigi <LPace@wm.com>
Cc: jeffrey louis <jlouis@tppfl.gov>; Lucie Manzerolle <lmanzerolle@tppfl.gov>
Subject: [EXTERNAL] Waste Service - 5100 SW 41 Street

Good morning Kay and Luigi,

It has come to my attention that Condado Real on 5100 SW 41 Street has a new management company (Abora Realty) , they advise me that they have paid their waste services debt and are up to date. I have noticed that the waste has been collected multiple times. Can you please confirm that they are up to date with payment and that they are continuing their waste services collection?

Thank you for your attention to this matter.

Regards,

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

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

Recycling is a good thing. Please recycle any printed emails.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Tania Gallardo	2300 Charles Road Pembroke Park, FL 33009	2421 GLORIA LANE ST, PEMBROKE PARK, FL 33009 #2300 Charles Road

Legal Description

Description

New Shed, New A/C, Security Cameras, multiple families

Case Status Open **Case #** 4397 **Date Next Inspection** 3/22/2021

Notes

-Installation of New shed on property without building permits. Mobile Home owner will need a Building permit from the Building department for shed.
-New A/C installed on property without building permits. Mobile Home owner will need a Building permit with a licensed A/C contractor from the Building department for A/C.
-New security cameras installed on property without building permits. Mobile home owner will need a Building permit with a licensed electrical contractor from the Building department for security cameras.
-Mobile Home owner currently has multiple families renting mobile homes. all mobile homes are single family occupancy. Mobile home owner will need to have all other families removed from occupancy and revert mobile home back to single family occupancy. may require a building permit for any structural/electrical/plumbing work done.
double permit fee has been assessed for all permits to correct violations.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/4/2019		Notice of Violation	Posted to Property / Regular Mail
9/26/2019	10/24/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/30/2019	10/24/2019	Final Order	
1/6/2020	1/23/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
1/29/2020	1/23/2020	Amended Final Order	
7/6/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Hand / Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail / Affidavit of Service
3/22/2021		Affidavit of Non-Compliance	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: 3/22/2021
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;	2/11/2019

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$14,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,400.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,400.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4397
TANIA GALLARDO
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: TANIA GALLARDO TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2300 CHARLES ROAD, PEMBROKE PARK, FL 33009

I, (JOSELINE RAMIREZ), HEREBY CERTIFY that I
SERVED TANIA GALLARDO. AT 1:15 A.M. /**P.M**. ON THE 06 DAY OF 04, 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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 _____

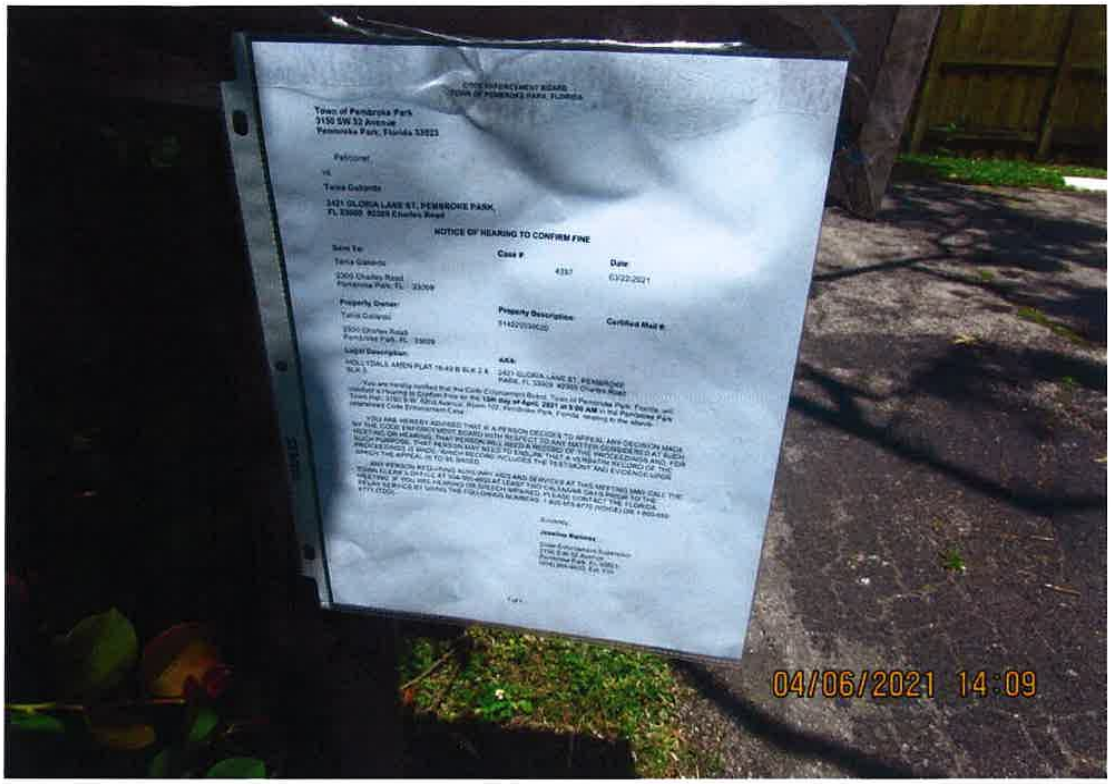
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Signature of Notary (_____)

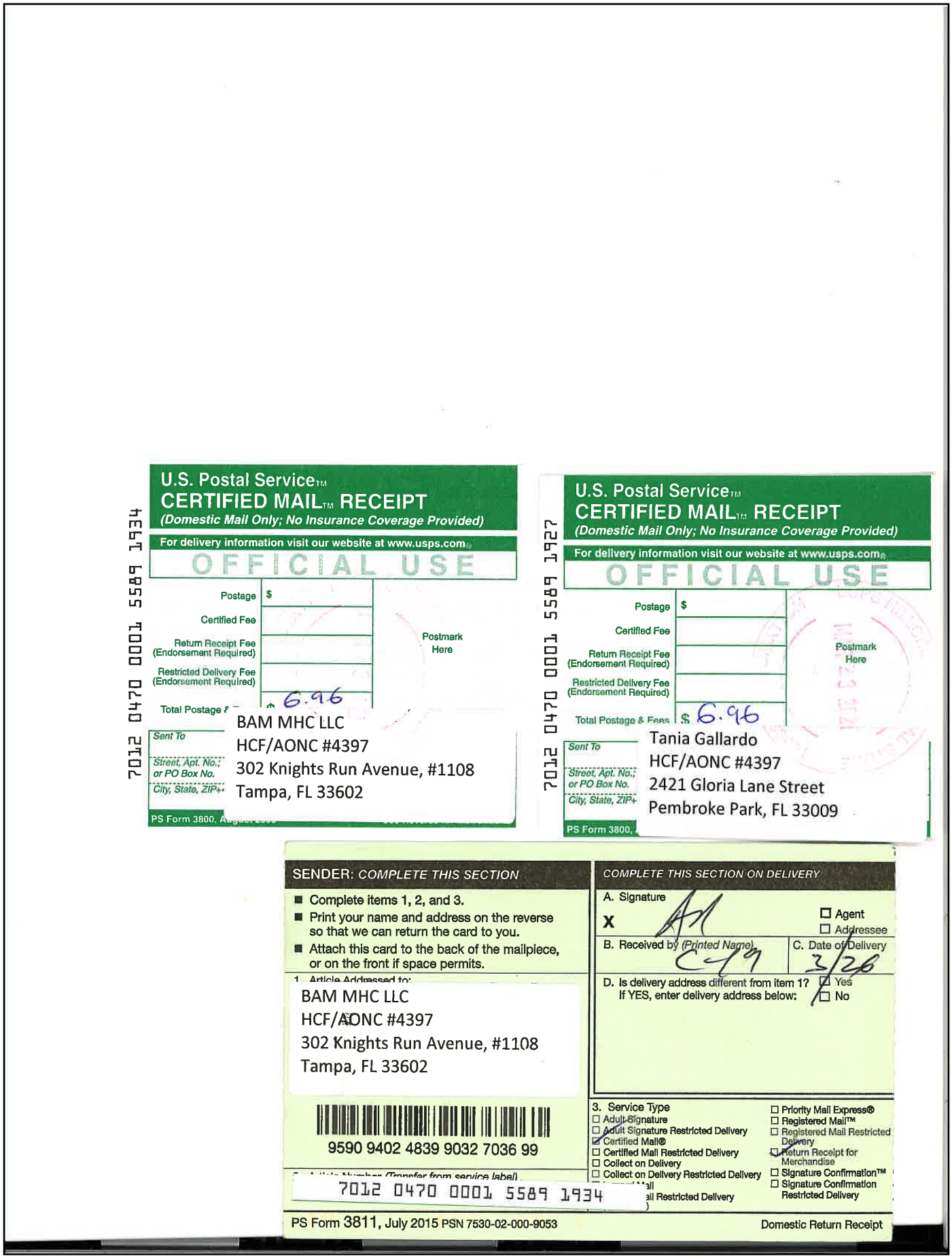
(NOTARY SEAL) Name of Notary (Teressa Malcolm)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Tania Galanis
3421 GLORIA LANE ST, PEMBROKE PARK
FL 33009 92309 Charles Road
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Tania Galanis
2300 Charles Road
Pembroke Park, FL 33009
Property Owner:
Tania Galanis
2300 Charles Road
Pembroke Park, FL 33009
Legal Description:
HOLLYDALE AMEN PLAT 16-43 B BLK 2 &
BLK 3
Case #
4287
Date:
03/22/2021
Property Description:
514023030020
Certified Mail #:
AKA:
3421 GLORIA LANE ST, PEMBROKE
PARK, FL 33009 92309 Charles Road
Jessica Haines
04/06/2021 14:09


2300
04/06/2021 14:09


U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96
Postmark Here
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
PS Form 3800,
7012 0470 0001 5589 1934
BAM MHC LLC
HCF/AONC #4397
302 Knights Run Avenue, #1108
Tampa, FL 33602
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE
Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 6.96
Postmark Here
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+4
PS Form 3800,
7012 0470 0001 5589 1927
Tania Gallardo
HCF/AONC #4397
2421 Gloria Lane Street
Pembroke Park, FL 33009
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
BAM MHC LLC
HCF/AONC #4397
302 Knights Run Avenue, #1108
Tampa, FL 33602
9590 9402 4839 9032 7036 99
2. Article Number (Transfer from service label)
7012 0470 0001 5589 1934
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
3/28
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

Town of Pembroke Park

INVOICE

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

Bill To:

Tania Gallardo
2300 Charles Road
Pembroke Park, FL 33009

DATE: April 9, 2021
INVOICE # 258
FOR:

Case # 4397
Tania Gallardo

2300 Charles Road, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105 **Sec. 28-260(8)** Code Board Hearing on 1/29/20		
1	Admin Fee	$ 100.00	$ 100.00
20	Day(s) of Per Diem from (2/27/20 to 03/18/20)	$ 50.00	$ 1,000.00
286	Day(s) of Per Diem from (7/1/20 to 4/13/21)	$ 50.00	$ 14,300.00
		Balance	$15,400.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

2110787
PERMIT NO.
B-92554
APPLICATION NO.

AMT DUE

Inkforce 92554

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL		
JOB NAME: GALLARDO, TANIA		
JOB ADDRESS: 2300 CHARLES RD		
OWNER NAME: GALLARDO, TANIA		
OWNER ADDRESS: 2300 CHARLES RD		
CITY: PEMBROKE PARK		
PHONE: 7862950112	FAX:	EMAIL:
FEE SIMPLE TITILE HOLDER'S NAME:		
FEE SIMPLE TITLE HOLDER'S ADDRESS:		
CONTRACTING FIRM: JOLTEN GROUP INC		
MAIL ADDRESS: 10185 NW 129 TER		
CITY STATE ZIP: HIALEAH GARDENS FL 33018		
PHONE: 7862950112	**FAX:**	**EMAIL: JOLTENGROUPCODE@AOL.COM**
CERT. COMPENTENCY: CGCA60687	**STATE REGISTRATION: N/A**	

LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: VACANT LOT		
FOLIO NUMBER: 514220030020	SUBDIVISION: BAMBOO MOBILE HOME PARK				
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 6000	SQ.FT. / L.F.: 0				
DESCRIBE WORK: DEMOLITION OF M/H AND DECK . BRING TO VACANT LOT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2110787-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
90598	Final Electrical	3/9/2021	Fail Without Penalty
	Electrical Demo Incomplete: Demo electrical splice box and feeder conductors back to source.		
91405	Final Electrical	4/13/2021	Pending Inspection
Mechnical Inspection			
91406	Final Mechanical	4/9/2021	Pass
	Demo		
Zoning Inspection			
90597	Final Zoning	3/9/2021	Fail
	Remove all building debris.		
91404	Final Zoning	4/13/2021	Pending Inspection
Plumbing Inspection			
91408	Sewer Connection	4/9/2021	Pending Inspection
91407	Water Main	4/9/2021	Pending Inspection

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: **2110787-0**

Job Address: **2300 CHARLES RD**

Job Name: GALLARDO, TANIA

Permit Status: Permit Issued

Permit Issued Date:1/28/2021 7:56:31 AM

Submitted Into Plan Review Date:1/13/2021 4:02:40 PM

Application Date: 1/12/2021 11:03:29 AM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 15 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/17/2021 7:09:33 PM
MECHANICAL	Approved	1/25/2021 9:51:58 PM
PLUMBING	Approved	1/15/2021 5:12:47 AM
STRUCTURAL	Approved	1/12/2021 7:33:33 PM
ZONING	Pending	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Isbel Ruiz	120 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Isbel Ruiz - 120 Lori Lane

Legal Description

Description

Mobile home alterations done without permits. As per management, addition and fence were done without permits and must be removed with demolition permit. Owner must go to the building department and obtain proper permits for work done.

Case Status Open **Case #** 4555 **Date Next Inspection** 4/13/2021

Notes Mobile home alterations done without permits. As per management, addition and fence were done without permits and must be removed with demolition permit. Owner must go to the building department and obtain proper permits for work done.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/29/2019		Notice of Violation	Hand Regular Mail
12/31/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Hand
1/29/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
7/2/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service Certified Mail
3/22/2021		Affidavit of Non-Compliance	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: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the Pandemic 3/18/20-6/10/20	Individual Violation	-4,200.00	20,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	16,700.00

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	16,700.00

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4555

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: ISBEL RUIZ TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 120 LORI LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED ISBEL RUIZ AT 4:21 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (JULIAN) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

TM - TERESSA MALCOLM
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Isbel Ruiz/Current Resident

Street, Apt. No.; or PO Box No.

HCF #4555

120 Lori Lane

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800, A

7012 0470 0001 5589 2146

Page 792 of 1027

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.

Isbel Ruiz/Current Resident
HCF #4555
120 Lori Lane
Pembroke Park, FL 33009



9590 9402 4839 9032 7039 03

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

7012 0470 0001 5589 2146

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7039 03



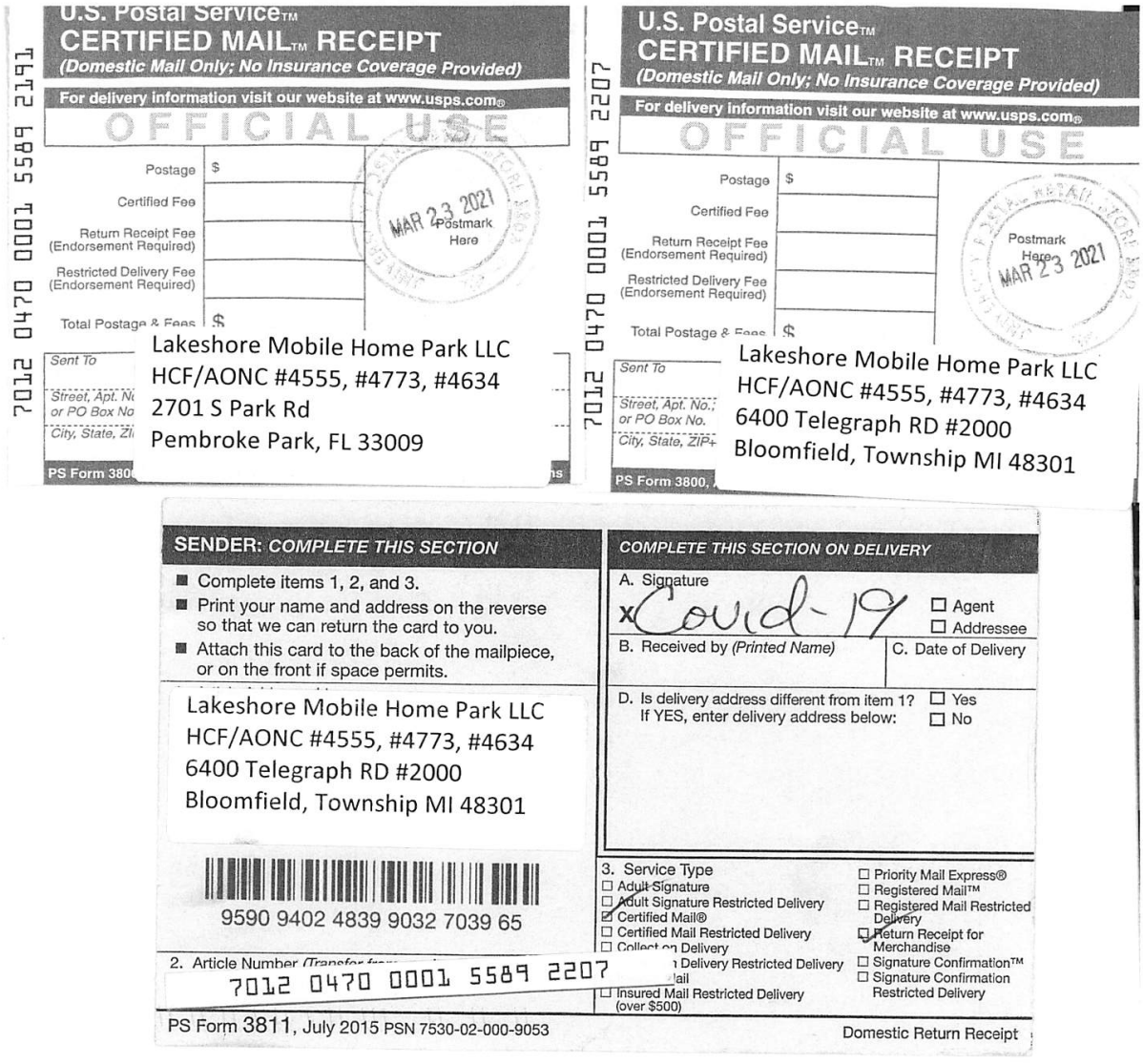
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021



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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
MAR 23 2021
Postmark Here
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
PS Form 3800
7012 0470 0001 5589 2191
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
2701 S Park Rd
Pembroke Park, FL 33009

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Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
MAR 23 2021
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
PS Form 3800,
7012 0470 0001 5589 2207
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

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.

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

9590 9402 4839 9032 7039 65

2. Article Number (Transfer from ...)
7012 0470 0001 5589 2207

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Covid-19 ☐ Agent ☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,321,230	$217,900	$2,539,130	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,539,130	$2,539,130	$2,539,130	$2,539,130
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,539,130	$2,389,450	$2,389,450
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	$2,389,450	$2,539,130	$2,389,450	$2,389,450

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

Isbel Ruiz
120 Lori Lane, Pembroke Park,
FL 33009

DATE: April 2, 2021
INVOICE # 275
FOR: 4455 Case # 4455
Isbel Ruiz
120 Lori Lane, Pembroke Park,
FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
416	Day(s) of Per Diem from (02/22/20-4/13/2021)	$ 50.00	$ 20,800.00
84	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 4,200.00
		Balance	$ 16,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 Fax

BUILDING PERMIT APPLICATION

PERMIT NO.
M-91352

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: RUIZ, ISBEL					
JOB ADDRESS: 120 LORI LANE					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 0000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : NEW ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: 120 LORI LANE

Job Name: RUIZ, ISBEL

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:2/21/2020 3:27:13 PM

Application Date: 2/21/2020 2:10:06 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	7/14/2020 7:34:32 AM
MECHANICAL	Approved	3/6/2020 1:17:45 PM
PLUMBING	Approved	2/28/2020 8:51:11 AM
STRUCTURAL	Denied	7/10/2020 9:45:07 AM
ZONING	Denied	8/25/2020 7:06:03 PM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5841 FAX

BUILDING PERMIT APPLICATION

1910097
PERMIT NO.
ZON-90129
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: RUIZ, ISBEL					
JOB ADDRESS: 120 LORI LANE					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 66	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000030		SUBDIVISION: LAKESHORE MOBILE HOME PARK			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : REMOVED (3) FENCES AND BACK ADDITION OF THE M/H					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

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: 1910097-0

Job Address: 120 LORI LANE

Job Name: RUIZ, ISBEL

Permit Status: Permit Complete

Permit Issued Date:6/17/2019 8:41:32 AM

Submitted Into Plan Review Date:6/7/2019 12:00:46 PM

Application Date: 6/7/2019 11:58:50 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 10 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Pending	
ZONING	Approved	6/12/2019 6:03:58 PM

R203 Permit Messages For Permit (1910097-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
79113	Final Building Inspection	9/11/2019	Fail Without Penalty
	Permitted set of plans not posted. Unable to verify scope of work.		
79215	Final Building Inspection	9/13/2019	Pass
Zoning Inspection			
77886	Final Zoning	7/29/2019	Fail Without Penalty
	Not Complete. Fence only partially done and patio not removed.		
78761	Final Zoning	8/27/2019	Pass
	Owner removed 3 fences and addition in back of mobile home. See photos		

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: 120 LORI LANE

Job Name: RUIZ, ISBEL

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:2/21/2020 3:27:13 PM

Application Date: 2/21/2020 2:10:06 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	7/14/2020 7:34:32 AM
MECHANICAL	Approved	3/6/2020 1:17:45 PM
PLUMBING	Approved	2/28/2020 8:51:11 AM
STRUCTURAL	Denied	7/10/2020 9:45:07 AM
ZONING	Denied	8/25/2020 7:06:03 PM

R202 Permit Messages For Permit (91348)

Event ID	Date Created	Requested By	Assigned To	Status
Structural				
83573	2/25/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-91348 (New Addition to Mobile Home)

First Review – 02/25/2020

1. *Provide "Environmental Review" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive– Phone: 954-357-6666,) – Email: DERPlans@broward.org. FBC-BCAP 105.2.3*
2. *Provide "Asbestos" certificate for the walls demolition, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org. FBC-BCAP 105.2.3*
3. *Correct Code Edition; this is for a violation of an addition; therefore, all work must comply with the Florida Building Code Residential Codes and not the existing code. FBC-BCAP 107.2.1 and FS 162.*
4. *Provide required handrails at the stairs steps as per FBC-R311.7.8.*
5. *Provide construction detail for the rear wood stairs FBC-BCAP 107.2.1*
6. *Provide the following NOA/product approval as specified in the submitted plans (be aware, these NOA's) must be stamped and approved by the designer or record prior to submittal to the Building Department as per FBC-BCAP 107.3.5.4 - 17-0802.08; FL-7561-R4; Proposed exterior doors and windows; Exterior finishes (when applicable).*
7. *Provide Shower finishes and wall interior details and interior finishes as per the FBC-B chapter 12; FBC-BCAP 107.2.1.*
8. *Provide Footing specifications for the detail 3/S-2; not provided at plans FBC-BCAP 107.2.1*
9. *Provide "Flood Zone" information and compliance with the NFIP / Town of Pembroke Park Ordinance 10-100.b (18' above the highest crown of the adjacent road; or 1'-0" Above FFE, as per ASCE-24 and NFIP; whichever is greater.*
10. *Provide the "Design or Base Flood Elevation" showing the Finished Floor Elevation (FFE) for the proposed Addition as per Town Ordinance 10-100.b*
11. *Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation or an RS Means valuation will be used FBC-BCAP 109.3 (value must show as it construction has not started); see item 3.*
12. *Provide change of elevation from Existing Mobile Home to the proposed addition FBC-BCAP 107.2.1*
13. *Provide the Exterior wall elevation to ascertain the use of the specified 2x4 at the HVHZ as per FBC-R602.*
14. *Provide construction details for the 2x4 stud wall connections and load transfer from the EPS panels (not provided) FBC-BCAP 107.2.1*
15. *Provide exterior walls finishes information (not provided) FBC-BCAP 107.2.1*
16. *Provided the appropriate Elevation Certificate; this should be the one expired on November 30, 2022 (comments associated to this item, will be submitted upon correct submittal) – FBC_BCAP 107.2.1; FEMA and NFIP guidelines (Effective 02/21/2020).*
17. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
18. *Due the number of comments and missing information; we reserve the right to add any comments at any time so the proposed scope or work is FBC compliant.*

85739	7/10/2020	Miguel A Nunez	Miguel A Nunez	Denied

B-91348 (New Addition to Mobile Home)

First Review – 02/25/2020
Second Review – 07/10/2020

1. *Provide "Environmental Review" certificate, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org. FBC-BCAP 105.2.3* ***(07/10/2020 = Not provided)***
2. *Provide "Asbestos" certificate for the walls demolition, as required by the Broward County Environmental Protection and Growth Management Department, located at 1 North University Drive, Suite A-102, Plantation, FL 33324 (Located at the corner of Broward Boulevard and University Drive – Phone: 954-357-6666,) – Email: DERPlans@broward.org. FBC-BCAP 105.2.3* ***(07/10/2020 = Not provided)***
3.
4.
5.
6. *Provide the following NOA/product approval as specified in the submitted plans (be aware, these NOA's) must be stamped and approved by the designer or record prior to submittal to the Building Department as per FBC-BCAP 107.3.5.4 - 17-0802.08; FL-7561-R4; Proposed exterior doors and windows; Exterior finishes (when applicable).* ***(07/10/2020 = Not provided)***
7.
8. *Provide Footing specifications for the detail 3/S-2; not provided at plans FBC-BCAP 107.2.1* ***(07/10/2020 = Not provided; and not coordinated as specified with schedule)***
9.
10.
11. *Provide an executed contract signed by the owner and the contractor, showing the complete scope of work valuation or an RS Means valuation will be used FBC-BCAP 109.3 (value must show as it construction has not started); see item 3.* ***(07/10/2020 = Not provided)***
12.
13.
14.
15. *Provide exterior walls finishes information (not provided) FBC-BCAP 107.2.1* ***(07/10/2020 = Not provided)***
16. *Provided the appropriate Elevation Certificate; this should be the one expired on November 30, 2022 (comments associated to this item, will be submitted upon correct submittal) – FBC_BCAP 107.2.1; FEMA and NFIP guidelines (Effective 02/21/2020).* ***(07/10/2020 = Not provided)***
17. *Be aware that after the Third review Cycle, a charge of four (4) times the standard review charge will be imposed as per the FS 553.80(2)(b).*
18. *Due the number of comments and missing information; we reserve the right to add any comments at any time so the proposed scope or work is FBC compliant.*

Electrical

83625	2/27/2020	Don W Jhonson	Don W Jhonson	Denied

FBC 107.1

1. circuit #s indicated on panel schedule not correct. indicate circuit #s for each circuit, (do not use same # for multiple circuits).

2. Circuit breaker panel location is indicated in free air. Show correct location AND delineate code required dedicated clear working space.

85791	7/14/2020	Don W Jhonson	Don W Jhonson	Denied

Provide Detailed Electrical; demonstrate with detail and single Line Diagram compliance with;

ARTICLE 550 – MOBILE HOMES, MANUFACTURED HOMES, AND MOBILE HOME PARKS

550.32 ***Service Equipment****. (A) Mobile Home Service Equipment. The mobile home service equipment shall be located adjacent to the mobile home and not mounted in or on the mobile home. The service equipment shall be located in sight from and not more than 9.0 m (30 ft) from the exterior wall of the mobile home it serves. The service equipment shall be permitted to be located elsewhere on the premises, provided that a disconnecting means suitable for use as service equipment is located within sight from and not more than 9.0 m (30 ft) from the exterior wall of the mobile home it serves and is rated not less than that required for service equipment in accordance with 550.32(C). Grounding at the disconnecting means shall be in accordance with 250.32.*

(D) Additional Outside Electrical Equipment. Means for connecting a mobile home accessory building or structure or additional electrical equipment located outside a mobile home by a fixed wiring method ***shall be provided in either the mobile home service equipment or the local external disconnecting means permitted in 550.32(A).***
(E) Additional Receptacles. Additional receptacles shall be permitted for connection of electrical equipment located outside the mobile home, and all such 125-volt, singlephase, 15- and 20-ampere receptacles shall be protected by a listed ground-fault circuit interrupter.
(F) Mounting Height. Outdoor mobile home disconnecting means shall be installed so the bottom of the enclosure containing the disconnecting means is not less than 600 mm (2 ft) above finished grade or working platform. The disconnecting means shall be installed so that the center of the grip of the operating handle, when in the highest position, is not more than 2.0 m (6 ft 7 in.) above the finished grade or working platform.

Definitions

(Equipment. A general term, including fittings, devices, appliances, luminaires, apparatus, machinery, and the like used as a part of, or in connection with, an electrical installation.)

Plumbing

83667	2/28/2020	Juan Gonzalez	Juan Gonzalez	Approved

B-91348 (New Addition to Mobile Home)

First Review – 02/28/2020 is approved. PENDING PLUMBING PERMIT APPLICATION . JOB VALUE @ $2450.00

Mechanical

83851	3/6/2020	John Besu	John Besu	Approved

Wall unit and bathroom exhaust.

Zoning

83966	3/11/2020	Todd Larson	Todd Larson	Denied
	need to show required parking. per attached document			
86653	8/25/2020	Myriam Jacques	Myriam Jacques	Denied
	Plan requires setbacks for review			

Other

83972	3/11/2020	Lucie Manzerolle	Lucie Manzerolle	Returned Plans To Applicant
	Comments emailed to JORGEBRACERAS.ISS@GMAIL.COM and CMGCONTRACTORS@GMAIL.COM			
85329	6/16/2020	Teressa Malcolm	Teressa Malcolm	Open
	Courtesy 150 Days to Null & Void mailed to all addresses on file.			
85709	7/9/2020	Teressa Malcolm	Teressa Malcolm	Open
	Permit processed on 02/21/2020 and routed to plan review. scanned & entered revisions dated 07/09/202(with the following: Sheets A-3.0 A-4.0 A-5.0 E-1.0 S-1 & S-2 routed to structural, electrical, and zoning as per the transmittal sheet submitted.			
85714	7/9/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: A-1, A-2, A-3, A-3(1), A-4, A-4(1), A-5, A-5(1)			
85715	7/9/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: A-1, A-2, A-3, A-3(1), A-4, A-4(1), A-5, A-5(1)			
85716	7/9/2020	Lucie Manzerolle	Lucie Manzerolle	Open
	Uploaded: S-1, S-1(1), S-2, S-2(1), E-1, M-1, P-1			
86707	8/27/2020	Jeffrey Louis	Jeffrey Louis	Returned Plans To Applicant
	Sent plan review comments to email jorgebraceras.iss@gmail.com			

Case Overview

Property/Incident Information

Owner	Address	Site Address
Melba Cabrera	3120 W Hallandale Beach Blvd, Lot 815 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Holiday Mobile Home Lot 815

Legal Description

Case Status Open **Case #** 4564 **Date Next Inspection** 4/13/2021

Notes Multiple mobile home alterations done without permits. Property owner must obtain permits from the Building Department (954) 966-4600, ext. 227/211.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/21/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Extension of Time	Regular Mail Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021		Affidavit of Non-Compliance	Certified Mail
4/6/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service

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: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	-4,200.00	$15,150.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,050.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$11,050.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4564

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: MELBA CABRERA TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BLVD. LOT 815, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED MELBA CABRERA AT 1:21 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (MELBA CABRERA) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

T. Malcolm - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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:

Melba Cabrera/Current Resident
HCF/AONC #4564
3120 W Hallandale Beach Blvd,
Lot 815
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 10

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

7012 0470 0001 5589 2153

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/26/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 7039 10

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021

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 Holiday Hallandale MHC LLC
HCF/AONC #4564
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 27

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2160

PS Form 3811, July 2015 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 3/26/14

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 7039 27

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

U.S. Postal Service™
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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

MAR 23 2021
Postmark Here

Sent To

Holiday Hallandale MHC LLC
HCF/AONC #4564

Street, Apt. No.; or PO Box No.

8800 N Bronx AVE 2 FL

City, State, ZIP+4

Skokie, IL 60077

PS Form 3800, Aug

7012 0470 0001 5589 2177

Page 816 of 1027

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$6.96

MAR 23 2021

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

Holiday Hallandale MHC LLC
HCF/AONC #4564
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

0912 0470 0001 5589 2160

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postag	$

Postmark Here
MAR 23 2021

Sent To
Melba Cabrera/Current Resident
HCF/AONC #4564
Street, Apt. N
or PO Box Nc
3120 W Hallandale Beach Blvd,
Lot 815
City, State, ZI
Pembroke Park, FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2153 TO Page 818 of 1027



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

Melba Cabrera
3120 W Hallandale Beach Blvd,
Lot 817
Pembroke Park, FL 33009

DATE: April 8, 2021
INVOICE # 302
FOR:

Case # **4564**
Melba Cabrera
3120 W Hallandale Beach Blvd,
Lot 817
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
303	Day(s) of Per Diem from (02/22/20-12/21/2020)	$ 50.00	$ 15,150.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 11,050.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Joseline Ramirez

From: Melba Cabrera Zumaeta <asecaf@hotmail.com>
Sent: Monday, March 29, 2021 4:06 PM
To: Joseline Ramirez
Subject: Case 4564

Dear Special Magistrate:

Me dirijo a ud a fin de saludarle y solicitarle el perdón de la multa por demora de la culminación del proyecto de mi propiedad.
A continuación le detallo los hechos para un mejor entendimiento.
Yo compre un Mobil Home con una adición que no estaba de acuerdo a los códigos, una vez que me notificaron me hice responsable de esto a fin de solucionarlo, fue bastante difícil buscar las personas que me pudieran ayudar (ingeniero), así como asumir los gastos que todo esto traía, sin embargo puse todo mi esfuerzo para cumplir y pude terminarlo, por lo que obtuve el Certificado de ocupación.

Lamentablemente, no pude cumplirlo en el plazo que me habían uds otorgado ya que se inicio la pandemia y todo se paralizo, asimismo me vi afectada económicamente ya que perdi uno de mis trabajos y actualmente solo trabajo 3 dias a la semana ya que a la vez tengo a cargo a mi mama que tiene 88 años y solo yo la sustento (vivimos solo las dos).

Es por esto que acudo a ud. A fin de solicitarle que tome en cuenta mi situación y perdone la penalidad por la infracción ya que estoy realmente pasando por una situación difícil.

Apelo a su comprensión a fin de acceder a mi solicitud, por lo que le quedare muy agradecida.

Le saluda Cordialmente:

Melba Cabrera
3120 W Hallandale Bch Blvd Lot 815- Hallandale 33009

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

1910368
PERMIT NO.
P-90695
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: CABRERA, MELBA					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 815					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 815	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000300		SUBDIVISION: HOLIDAY MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 2	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 1500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : NEW ADDITION WITH BATHROOM					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910368-0

Job Address: 3120 W HALLANDALE BEACH BLVD, LOT 815

Job Name: CABRERA, MELBA

Permit Status: Permit Complete

Permit Issued Date:1/14/2020 7:34:59 AM

Submitted Into Plan Review Date:10/11/2019 9:05:11 AM

Application Date: 10/11/2019 9:01:06 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 95 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	12/19/2019 10:05:23 AM
MECHANICAL	Approved	1/13/2020 1:36:08 PM
PLUMBING	Approved	10/17/2019 4:37:59 PM
STRUCTURAL	Approved	2/10/2020 6:33:43 PM
ZONING	Approved	1/10/2020 12:51:47 PM

R203 Permit Messages For Permit (1910368-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
83190	1st Rough	2/13/2020	Fail
	Work cover prior to inspection.		
88398	1st Rough	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83191	Final Plumbing	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
88399	Final Plumbing	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83193	Sewer Connection	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
88400	Sewer Connection	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83192	Top Out	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
83194	Water Connection	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
Mechnical Inspection			
83186	Condensate Drain	2/13/2020	Pass
83187	Final Mechanical	2/13/2020	Pass
Structural Inspection			
88297	Drywall Screw Wall / Ceiling	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		

88298	Exterior Sheathing - Plywood/Gypsum	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88746	Final Building Inspection	12/21/2020	Pass
	PASS ACCORDING		
88299	Foundation Footings Forms/ Reinf/ Compaction	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88300	Framing - Floor Wood/Lt Gauge Steel	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88745	Insulation certificate	12/21/2020	Pass
	PASS ACCORDING TO PLANS CERTIFICATE OF INSULATION TURN IN		
88301	Insulation Wall Thermal / Sound	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88302	Railings - Handrail/Guardrail Installation	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88303	Stairs	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
88304	Window Installation	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		

Electrical Inspection

83188	Electrical Rough	2/13/2020	Fail Without Penalty
	Work not per plan, add light, outlets and switches per plan. Lower ceiling Fan Canopy for inspection of fan box mounting.		
83451	Electrical Rough	2/27/2020	Pass
83189	Final Electrical	2/13/2020	Fail Without Penalty
	Complete all work after rough inspection.		
88417	Final Electrical	12/1/2020	Pass

Zoning Inspection

88305	Final Zoning	11/20/2020	Pass
83185	Location Verification	2/12/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
Eddie Escobar	3100 W Hallandale Beach Blvd, Lot 508 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 4582 **Date Next Inspection** 4/13/2021

Notes Multiple mobile home alterations. Addition was built on back of home and two A/C mini splits were installed without permits. Owner must go to building department to obtain permits for all work that was done.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/22/2019		Notice of Violation	Hand/Regular Mail
1/9/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
7/1/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail Affidavit of service

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: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	-4,200.00	$20,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,700.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4582

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: EDDIE ESCOBAR TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3100 W HALLANDALE BLVD. LOT 508, PEMBROKE PARK, FL 33009

I, Joseline Ramirez , HEREBY CERTIFY that I SERVED EDDIE ESCOBAR AT 1:30 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (JESUS ESCOBAR) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Jon - TERESSA Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Green Acres Pembroke MHC LLC
HCF #4582
8800 N Bronx AVE 2 FL
Skokie, IL 60077

Street, Apt. No. or PO Box No.

City, State, ZIP+

PS Form 3800,

7019 0500 0001 5589 2061

Page 829 of 1027

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 8.96

Postmark Here

Sent To

Green Acres Pembroke MHC LLC
HCF #4582
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

7020 0090 0001 5589 2078

Page 830 of 1027

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.91

Postmark Here

Sent To

Street, Apt. No.
or PO Box No.

City, State, ZIP

PS Form 3800,

Eddie Escobar
HCF # 4582
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

7012 0470 0001 5589 2054

Page 831 of 1027

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.

Eddie Escobar
HCF # 4582
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 11

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2054

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3/26/21

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ [illegible]ail
☐ [illegible]ail Restricted Delivery
(over $500)

☐ 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

USPS TRACKING #



9590 9402 4839 9032 7038 11

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021

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.

Green Acres Pembroke MHC LLC
HCF #4582
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 35

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

7012 0470 0001 5589 2078

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3/2/21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7038 35

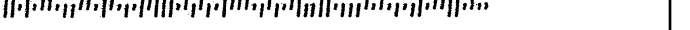
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021



Town of Pembroke Park

INVOICE

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

Bill To:

Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

DATE: April 8, 2021
INVOICE # 279
FOR:

Case # **4582**
Eddie Escobar
3100 W Hallandale Beach Blvd,
Lot 508
Pembroke Park, FL 33009

Green Acres MHP
3100 W Hallandale Beach Blvd.

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
416	Day(s) of Per Diem from (02/22/20-4/13/2021)	$ 50.00	$ 20,800.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 16,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

1910648
PERMIT NO.
B-92107
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: ESCOBAR, EDDY					
JOB ADDRESS: 508 5 ST					
OWNER NAME: ESCOBAR, EDDY					
OWNER ADDRESS: 508 5 ST					
CITY: PEMBROKE PARD					
PHONE: 7863999628	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000321		SUBDIVISION: GREEN ACRES MOBILE HOME PARK			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: DEMO ILLEGAL SHED					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910648-0

Job Address: 508 5 ST

Job Name: ESCOBAR, EDDY

Permit Status: Permit Complete

Permit Issued Date:9/17/2020 8:40:07 AM

Submitted Into Plan Review Date:9/17/2020 7:54:00 AM

Application Date: 9/16/2020 2:09:58 PM

Difference Between Application to PlanReview: 1 Day(s)

Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2020 6:50:40 PM

R203 Permit Messages For Permit (1910648-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
87157	Final Building Inspection	9/23/2020	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

1910158
PERMIT NO.
M-90431
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: ESCOBAR, EDDY					
JOB ADDRESS: 508 5 ST					
OWNER NAME: GREEN ACRES PEMBROKE MHC LLC					
OWNER ADDRESS: 8800 N BRONX AVE 2 FL					
CITY: SKOKIE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: TEST & BALANCE AIR CONDITIONING CORP					
MAIL ADDRESS: 8355 W FLAGER ST #164					
CITY STATE ZIP: MIAMI FL 33144					
PHONE: 3052181798	**FAX:**	**EMAIL: TESTANDBALANCEAIR@AOL.COM**			
CERT. COMPENTENCY: CAC1815710		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000321		SUBDIVISION: GREEN ACRES MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: ROOF TOP PACKAGE UNIT AND DUCTWORK REMOVAL					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910158-0

Job Address: 508 5 ST

Job Name: ESCOBAR, EDDY

Permit Status: Permit Complete

Permit Issued Date:8/20/2019 9:22:16 AM

Submitted Into Plan Review Date:8/19/2019 11:08:42 AM

Application Date: 8/19/2019 11:03:22 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 1 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	8/19/2019 12:48:56 PM

R203 Permit Messages For Permit (1910158-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
82524	Final Mechanical	1/23/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Riverstone Communities LLC-147 Janis Blvd

Legal Description

Case Status Open **Case #** 4634 **Date Next Inspection** 3/22/2021

Notes Multiple Mobile Home alterations done without permits (windows, doors & vinyl sidings). Property owner must obtain permits from the Building Dept. STOP WORK ORDER.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/4/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021		Affidavit of Non-Compliance	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: 3/22/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	-4,200.00	$20,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,700.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4634

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 147 JANIS BLVD/2701 S PARK RD, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED LAKESHORE MHP AT 12:37 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (HAROLD VALDEZ) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teresa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

MAR 23 2021

Sent To

Street, Apt. No
or PO Box No

City, State, Zi

PS Form 380

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
2701 S Park Rd
Pembroke Park, FL 33009

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here
MAR 23 2021

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

PS Form 3800

7020 0640 0001 5584 2207

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.

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301



9590 9402 4839 9032 7039 65

2. Article Number (Transfer from
7012 0470 0001 5589 2207

COMPLETE THIS SECTION ON DELIVERY

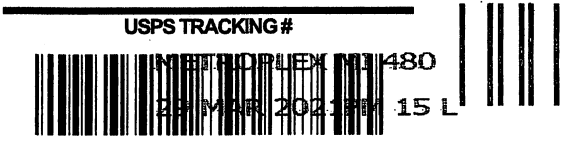
A. Signature
X Covid-19 ☐ Agent ☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



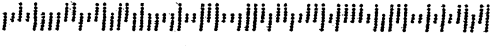
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED APR 05 2021





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,321,230	$217,900	$2,539,130	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,539,130	$2,539,130	$2,539,130	$2,539,130
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,539,130	$2,389,450	$2,389,450
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	$2,389,450	$2,539,130	$2,389,450	$2,389,450

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$6.50	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 8, 2021
INVOICE # 277
FOR:

Case # 4634
Lakeshore MHP LLC/Riverstone Communities llc
147 Janis Blvd
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

Bill To:
Lakeshore MHP LLC/Riverstone Communities llc
147 Janis Blvd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
416	Day(s) of Per Diem from (02/22/20-4/13/2021)	$ 50.00	$ 20,800.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 16,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B9-B10 - Peter Meikle

Legal Description

Case Status Closed **Case #** 4644

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/11/2019		Notice of Violation	Posted to Property
2/7/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/2/2020	2/27/2020	Final Order	Certified Mail
3/19/2020		Affidavit of Non-Compliance	Regular Mail Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service

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)	3/19/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	3/19/2020	$550.00
Admin Fixed		Admin Fixed	-$50.00	$100.00
			Total Fines	**$600.00**

Payments

Case Overview

Date	Payment Type Name	Amount
3/20/2020	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$500.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4644

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC /Peter Meikle TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2401 John P Lyons Ln Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Peter Meikle AT 4:07 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

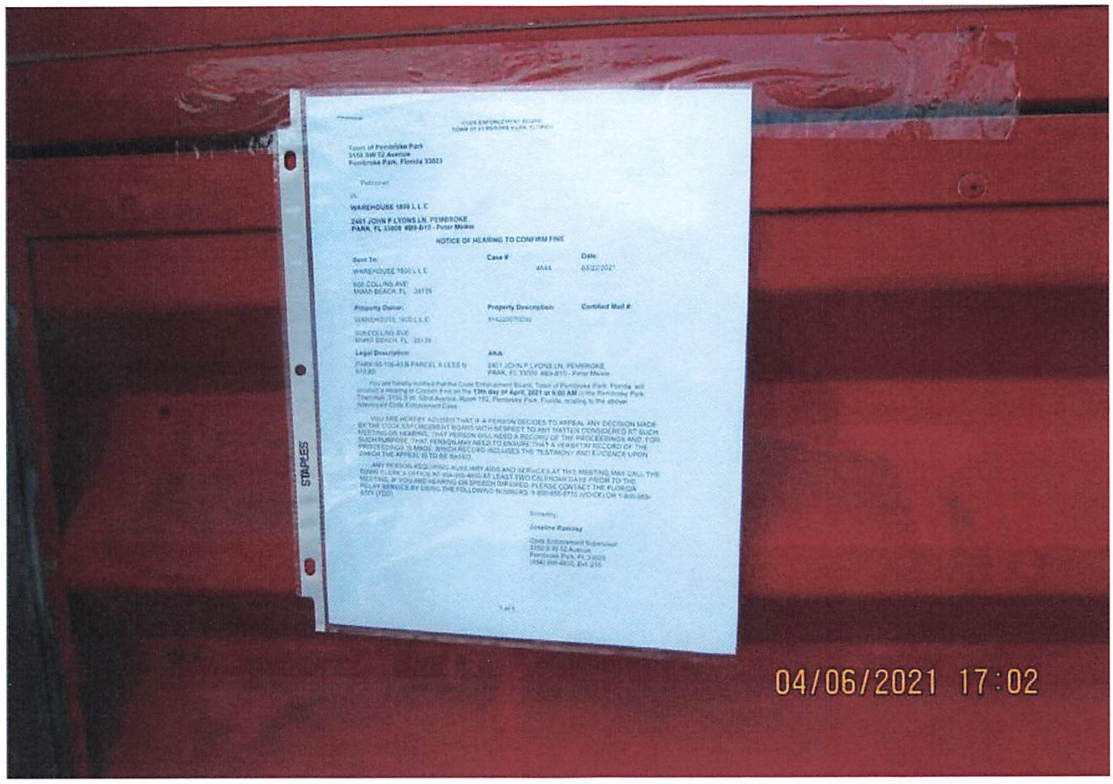
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
WAREHOUSE 1800 L L C
2401 JOHN P LYONS LN. PEMBROKE
PARK, FL 33009 #89-B11 - Peter Meikle
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #
Date:
WAREHOUSE 1800 L L C
500 COLLINS AVE
MIAMI BEACH, FL 33139
Property Owner:
Property Description:
Certified Mail #
WAREHOUSE 1800 L L C
500 COLLINS AVE
MIAMI BEACH, FL 33139
Legal Description:
AKA:
2401 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009 #89-B11 - Peter Meikle
Josslene Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
STAPLES
04/06/2021 17:02


B 9
B 10
B 11
04/06/2021 17:02

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F	$ 0.96

Postmark Here

MAR 23 2021

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Warehouse 1800 LLC
HCF/HAF # 4644
808 Collins Avenue
Miami Beach, FL 33139

PS Form 3800, Aug

5802 6855 1001 5589 2085

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Street, Apt. No. or PO Box No.

City, State, ZIP

PS Form 3800,

Peter Meikle
HCF/HAF # 4644
2401 John P. Lyons Lane, B9-B10
Pembroke Park, FL 33009

2021 0001 5589 2108

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Warehouse 1800 LLC

Street, Apt. No or PO Box No.

HCF/HAF # 4644

2401 John P. Lyons Lane

City, State, ZIP

Pembroke Park, FL 33009

PS Form 3800

7020 2450 0001 5589 2115

Page 857 of 1027

PS Form 3811, Jul

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:

Peter Meikle
HCF/HAF # 4644
2401 John P. Lyons Lane, B9-B10
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 66

7012 0470 0001 5589 2108

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
- ☐ Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

8E5E 96T2 E000 0SET 4002

USPS TRACK...

9590 9402 4839 9032 7038 66

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED APR 06 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RECEIVED APR 06 2021

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.

Warehouse 1800 LLC
HCF/HAF # 4644
2401 John P. Lyons Lane
Pembroke Park, FL 33009



9590 9402 4839 9032 7038 73

7012 0470 0001 5589 2115

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
- ☐ n Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 7038 73

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED APR 0 8 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,122,930	$4,626,630	$5,749,560	$5,749,560	
2020	$1,122,930	$4,628,570	$5,751,500	$5,464,190	$119,796.07
2019	$1,122,930	$4,628,570	$5,751,500	$4,967,450	$113,743.25

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,749,560	$5,749,560	$5,749,560	$5,749,560
Portability	0	0	0	0
Assessed/SOH	$5,749,560	$5,749,560	$5,749,560	$5,749,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,749,560	$5,749,560	$5,749,560	$5,749,560

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

3075 NW 30th Pl
Oakland Park
FL 33311

To whom it may Concern.

I am asking the Courts leniency in having my fines reduced or removed in regards to Case # 4644
During the period allotted to have my shop registered I had family matters that took a toll on me financially and emotionally and am still dealing with.
So with that in mind I am here at your mercy to have said case resolved.

Thanks in advance.
Peter Merkle,

Town of Pembroke Park

INVOICE

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

Bill To:

Warehouse 1800 LLC
808 Collins Ave
Miami Beach, FL 33139

DATE: April 8, 2021
INVOICE # 283
FOR:

Case # **4724**
Peter Meikle
2401 John P. Lyons Lane
#B9-B10
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Code Board Hearing on 2/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
11	Day(s) of Per Diem from (03/8/20-3/19/20)	$ 50.00	$ 550.00
	Admin Fee Payment	$100.00	$100
1	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 50.00
		Balance	$ 500.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Town of Pembroke Park		Sold To	**PD&A MOTORS LLC**
3150 SW 52nd Ave			3075 NW 30 PLACE
Pembroke Park FL, 33023			OAKLAND PK, FL 33311
Phone (954) 966-4600 x211			Phone 0000000377
Fax (954) 966-5310			

Transaction #	Payment Method	Amount	Sale Date
21173	Money Order	$50.00	3/19/2020 1:05:02 PM

Date Applied	Application #	Qty	Item	Total
3/19/2020	AP-82512	50.00	MISC. CHARGES	$50.00
	Total			**$50.00**

R203 BTR Inspections For Customer (092102 - PETER MEIKLE)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
83876	BTR Business Occupancy Inspection	3/16/2020	Pass
Zoning Inspection			
83518	BTR Inspection	2/25/2020	Pass
	Bays B 9-10 are located more than 100 feet from the nearest residential zoned area; therefore, vehicle repairs may include motor work. However, the location is not more than 150 feet from the nearest residential zoned area - so NO body work / frame work / painting may occur. All work must occur indoors per Code Sec. 28-215.		
Electrical Inspection			
83877	BTR Inspection	3/17/2020	Pass
	no issues		
Fire Inspection			
83878	BTR Inspection - Fire	3/17/2020	Pass
	Personal storage of hobby vehicles and associated hobby restoration materials		

Case Overview

Property/Incident Information

Owner	Address	Site Address
Conrado Munera	211 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Conrado Munera-211 W Lake Drive

Legal Description

Case Status Closed **Case #** 4721

Notes Owner started to repair car port siding and ceiling without permits. Owner must obtain permits from the Building Department.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/4/2019		Notice of Violation	Hand/Regular Mail
12/12/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	
3/11/2020		Affidavit of Non-Compliance	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service

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.	3/11/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/11/2020	$900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$1,000.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4721

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Conrado Munero TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 211 W Lake Drive, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Conrado Munero AT 3:41 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Conrado Munero) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

TM - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Pembroke Park Lakes Inc

Street, Apt. No.; or PO Box No.

HCF/HAF # 4721

P.O. Box 260490

City, State, ZIP+4

Pembroke Pines, FL 33026

PS Form 3800, Aug

7012 0470 0001 5584 2122

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage &	

Postmark Here

MAR 23 2021

Sent To

Conrado Munera/Current Resident

Street, Apt. No.; or PO Box No.

HCF/HAF # 4721

211 W Lake Drive

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800, August 2006

7012 0470 0001 5589 2092

Page 871 of 1027

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:

Conrado Munera/ Current Resident
HCF/HAF # 4721
211 W Lake Drive
Pembroke Park, FL 33009



9590 9402 4839 9032 7038 59

2. Article Number (Transfer from service label)

7012 0470 0001 5589 2092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X V. LRf 7 C19 ☐ Agent ☐ Addressee

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

C. Munera 3-26-202

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

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.

Pembroke Park Lakes Inc
HCF/HAF # 4721
P.O. Box 260490
Pembroke Pines, FL 33026

9590 9402 4839 9032 7038 80

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

7012 0470 0001 5589 2122

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

W. Cassellas

C. Date of Delivery

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

FLAMINGO BRANCH P.O.
APR 05 2021
PEMBROKE PINES FLORIDA 33026

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
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



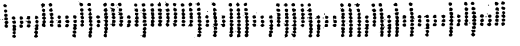


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023



RECEIVED APR 07 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
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	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 8, 2021
INVOICE # 281
FOR:

Case # 4721
Conrado Munero
211 W Lake Drive
Pembroke Park, FL 33009

Pembroke Park Lakes MHP
3196 W Hallandale Beach Blvd.

Bill To:

Conrado Munero
211 W Lake Drive
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
18	Day(s) of Per Diem from (02/22/20-3/11/20)	$ 50.00	$ 900.00
		Balance	$ 1,000.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

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

1910471
PERMIT NO.

E-91369
APPLICATION NO.

AMT DUE

Inkforce 91369

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: MUNERA, CONRADO					
JOB ADDRESS: 211 W LAKE DRIVE					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: PO BOX 260490					
CITY: PEMBROKE PINES					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: NOVOA ELECTRICAL CONTRACTORS INC					
MAIL ADDRESS: 8171 NW 91 TERRACE UNIT #4					
CITY STATE ZIP: MEDLEY FL 33166					
PHONE: 3058242858	**FAX:**	**EMAIL: CUSTOMERSERVICE@NOVOAELEC**			
CERT. COMPENTENCY: EC13006771	**STATE REGISTRATION: N/A**				
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223	SUBDIVISION: PEMBROKE PARK LAKES				
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: 300	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : REMOVE WOOD SOFFIT AT CARPORT WITH ELECTRICAL					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910471-0

Job Address: 211 W LAKE DRIVE

Job Name: MUNERA, CONRADO

Permit Status: Permit Complete

Permit Issued Date:3/4/2020 11:14:59 AM

Submitted Into Plan Review Date:2/25/2020 1:51:19 PM

Application Date: 2/25/2020 12:00:59 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 8 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	3/3/2020 1:25:04 PM
STRUCTURAL	Approved	2/27/2020 6:30:47 PM

R203 Permit Messages For Permit (1910471-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
83772	Final Building Inspection	3/11/2020	Pass
Electrical Inspection			
83771	Final Electrical	3/10/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
GIANT OIL INC	1806 N FRANKLIN ST TAMPA, FL 33602	3250 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Mobil

Legal Description

Case Status Closed **Case #** 4724

Notes Mobil gas station sign was changed before the issuance of a building permit. Therefore, work was done without a permit. Property owner must got to the Building Department and obtain a permit.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/9/2019		Notice of Violation	Hand/Regular Mail
12/10/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
1/27/2020	1/23/2020	Final Order	
3/18/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	3/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	3/27/2020	$1,250.00

Case Overview

Admin Fixed		Admin Fixed	-450.00	$100.00
			Total Fines	**$1,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,350.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4724

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Giant Oil Inc. TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3250 Pembroke Road, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Giant Oil Inc. AT 11:50 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Rezwan) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Mobil
HCF/HAF #4724
3250 Pembroke Rd
Pembroke Park, FL 33009

Street, Apt. No or PO Box No.

City, State, ZIP

PS Form 3800

7012 0470 0001 5589 1972

Page 884 of 1027

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

USPS HILLCREST STATE STORE HOLLYWOOD MAR 23 2021

Sent To

Street, Apt. No or PO Box No.

City, State, ZI

PS Form 3800

Giant Oil Inc.
HCF/HAF #4724
1806 N Franklin Street
Tampa, FL 33602

7012 0470 0001 5589 1965

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:

Mobil
HCF/HAF #4724
3250 Pembroke Rd
Pembroke Park, FL 33009



9590 9402 4839 9032 7037 36

2 Article Number (Transfer from service label)

7012 0470 0001 5589 1972

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7037 36

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

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.

Giant Oil Inc.
HCF/HAF #4724
1806 N Franklin Street
Tampa, FL 33602

9590 9402 4839 9032 7037 29

7012 0470 0001 5589 1965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-22 JW ☐ Agent ☐ Addressee

B. Received by (Printed Name) COVID-19

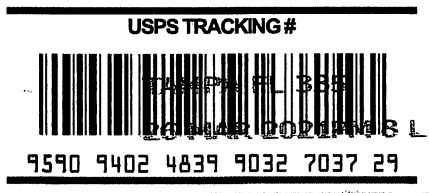
C. Date of Delivery 3-26-21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3250 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0310
Property Owner	GIANT OIL INC	Millage	0613
Mailing Address	1806 N FRANKLIN ST TAMPA FL 33602	Use	26
Abbr Legal Description	20-51-42 W 175 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 444 & LESS W 25 FOR RD & LESS N 50 FOR PEMBROKE RD AKA PAR A & LESS OR 22125/553 & OR 31682/951 FOR RD R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$245,650	$1,024,520	$1,270,170	$1,270,170	
2020	$245,650	$1,024,640	$1,270,290	$1,270,290	$27,415.16
2019	$233,050	$1,023,270	$1,256,320	$1,256,320	$27,430.51

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,270,170	$1,270,170	$1,270,170	$1,270,170
Portability	0	0	0	0
Assessed/SOH	$1,270,170	$1,270,170	$1,270,170	$1,270,170
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	$1,270,170	$1,270,170	$1,270,170	$1,270,170

Sales History

Date	Type	Price	Book/Page or CIN
3/19/2012	SWD-D	$1,260,000	48662 / 915
10/26/2011	CET-D	$968,100	48299 / 1346
5/18/2001	WD	$1,826,000	31637 / 1251
8/5/1998	WD	$209,300	28804 / 1373
3/7/1994	QCD	$100	22125 / 553

Land Calculations

Price	Factor	Type
$9.75	25,195	SF
Adj. Bldg. S.F. (Card, Sketch)		2236
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

Giant Oil Inc.
1806 N Franklin Street
Tampa, FL 33602

DATE: April 8, 2021
INVOICE # 280
FOR:

Case # **4724**
MOBIL GAS STATION
3250 Pembroke Rd
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
34	Day(s) of Per Diem from (02/22/20-3/27/20)	$ 50.00	$ 1,700.00
9	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 450.00
		Balance	$ 1,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

1910457
PERMIT NO.
ZON-91317
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MOBIL GAS STATION					
JOB ADDRESS: 3250 PEMBROKE RD					
OWNER NAME: GIANT OIL INC					
OWNER ADDRESS: 1806 N FRANKLIN ST					
CITY: TAMPA					
PHONE: 8137776859	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DSI GENERAL CONTRACTORS INC					
MAIL ADDRESS: 2559 FOURTH ST					
CITY STATE ZIP: FORT MYERS FL 33901					
PHONE: 2392372228	**FAX:**	**EMAIL:** COLEEN@DSIGENERALGC.COM			
CERT. COMPENTENCY: CGC1511928		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION	PROPOSED USE: GAS STATION		
FOLIO NUMBER: 514220000310		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: FACE CHANGE POLE SIGN					
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.

BUILDING PERMIT STATUS

Permit Number: 1910457-0

Job Address: 3250 PEMBROKE RD

Job Name: MOBIL GAS STATION

Permit Status: Permit Complete

Permit Issued Date:2/27/2020 10:46:04 AM

Submitted Into Plan Review Date:2/13/2020 4:12:57 PM

Application Date: 2/13/2020 4:11:03 PM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	2/14/2020 12:14:07 PM
ZONING	APPROVED	2/25/2020 3:52:43 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R203 Permit Messages For Permit (1910457-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
84282	Final Building Inspection	3/27/2020	Pass
	Gas Station		
Electrical Inspection			
83633	Final Electrical	3/3/2020	Fail Without Penalty
	NEC 600.6 (A) Disconnect, photo cell at base of sign pole has exposed wires, damage photo cell missing disconnect.		
83981	Final Electrical	3/12/2020	Pass
Zoning Inspection			
83634	Final Zoning	3/3/2020	Pass

Covid Stoped Daily fines 3/18/20

Case Overview

Property/Incident Information

Owner	Address	Site Address
2727 PARK RD LLC	2673 S PARK LN PEMBROKE PARK, FL 33009	2727 S PARK RD, PEMBROKE PARK, FL 33009 #Fire Wholesale

Legal Description

Case Status Open **Case #** 4725 **Date Next Inspection** 4/13/2021

Notes Installed machine without permits. Observed multiple portable containers on premise without permits. RV must be relocated within 30 days.

Owner/tenant must obtain permits from the Building Dept and remove all portable containers.

Double Permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/9/2019		Notice of Violation	Hand/Regular Mail
1/9/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020		Affidavit of Compliance	Certified Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
7/1/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/13/2021
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	1/27/2020

Case Overview

ZONING	Sec. 28-346 (c)(1) - Portable storage units	(c) Nonresidential districts. (1) Number. There shall be no more than one (1) portable storage unit per site or business at any one time. The chief building official may allow more than one (1) portable storage unit in industrial areas, if it does not adversely impact the surrounding businesses or area.	1/27/2020
ZONING	Sec. 28-346 (c)(3) - Portable storage units.	(c) Nonresidential districts. (3) Duration. No portable storage unit shall remain at a site in a nonresidential district in excess of thirty (30) consecutive days, and portable storage units shall not be placed at any one site in a nonresidential district in excess of sixty (60) days in any calendar year.	1/27/2020
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...	1/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation		$19,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,200.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4725

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 S PARK RD LLC/FIRE WHOLESALE TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2673 S PARK LANE, PEMBROKE PARK, FL 33009

I, Joseline Ramirez , HEREBY CERTIFY that I SERVED 2727 S PARK RD LLC/FIRE WHOLESALE AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (HAIM) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Sm - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4725

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: 2727 S PARK RD LLC/FIRE WHOLESALE TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2727 S PARK RD, PEMBROKE PARK, FL 33009

I, Joseline Ramirez , HEREBY CERTIFY that I SERVED 2727 S PARK RD LLC/FIRE WHOLESALE AT 4:27 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

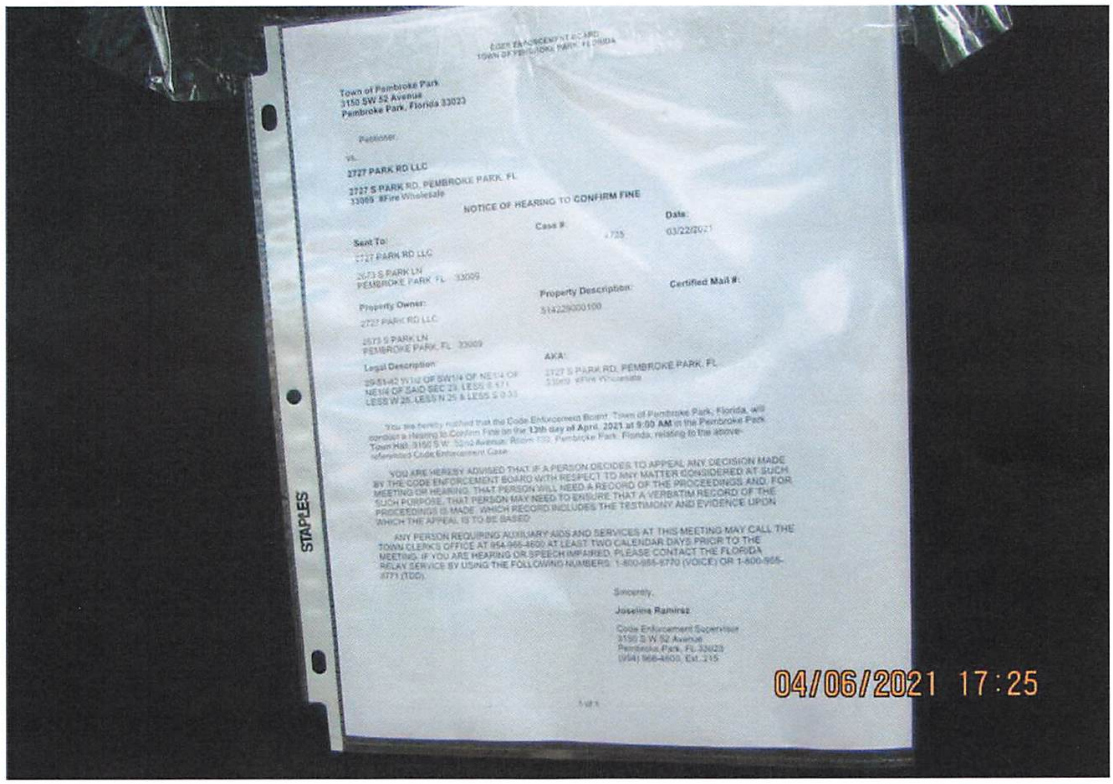
STATE OF FLORIDA
COUNTY OF BROWARD

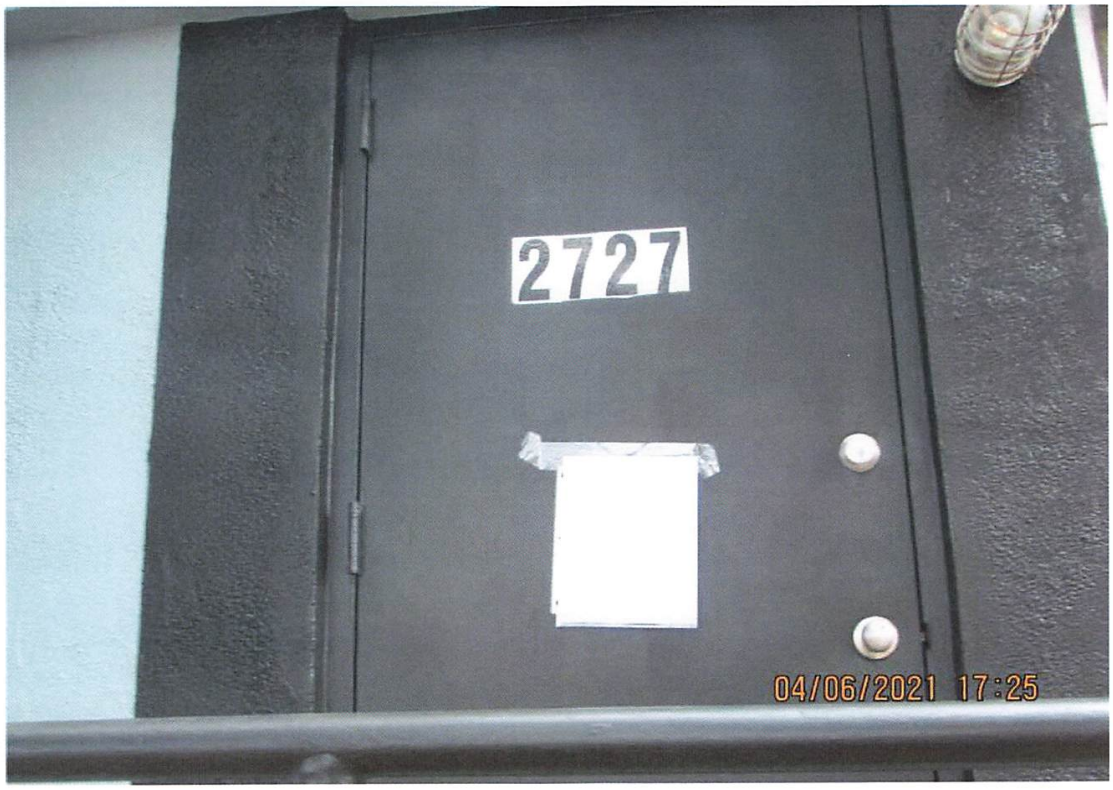
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner
vs.
2727 PARK RD LLC
2727 S PARK RD, PEMBROKE PARK, FL
33069 #Fire Wholesale
NOTICE OF HEARING TO CONFIRM FINE
Case #:
Date:
03/22/2021
Sent To:
2727 PARK RD LLC
2573 S PARK LN
PEMBROKE PARK FL 33009
Property Owner:
2727 PARK RD LLC
2573 S PARK LN
PEMBROKE PARK, FL 33009
Property Description:
514229000100
Certified Mail #:
Legal Description:
AKA:
2727 S PARK RD, PEMBROKE PARK, FL
33069 #Fire Wholesale
You are hereby notified that the Code Enforcement Board "Town of Pembroke Park, Florida, will
conduct a Hearing to Confirm Fine on the 13th day of April, 2021 at 9:00 AM in the Pembroke Park
Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-
referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE
BY THE CODE ENFORCEMENT BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH
MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR
SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE
PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON
WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE
TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE
MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA
RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-
8771 (TDD).
Sincerely,
Joselina Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
STAPLES
04/06/2021 17:25


2727
04/06/2021 17:25

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

2727 Park Rd LLC
HCF# 4725
2673 S Park Lane
Pembroke Park, FL 33009

PS Form 3800, Aug

9961 6855 1000 2702 0001 5589 1996

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

2727 Park Rd LLC/Fire Wholesale
HCF# 4725
2727 S Park Rd
Pembroke Park, FL 33009

PS Form 3800, A

7014 0470 0001 5584 4847

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:

2727 Park Rd LLC/Fire Wholesale
HCF# 4725
2727 S Park Rd
Pembroke Park, FL 33009



9590 9402 4839 9032 7037 43

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

7012 0470 0001 5589 1989

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X V. LRT 9 C19

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3-26-2021

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
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery (over $500)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 7037 43

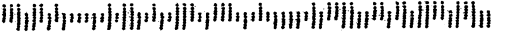
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021



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:

2727 Park Rd LLC
HCF# 4725
2673 S Park Lane
Pembroke Park, FL 33009



9590 9402 4839 9032 7037 50

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

7012 0470 0001 5589 1996

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
- ☐ ail
- ☐ ail Restricted Delivery
- (over $500)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 7037 50



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2727 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0100
Property Owner	2727 PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	17
Abbr Legal Description	29-51-42 W1/2 OF SW1/4 OF NE1/4 OF NE1/4 OF SAID SEC 29, LESS S 571, LESS W 25, LESS N 25 & LESS S 0.33		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$169,610	$275,260	$444,870	$444,870	
2020	$169,610	$275,970	$445,580	$445,580	$9,616.43
2019	$169,610	$275,970	$445,580	$445,580	$9,728.78

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$444,870	$444,870	$444,870	$444,870
Portability	0	0	0	0
Assessed/SOH	$444,870	$444,870	$444,870	$444,870
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	$444,870	$444,870	$444,870	$444,870

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	WD-D	$435,000	114315261
4/6/2017	WD-D	$435,000	114315260
11/19/2014	WD-Q	$670,000	112902032
12/16/2013	WD-D	$380,000	112003906
11/7/2013	WD-D	$464,000	112003904

Land Calculations

Price	Factor	Type
$7.00	24,230	SF
Adj. Bldg. S.F. (Card, Sketch)		4664
Eff./Act. Year Built: 1970/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

2727 Park Rd LLC
2673 S Park Lane
Pembroke Park, FL 33009

DATE: April 8, 2021
INVOICE # 286
FOR:

Case # **4725**
Fire Wholesale
2727 S Park Rd
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 28-262; 28-346(c 1)(c3)(f); 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
386	Day(s) of Per Diem from (03/23/20-4/13/2021)	$ 50.00	$ 19,300.00
84	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 4,200.00
		Balance	$ 15,200.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #154 - #155

Legal Description

Case Status Open **Case #** 4746 **Date Next Inspection** 4/13/2021

Notes Contractors started demo work without permits. Property owner/manager must obtain a permit from the Building Dept.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/30/2019		Notice of Violation	Hand/Regular Mail
12/10/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
1/27/2020	1/23/2020	Final Order	Certified Mail Regular Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/6/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$21,550.00

Case Overview

Admin Fixed	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Admin Fixed	-$4,200.00	$100.00
			Total Fines	**$17,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$17,450.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4746

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Pembroke Park Warehouses Holding TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 SW 19 ST, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Pembroke Park Warehouses AT 12:14 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Nancy Romero) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Tm - Teressa malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 2.96

Postmark Here

Sent To

Pembroke Park Self Storage

Street, Apt. No.; or PO Box No.

HCF #4746

3150 W Pembroke Road

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800, Aug

7020 0640 0001 5584 2023 To Page 911 of 1027

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 2.96

Postmark Here

Sent To

Pembroke Park Warehouses Holding
HCF #4746
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, Au

7012 0470 0001 5584 2004

Page 912 of 1027

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Pembroke Park Self Storage
HCF #4746

Street, Apt. No.; or PO Box No.

3120 SW 19 Street

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800, Au

7012 0470 0001 5589 2016

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.

Pembroke Park Self Storage
HCF #4746
3150 W Pembroke Road
Pembroke Park, FL 33009

9590 9402 4839 9032 7037 81

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2023

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7037 81

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021



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.

Pembroke Park Self Storage
HCF #4746
3120 SW 19 Street
Pembroke Park, FL 33009



9590 9402 4839 9032 7037 74

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

7012 0470 0001 5589 2016

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
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery (over $500)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 7037 74



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48
Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$299,310	$1,070,190	$1,369,500	$1,369,500	
2020	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,556.27
2019	$299,310	$1,070,190	$1,369,500	$1,369,500	$29,901.67

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,369,500	$1,369,500	$1,369,500	$1,369,500
Portability	0	0	0	0
Assessed/SOH	$1,369,500	$1,369,500	$1,369,500	$1,369,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,369,500	$1,369,500	$1,369,500	$1,369,500

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 146
8/1/1990	TD*	$100	
3/1/1978	WD	$850,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	149,653	SF
Adj. Bldg. S.F. (Card, Sketch)		71346
Eff./Act. Year Built: 1975/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 9, 2021
INVOICE # 288
FOR:

Case # 4746
Pembroke Park Warehouses Holding
3120 SW 19 ST, #154-#155
Pembroke Park, FL 33009

Bill To:
Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
431	Day(s) of Per Diem from (02/07/20-4/13/2021)	$ 50.00	$ 21,550.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 17,450.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gladys Duprat	102 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Gladys Duprat-102 David Drive

Legal Description

Case Status Open **Case #** 4773 **Date Next Inspection** 3/22/2021

Notes Property has multiple additions, multiple window a/c's, multiple alterations (windows, sliding doors, stairs, enclosed porch and shed without permits. Owner has to verify occupancy.
Owner must go to the building department and obtain permits for all alterations.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/4/2019		Notice of Violation	Posted to Property/Regular Mail
2/7/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/2/2020	2/27/2020	Final Order	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021		Affidavit of Non-Compliance	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: 3/22/2021
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 3/22/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation		$19,050.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$18,700.00**

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$18,700.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4773

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Gladys Duprat TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 102 David Drive, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Gladys Duprat AT 12:40 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Gladys Duprat) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services



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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
MAR 23 2021
Postmark Here
Sent To
Street, Apt. No. or PO Box No.
City, State, ZIP+
PS Form 3800
7012 0470 0001 5589 2191
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
2701 S Park Rd
Pembroke Park, FL 33009



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(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
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Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $
Postmark Here
MAR 23 2021
Sent To
Street, Apt. No.; or PO Box No.
City, State, ZIP+
PS Form 3800,
7012 0470 0001 5589 2207
Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301



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.

Lakeshore Mobile Home Park LLC
HCF/AONC #4555, #4773, #4634
6400 Telegraph RD #2000
Bloomfield, Township MI 48301

9590 9402 4839 9032 7039 65

2. Article Number (Transfer from service label)
7012 0470 0001 5589 2207

COMPLETE THIS SECTION ON DELIVERY
A. Signature
X Covid-19 ☐ Agent ☐ Addressee
B. Received by (Printed Name) C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here
MAR 23 2021

Sent To
Gladys Duprat/Current Resident
HCF/AONC #4773
Street, Apt. No.; or PO Box No.
102 David Drive
City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800, Aug

7020 0090 0001 5589 2184

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:

Gladys Duprat/Current Resident
HCF/AONC #4773
102 David Drive
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 41

7012 0470 0001 5589 2184

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

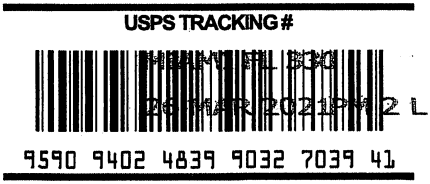
B. Received by *(Printed Name)* C. Date of Delivery

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
- ☐ [illegible]n Delivery Restricted Delivery
- ☐ [illegible]Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

Town of Pembroke Park

INVOICE

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

DATE: April 9, 2021
INVOICE # 278
FOR:

Case # 4724
Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

Bill To:

Gladys Duprat
102 David Drive
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105; 28-272 Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
381	Day(s) of Per Diem from (03/28/20-4/13/21)	$ 50.00	$ 19,050.00
9	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 450.00
		Balance	$ 18,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
INVESTMENT LAWYERS LLC	8004 NW 154 ST #438 HIALEAH, FL 33016	5100 SW 41 ST, PEMBROKE PARK, FL 33023 201 #Alex Hudson

Legal Description

Case Status Open **Case #** 4889 **Date Next Inspection** 4/13/2021

Notes Dog feces all over balcony. Owner must clean balcony immediately and keep area clean and sanitary at all times.

Owner/tenant bordered up balcony with plywood and refused entry for re-inspection as of 1-31-20. Owner/tenant must demonstrate a clean balcony for outdoor dog.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Hand Regular Mail
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
3/2/2020	2/27/2020	Final Order	Certified Mail Regular Mail
6/30/2020		Affidavit of Non-Compliance	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-5. - Keeping of animals.	Any person who beats, cruelly ill-treats, torments, overloads, overworks or otherwise abuses an animal, intentionally causes such animal to be mutilated or inhumanely killed, or otherwise treats an animal in a cruel or inhumane manner, or causes the same to be done shall be deemed to be in violation of this section and shall be subject to punishment as provided in section 1-3, of [this] Code of Ordinances. (a) It shall be unlawful for any person or business entity to own, control, keep or harbor any animal without providing: (1) Clean, safe, sanitary and humane living conditions; (2) A sufficient supply of good and wholesome food provided as often as the feeding habits of such animal requires; (3) A sufficient supply of visibly clean and fresh water accessible at all times, unless specifically directed otherwise by a licensed veterinarian; (4) Adequate shelter which shall provide: a. Accessible protection from wind, rain, and direct sun exposure; b. Proper ventilat...	Not in Compliance - Reinspection Date: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/6/2020	$6,250.00

Case Overview

Admin Fixed	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Admin Fixed	-$4,200.00	$100.00
			Total Fines	**$2,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,150.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4889

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: INVESTMENT LAWYERS LLC TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 5100 SW 41 ST, Pembroke Park, FL 33023

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED INVESTMENT LAWYERS LLC. AT 11:29 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

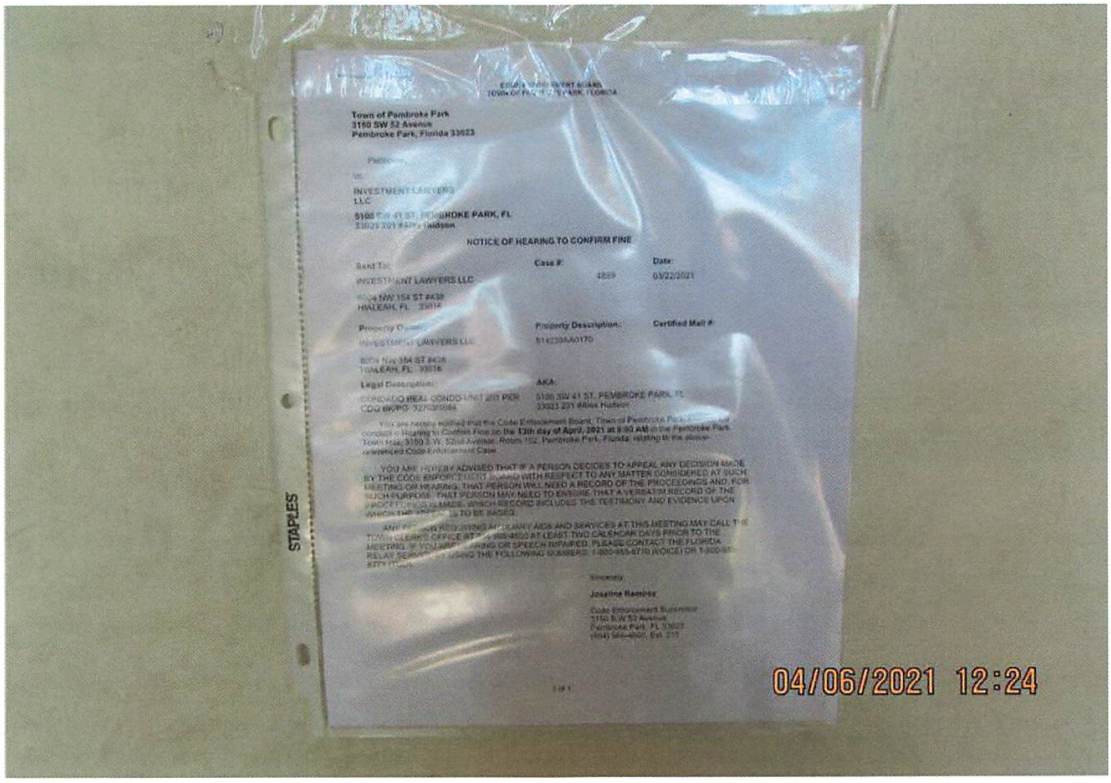
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
NOTICE OF HEARING TO CONFIRM FINE
Case #:
Date:
03/22/2021
Property Description:
Certified Mail #:
AKA:
STAPLES
04/06/2021 12:24


201
04/06/2021 12:24

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

Investment Lawyers
HCF/HAF #4889
8004 NW 154 Street #438
Hialeah, FL 33016

7012 0470 0001 5589 2047

Page 932 of 1027

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

Alex Hudson/Current Tenant
HCF/HAF #4889
5100 SW 41 Street, Unit 201
Pembroke Park, FL 33023

7012 0470 0001 5589 2030

Page 933 of 1027

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.

Investment Lawyers
HCF/HAF #4889
8004 NW 154 Street #438
Hialeah, FL 33016



9590 9402 4839 9032 7038 04

Article Number (Transfer from service label)

7012 0470 0001 5589 2047

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

5-26

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
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

RECEIVED MAR 31 2021

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #201, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0170
Property Owner	INVESTMENT LAWYERS LLC	Millage	0613
Mailing Address	8004 NW 154 ST #438 HIALEAH FL 33016	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 201 PER CDO BK/PG: 32763/1084		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$7,370	$66,360	$73,730	$50,030	
2020	$7,370	$66,360	$73,730	$45,490	$1,165.46
2019	$6,850	$61,620	$68,470	$41,360	$1,085.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$73,730	$73,730	$73,730	$73,730
Portability	0	0	0	0
Assessed/SOH	$50,030	$73,730	$50,030	$50,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$50,030	$73,730	$50,030	$50,030

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2017	WD-D	$54,900	114531641
6/30/2017	WD-Q	$40,000	114531193
7/3/2013	SWD-Q	$50,000	111660482
4/22/2013	SWD-D	$16,900	111491280
11/21/2012	SWD-T	$100	49339 / 832

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		800
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 9, 2021
INVOICE # 289
FOR:

Case # 4889
Alex Hudson
5100 SW 41 Street #201
Pembroke Park, FL 33023

Bill To:
Investment Lawyers LLC
8004 NW 154 ST #438
Hialeah, FL 33016

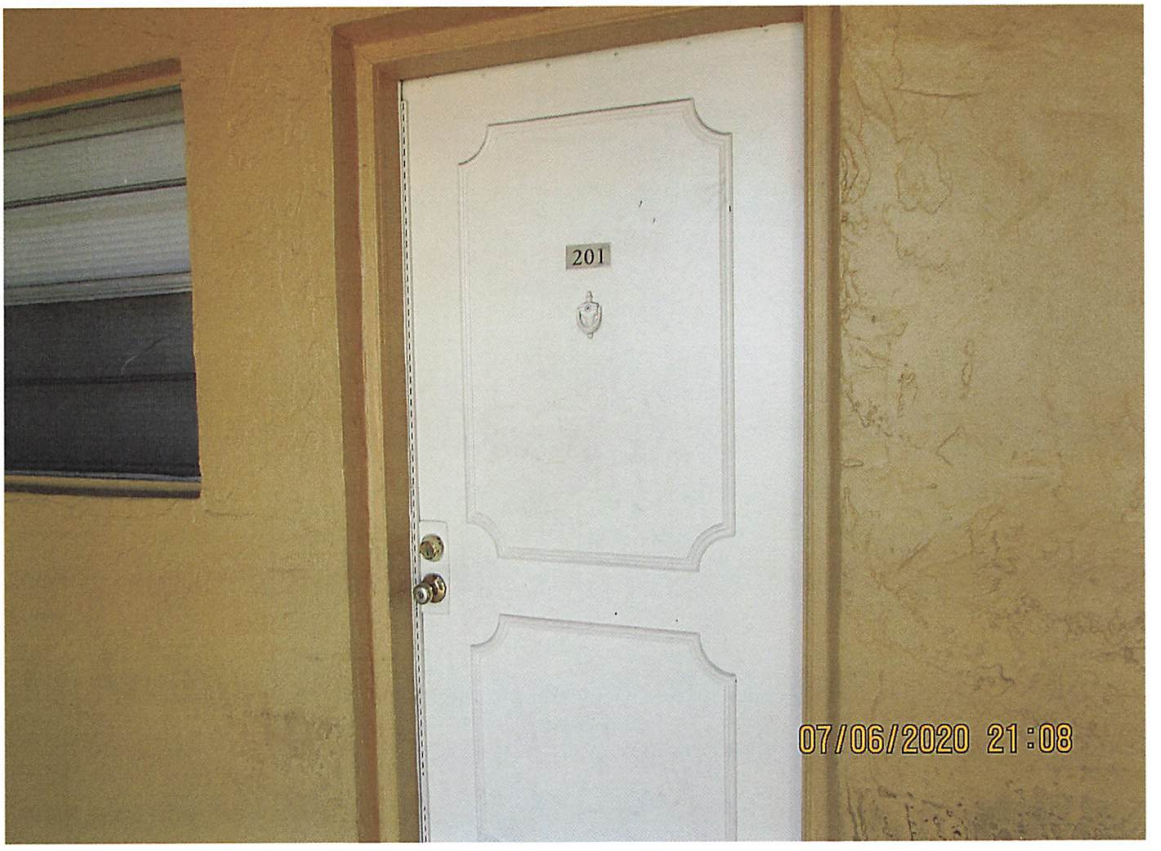
QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 4-5		
	Code Board Hearing on 2/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
125	Day(s) of Per Diem from (03/03/20-7/6/20)	$ 50.00	$ 6,250.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 2,150.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!


07/06/2020 21:06


07/06/2020 21:06


201
07/06/2020 21:08

Case Overview

Property/Incident Information

Owner	Address	Site Address
Melba Cabrera	3120 W Hallandale Beach Blvd, Lot 815 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Holiday Mobile Home Lot 815

Legal Description

Case Status Open **Case #** 4564 **Date Next Inspection** 4/13/2021

Notes Multiple mobile home alterations done without permits. Property owner must obtain permits from the Building Department (954) 966-4600, ext. 227/211.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/21/2019		Notice of Violation	Hand/Regular Mail
1/2/2020	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/29/2020	1/23/2020	Final Order	Certified Mail
3/5/2020	3/19/2020	Notice of Formal Hearing - Extension of Time	Regular Mail Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Extension of Time	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021		Affidavit of Non-Compliance	Certified Mail
4/6/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service

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: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	-4,200.00	$15,150.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,050.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$11,050.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4564

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: MELBA CABRERA TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3120 W HALLANDALE BLVD. LOT 815, PEMBROKE PARK, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED MELBA CABRERA AT 1:21 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (MELBA CABRERA) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

T. Malcolm - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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:

Melba Cabrera/Current Resident
HCF/AONC #4564
3120 W Hallandale Beach Blvd,
Lot 815
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 10

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

7012 0470 0001 5589 2153

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/26/26

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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 7039 10

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021

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 Holiday Hallandale MHC LLC
HCF/AONC #4564
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 4839 9032 7039 27

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2160

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/26/17

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Page 945 of 1027

USPS TRACKING #

9590 9402 4839 9032 7039 27

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

MAR 23 2021
Postmark Here

Sent To

Holiday Hallandale MHC LLC
HCF/AONC #4564

Street, Apt. No.; or PO Box No.

8800 N Bronx AVE 2 FL

City, State, ZIP+4

Skokie, IL 60077

PS Form 3800, Aug

7012 0470 0001 5589 2177

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$6.96

MAR 23 2021

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Holiday Hallandale MHC LLC
HCF/AONC #4564
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

PS Form 3800, A

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postag	$

Postmark Here
MAR 23 2021

Sent To
Melba Cabrera/Current Resident
HCF/AONC #4564
Street, Apt. N
or PO Box Nc
3120 W Hallandale Beach Blvd,
Lot 815
City, State, ZI
Pembroke Park, FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7012 0470 0001 5589 2153 TO Page 949 of 1027



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$3,733,030	$220,080	$3,953,110	$3,953,110	
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34
2019	$3,359,730	$369,140	$3,728,870	$3,728,870	$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Portability	0	0	0	0
Assessed/SOH	$3,953,110	$3,953,110	$3,953,110	$3,953,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,953,110	$3,953,110	$3,953,110	$3,953,110

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$5.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

Melba Cabrera
3120 W Hallandale Beach Blvd,
Lot 817
Pembroke Park, FL 33009

DATE: April 8, 2021
INVOICE # 302
FOR:

Case # **4564**
Melba Cabrera
3120 W Hallandale Beach Blvd,
Lot 817
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
303	Day(s) of Per Diem from (02/22/20-12/21/2020)	$ 50.00	$ 15,150.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 11,050.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Joseline Ramirez

From: Melba Cabrera Zumaeta <asecaf@hotmail.com>
Sent: Monday, March 29, 2021 4:06 PM
To: Joseline Ramirez
Subject: Case 4564

Dear Special Magistrate:

Me dirijo a ud a fin de saludarle y solicitarle el perdón de la multa por demora de la culminación del proyecto de mi propiedad.
A continuación le detallo los hechos para un mejor entendimiento.
Yo compre un Mobil Home con una adición que no estaba de acuerdo a los códigos, una vez que me notificaron me hice responsable de esto a fin de solucionarlo, fue bastante difícil buscar las personas que me pudieran ayudar (ingeniero), así como asumir los gastos que todo esto traía, sin embargo puse todo mi esfuerzo para cumplir y pude terminarlo, por lo que obtuve el Certificado de ocupación.

Lamentablemente, no pude cumplirlo en el plazo que me habían uds otorgado ya que se inicio la pandemia y todo se paralizo, asimismo me vi afectada económicamente ya que perdi uno de mis trabajos y actualmente solo trabajo 3 dias a la semana ya que a la vez tengo a cargo a mi mama que tiene 88 años y solo yo la sustento (vivimos solo las dos).

Es por esto que acudo a ud. A fin de solicitarle que tome en cuenta mi situación y perdone la penalidad por la infracción ya que estoy realmente pasando por una situación difícil.

Apelo a su comprensión a fin de acceder a mi solicitud, por lo que le quedare muy agradecida.

Le saluda Cordialmente:

Melba Cabrera
3120 W Hallandale Bch Blvd Lot 815- Hallandale 33009

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5510 FAX

1910368
PERMIT NO.
P-90695
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: CABRERA, MELBA					
JOB ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 815					
OWNER NAME: HOLIDAY HALLANDALE MHC LLC					
OWNER ADDRESS: 8800 NORTH BRONX AVE 2ND FLOOR					
CITY: SKOKIE					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 815	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000300		SUBDIVISION: HOLIDAY MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 2	BATHS: 2	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 1500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : NEW ADDITION WITH BATHROOM					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910368-0

Job Address: 3120 W HALLANDALE BEACH BLVD, LOT 815

Job Name: CABRERA, MELBA

Permit Status: Permit Complete

Permit Issued Date:1/14/2020 7:34:59 AM

Submitted Into Plan Review Date:10/11/2019 9:05:11 AM

Application Date: 10/11/2019 9:01:06 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 95 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	12/19/2019 10:05:23 AM
MECHANICAL	Approved	1/13/2020 1:36:08 PM
PLUMBING	Approved	10/17/2019 4:37:59 PM
STRUCTURAL	Approved	2/10/2020 6:33:43 PM
ZONING	Approved	1/10/2020 12:51:47 PM

R203 Permit Messages For Permit (1910368-0)

Event ID	Inspection	Inspection Date	Status
Plumbing Inspection			
83190	1st Rough	2/13/2020	Fail
	Work cover prior to inspection.		
88398	1st Rough	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83191	Final Plumbing	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
88399	Final Plumbing	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83193	Sewer Connection	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
88400	Sewer Connection	11/30/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		
83192	Top Out	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
83194	Water Connection	2/13/2020	Fail Without Penalty
	Work cover prior to inspection		
Mechnical Inspection			
83186	Condensate Drain	2/13/2020	Pass
83187	Final Mechanical	2/13/2020	Pass
Structural Inspection			
88297	Drywall Screw Wall / Ceiling	11/20/2020	Pass
	This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.		

88298 Exterior Sheathing - Plywood/Gypsum 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88746 Final Building Inspection 12/21/2020 Pass

PASS ACCORDING

88299 Foundation Footings Forms/ Reinf/ Compaction 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88300 Framing - Floor Wood/Lt Gauge Steel 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88745 Insulation certificate 12/21/2020 Pass

PASS ACCORDING TO PLANS CERTIFICATE OF INSULATION TURN IN

88301 Insulation Wall Thermal / Sound 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88302 Railings - Handrail/Guardrail Installation 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88303 Stairs 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

88304 Window Installation 11/20/2020 Pass

This inspection is being approved as per the submitted Engineers certification letter of compliance and itemized inspection list - Copy of this report and inspections is on file.

Electrical Inspection

83188 Electrical Rough 2/13/2020 Fail Without Penalty

Work not per plan, add light, outlets and switches per plan. Lower ceiling Fan Canopy for inspection of fan box mounting.

83451 Electrical Rough 2/27/2020 Pass

83189 Final Electrical 2/13/2020 Fail Without Penalty

Complete all work after rough inspection.

88417 Final Electrical 12/1/2020 Pass

Zoning Inspection

88305	Final Zoning	11/20/2020	Pass
83185	Location Verification	2/12/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #The Polo Club Inc.

Legal Description

Case Status Open **Case #** 4578 **Date Next Inspection** 4/13/2021

Notes Property has more than 10 abandon vehicles without tags. Property Owner must remove all abandon vehicles without tags from property immediately.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/17/2019		Notice of Violation	Hand Regular Mail
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/28/2019	8/22/2019	Final Order	Certified Mail
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/7/2020		Affidavit of Non-Compliance	Certified Mail
1/29/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail Regular Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail Regular Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,700.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$15,700.00

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4578

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: DREWBOY INC TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 5590 W Hallandale Beach Blvd, Pembroke Park, FL 33023

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED DREWBOY INC. AT 11:24 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Paul) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teresa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, Aug

The Polo Club Inc.
HAF # 4578
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023

7012 0470 0001 5589 1958

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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, Au

Drewboy Inc.
HAF # 4578
3056 S State Road 7 #55
Miramar, FL 33023

7021 2720 0001 5584 1941

Page 962 of 1027

Town of Pembroke Park

INVOICE

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

Bill To:

Drewboy Inc.
3056 S State Road 7 #55
Pembroke Park, FL 33023

DATE: April 9, 2021
INVOICE # 257
FOR: Code Enforcement Case # 4578

The Polo Club Inc.
5590 W Hallandale Beach Blvd
Pembroke Park, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Sec. 13-2		
156	Per Diem Fine (09/01/19-02/04/20)	$ 100.00	$ 15,600.00
1	Adminstrative Fee	$ 100.00	$ 100.00
		TOTAL	$ 15,700.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21

Abbr Legal Description	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$253,050	$686,550	$939,600	$939,600	
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26
2019	$253,050	$652,650	$905,700	$903,600	$19,743.35

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,600	$939,600	$939,600	$939,600
Portability	0	0	0	0
Assessed/SOH	$939,600	$939,600	$939,600	$939,600
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	$939,600	$939,600	$939,600	$939,600

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


02/04/2020 01:34


02/04/2020 01:30


02/04/2020 01:30


02/04/2020 01:30


02/04/2020 01:30


MYFLORIDA.COM
05-20
EBX K76
SUNSHINE STATE
02/04/2020 01:31


02/04/2020 01:31


02/04/2020 01:33


02/04/2020 01:33


02/04/2020 01:34


02/04/2020 01:34

Case Overview

Property/Incident Information

Owner	Address	Site Address
WAREHOUSE 1800 L L C	808 COLLINS AVE MIAMI BEACH, FL 33139	2401 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 #B9-B10 - Peter Meikle

Legal Description

Case Status Closed **Case #** 4644

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/11/2019		Notice of Violation	Posted to Property
2/7/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/2/2020	2/27/2020	Final Order	Certified Mail
3/19/2020		Affidavit of Non-Compliance	Regular Mail Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service

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)	3/19/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	3/19/2020	$550.00
Admin Fixed		Admin Fixed	-$50.00	$100.00
			Total Fines	**$600.00**

Payments

Case Overview

Date	Payment Type Name	Amount
3/20/2020	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$500.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4644

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: WAREHOUSE 1800 LLC /Peter Meikle TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 2401 John P Lyons Ln Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Peter Meikle AT 4:07 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

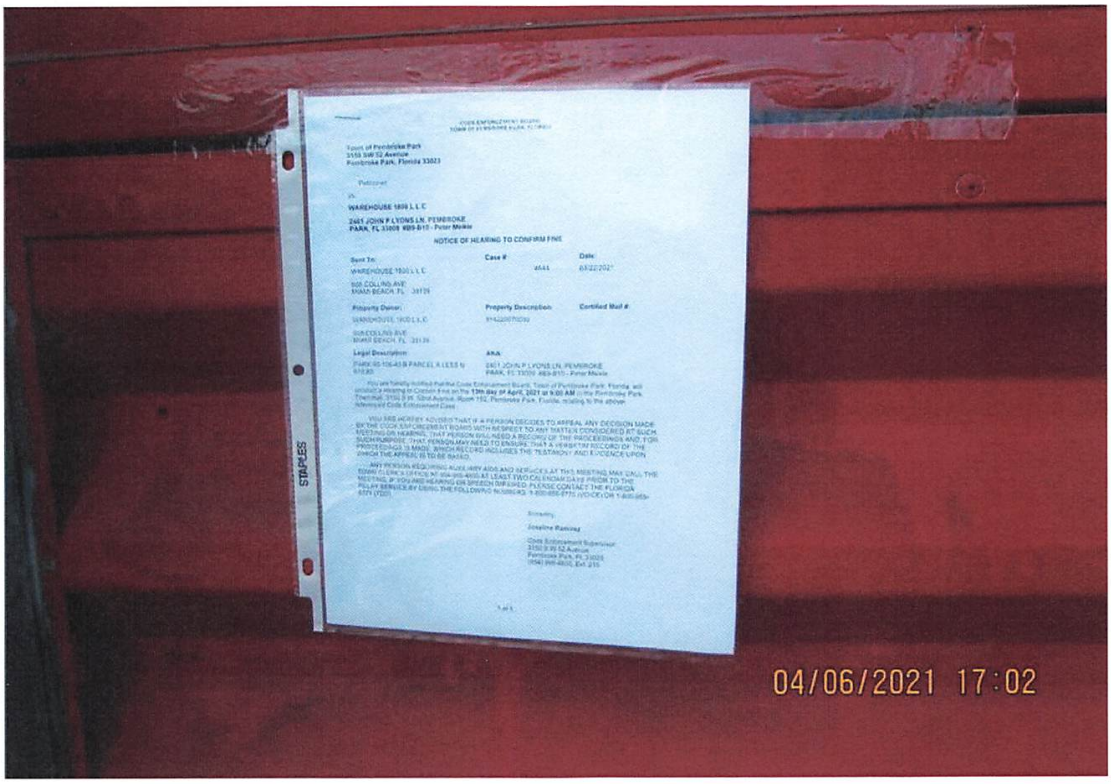
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
WAREHOUSE 1800 L L C
2401 JOHN P LYONS LN. PEMBROKE
PARK, FL 33009 #B9-B11 - Peter Meikle
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
Case #
Date:
Property Owner:
Property Description:
Certified Mail #
Legal Description:
AKA
STAPLES
04/06/2021 17:02


B 9
B 10
B 11
04/06/2021 17:02

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & F	$ 0.96

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MAR 23 2021

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

Warehouse 1800 LLC
HCF/HAF # 4644
808 Collins Avenue
Miami Beach, FL 33139

PS Form 3800, Aug

7020 0001 5589 2085

7020 0090 0001 5589 2108

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Street, Apt. No. or PO Box No.

City, State, ZIP

Peter Meikle
HCF/HAF # 4644
2401 John P. Lyons Lane, B9-B10
Pembroke Park, FL 33009

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Warehouse 1800 LLC

HCF/HAF # 4644

Street, Apt. No or PO Box No.

2401 John P. Lyons Lane

City, State, ZIP

Pembroke Park, FL 33009

PS Form 3800

7020 2450 0001 5589 2115

Page 977 of 1027

PS Form 3811, Jul

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:

Peter Meikle
HCF/HAF # 4644
2401 John P. Lyons Lane, B9-B10
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 66

7012 0470 0001 5589 2108

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
- ☐ Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

8E5E 96T2 E000 0SET 4002

USPS TRACK...

9590 9402 4839 9032 7038 66

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

RECEIVED APR 0 6 2021

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

RECEIVED APR 0 6 2021

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.

Warehouse 1800 LLC
HCF/HAF # 4644
2401 John P. Lyons Lane
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 73

7012 0470 0001 5589 2115

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
- ☐ n Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #

9590 9402 4839 9032 7038 73

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED APR 0 8 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2401 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 20 07 0030
Property Owner	WAREHOUSE 1800 L L C	Millage	0613
Mailing Address	808 COLLINS AVE MIAMI BEACH FL 33139	Use	48
Abbr Legal Description	PARK-95 106-43 B PARCEL A LESS N 613.85		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$1,122,930	$4,626,630	$5,749,560	$5,749,560	
2020	$1,122,930	$4,628,570	$5,751,500	$5,464,190	$119,796.07
2019	$1,122,930	$4,628,570	$5,751,500	$4,967,450	$113,743.25

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$5,749,560	$5,749,560	$5,749,560	$5,749,560
Portability	0	0	0	0
Assessed/SOH	$5,749,560	$5,749,560	$5,749,560	$5,749,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,749,560	$5,749,560	$5,749,560	$5,749,560

Sales History

Date	Type	Price	Book/Page or CIN
4/19/1999	WD*	$2,100,000	29407 / 834
2/4/1997	WD*	$2,000,000	26010 / 654
2/26/1996	CE*	$1,000	24556 / 936
11/11/1986	WD*	$1,800,000	14048 / 602

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	160,419	SF
Adj. Bldg. S.F. (Card, Sketch)		61720
Eff./Act. Year Built: 1985/1980		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

3075 NW 30th Pl
Oakland Park
FL 33311

To whom it may Concern.

I am asking the Courts leniency in having my fines reduced or removed in regards to Case # 4644
During the period allotted to have my shop registered I had family matters that took a toll on me financially and emotionally and am still dealing with.
So with that in mind I am here at your mercy to have said case resolved.

Thanks in advance.
Peter Merkle,

Town of Pembroke Park

INVOICE

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

DATE: April 8, 2021
INVOICE # 283
FOR:

Case # **4724**
Peter Meikle
2401 John P. Lyons Lane
#B9-B10
Pembroke Park, FL 33009

Bill To:

Warehouse 1800 LLC
808 Collins Ave
Miami Beach, FL 33139

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Code Board Hearing on 2/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
11	Day(s) of Per Diem from (03/8/20-3/19/20)	$ 50.00	$ 550.00
	Admin Fee Payment	$100.00	$100
1	**Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20**	$ 50.00	$ 50.00
		Balance	$ 500.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Town of Pembroke Park		Sold To	**PD&A MOTORS LLC**
3150 SW 52nd Ave			3075 NW 30 PLACE
Pembroke Park FL, 33023			OAKLAND PK, FL 33311
Phone (954) 966-4600 x211			Phone 0000000377
Fax (954) 966-5310			

Transaction #	Payment Method	Amount	Sale Date
21173	Money Order	$50.00	3/19/2020 1:05:02 PM

Date Applied	Application #	Qty	Item	Total
3/19/2020	AP-82512	50.00	MISC. CHARGES	$50.00
	Total			**$50.00**

R203 BTR Inspections For Customer (092102 - PETER MEIKLE)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
83876	BTR Business Occupancy Inspection	3/16/2020	Pass
Zoning Inspection			
83518	BTR Inspection	2/25/2020	Pass
	Bays B 9-10 are located more than 100 feet from the nearest residential zoned area; therefore, vehicle repairs may include motor work. However, the location is not more than 150 feet from the nearest residential zoned area - so NO body work / frame work / painting may occur. All work must occur indoors per Code Sec. 28-215.		
Electrical Inspection			
83877	BTR Inspection	3/17/2020	Pass
	no issues		
Fire Inspection			
83878	BTR Inspection - Fire	3/17/2020	Pass
	Personal storage of hobby vehicles and associated hobby restoration materials		

Case Overview

Property/Incident Information

Owner	Address	Site Address
Conrado Munera	211 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Conrado Munera-211 W Lake Drive

Legal Description

Case Status Closed **Case #** 4721

Notes Owner started to repair car port siding and ceiling without permits. Owner must obtain permits from the Building Department.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/4/2019		Notice of Violation	Hand/Regular Mail
12/12/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/27/2020	1/23/2020	Final Order	
3/11/2020		Affidavit of Non-Compliance	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail/Affidavit of Service

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.	3/11/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/11/2020	$900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**

Case Overview

	Fees Outstanding	**$1,000.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4721

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Conrado Munero TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 211 W Lake Drive, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Conrado Munero AT 3:41 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Conrado Munero) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

TM - Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

MAR 23 2021

Sent To

Pembroke Park Lakes Inc

Street, Apt. No.; or PO Box No.

HCF/HAF # 4721

P.O. Box 260490

City, State, ZIP+4

Pembroke Pines, FL 33026

PS Form 3800, Aug

7012 0470 0001 5584 2122

Page 990 of 1027

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage &	

Postmark Here

MAR 23 2021

Sent To

Conrado Munera/Current Resident

Street, Apt. No.; or PO Box No.

HCF/HAF # 4721

211 W Lake Drive

City, State, ZIP+4

Pembroke Park, FL 33009

PS Form 3800, August 2006

7012 0470 0001 5589 2092

Page 991 of 1027

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:

Conrado Munera/ Current Resident
HCF/HAF # 4721
211 W Lake Drive
Pembroke Park, FL 33009

9590 9402 4839 9032 7038 59

7012 0470 0001 5589 2092

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X V. LRF 7 C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. MUNERA C. Date of Delivery 3-26-202

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ 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

USPS TRACKING #



9590 9402 4839 9032 7038 59

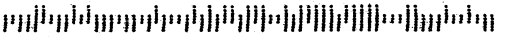
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021



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.

Pembroke Park Lakes Inc
HCF/HAF # 4721
P.O. Box 260490
Pembroke Pines, FL 33026

9590 9402 4839 9032 7038 80

2. Article Number *(Transfer from service label)*
7012 0470 0001 5589 2122

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

APR 05 2021
PEMBROKE PINES FLORIDA 33026

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7038 80

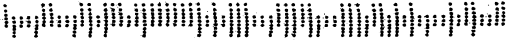


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023



RECEIVED APR 07 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28

Abbr Legal Description	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$6,800,510	$74,990	$6,875,500	$4,395,000	
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85
2019	$3,570,270		$3,570,270	$3,570,270	$77,953.29

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,395,000	$6,875,500	$4,395,000	$4,395,000
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	$4,395,000	$6,875,500	$4,395,000	$4,395,000

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 8, 2021
INVOICE # 281
FOR:

Case # 4721
Conrado Munero
211 W Lake Drive
Pembroke Park, FL 33009

Pembroke Park Lakes MHP
3196 W Hallandale Beach Blvd.

Bill To:

Conrado Munero
211 W Lake Drive
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-105		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
18	Day(s) of Per Diem from (02/22/20-3/11/20)	$ 50.00	$ 900.00
		Balance	$ 1,000.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

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

1910471
PERMIT NO.

E-91369
APPLICATION NO.

AMT DUE

Inkforce 91369

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: MUNERA, CONRADO					
JOB ADDRESS: 211 W LAKE DRIVE					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: PO BOX 260490					
CITY: PEMBROKE PINES					
PHONE: 9999999999	FAX:		EMAIL:		
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: NOVOA ELECTRICAL CONTRACTORS INC					
MAIL ADDRESS: 8171 NW 91 TERRACE UNIT #4					
CITY STATE ZIP: MEDLEY FL 33166					
PHONE: 3058242858	**FAX:**		**EMAIL: CUSTOMERSERVICE@NOVOAELEC**		
CERT. COMPENTENCY: EC13006771		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223		SUBDIVISION: PEMBROKE PARK LAKES			
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: 300	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : REMOVE WOOD SOFFIT AT CARPORT WITH ELECTRICAL					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:		EMAIL:		
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910471-0

Job Address: 211 W LAKE DRIVE

Job Name: MUNERA, CONRADO

Permit Status: Permit Complete

Permit Issued Date:3/4/2020 11:14:59 AM

Submitted Into Plan Review Date:2/25/2020 1:51:19 PM

Application Date: 2/25/2020 12:00:59 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 8 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	3/3/2020 1:25:04 PM
STRUCTURAL	Approved	2/27/2020 6:30:47 PM

R203 Permit Messages For Permit (1910471-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
83772	Final Building Inspection	3/11/2020	Pass
Electrical Inspection			
83771	Final Electrical	3/10/2020	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
GIANT OIL INC	1806 N FRANKLIN ST TAMPA, FL 33602	3250 PEMBROKE RD, PEMBROKE PARK, FL 33009 #Mobil

Legal Description

Case Status Closed **Case #** 4724

Notes Mobil gas station sign was changed before the issuance of a building permit. Therefore, work was done without a permit. Property owner must got to the Building Department and obtain a permit.

Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/9/2019		Notice of Violation	Hand/Regular Mail
12/10/2019	1/23/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
1/27/2020	1/23/2020	Final Order	
3/18/2020		Affidavit of Non-Compliance	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/1/2020	7/16/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	3/27/2020

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Individual Violation	3/27/2020	$1,250.00

Case Overview

Admin Fixed		Admin Fixed	-450.00	$100.00
			Total Fines	**$1,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,350.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4724

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: Giant Oil Inc. TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 3250 Pembroke Road, Pembroke Park, FL 33009

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED Giant Oil Inc. AT 11:50 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(X) **INDIVIDUAL:** By delivering to (Rezwan) 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 (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

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

NOTARY PUBLIC STATE OF FLORIDA
TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Mobil
HCF/HAF #4724
3250 Pembroke Rd
Pembroke Park, FL 33009

Street, Apt. No or PO Box No.

City, State, ZIP

PS Form 3800

7012 0470 0001 5589 1972

Page 1004 of 1027

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

USPS HILLSBOROUGH STATE STORE HOLLYWOOD MAR 23 2021

Sent To

Street, Apt. No or PO Box No.

City, State, ZI

PS Form 3800

Giant Oil Inc.
HCF/HAF #4724
1806 N Franklin Street
Tampa, FL 33602

7012 0470 0001 5589 1965

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:

Mobil
HCF/HAF #4724
3250 Pembroke Rd
Pembroke Park, FL 33009



9590 9402 4839 9032 7037 36

2 Article Number (Transfer from service label)

7012 0470 0001 5589 1972

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
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

USPS TRACKING #



9590 9402 4839 9032 7037 36

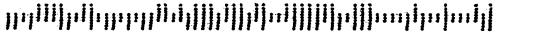
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 29 2021



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.

Giant Oil Inc.
HCF/HAF #4724
1806 N Franklin Street
Tampa, FL 33602

9590 9402 4839 9032 7037 29

7012 0470 0001 5589 1965

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-22 JW ☐ Agent ☐ Addressee

B. Received by (Printed Name) COVID-19

C. Date of Delivery 3-26-21

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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

Page 1008 of 1027

USPS TRACKING #



9590 9402 4839 9032 7037 29

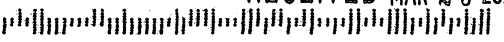
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 2 9 2021





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3250 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0310
Property Owner	GIANT OIL INC	Millage	0613
Mailing Address	1806 N FRANKLIN ST TAMPA FL 33602	Use	26
Abbr Legal Description	20-51-42 W 175 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 444 & LESS W 25 FOR RD & LESS N 50 FOR PEMBROKE RD AKA PAR A & LESS OR 22125/553 & OR 31682/951 FOR RD R/W		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$245,650	$1,024,520	$1,270,170	$1,270,170	
2020	$245,650	$1,024,640	$1,270,290	$1,270,290	$27,415.16
2019	$233,050	$1,023,270	$1,256,320	$1,256,320	$27,430.51

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,270,170	$1,270,170	$1,270,170	$1,270,170
Portability	0	0	0	0
Assessed/SOH	$1,270,170	$1,270,170	$1,270,170	$1,270,170
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	$1,270,170	$1,270,170	$1,270,170	$1,270,170

Sales History

Date	Type	Price	Book/Page or CIN
3/19/2012	SWD-D	$1,260,000	48662 / 915
10/26/2011	CET-D	$968,100	48299 / 1346
5/18/2001	WD	$1,826,000	31637 / 1251
8/5/1998	WD	$209,300	28804 / 1373
3/7/1994	QCD	$100	22125 / 553

Land Calculations

Price	Factor	Type
$9.75	25,195	SF
Adj. Bldg. S.F. (Card, Sketch)		2236
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

Bill To:

Giant Oil Inc.
1806 N Franklin Street
Tampa, FL 33602

DATE: April 8, 2021
INVOICE # 280
FOR:

Case # **4724**
MOBIL GAS STATION
3250 Pembroke Rd
Pembroke Park, FL 33009

Lakeshore Mobile Home Park
2701 S Park Road

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-2(a)		
	Code Board Hearing on 1/23/2020		
1	Admin Fee	$ 100.00	$ 100.00
34	Day(s) of Per Diem from (02/22/20-3/27/20)	$ 50.00	$ 1,700.00
9	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 450.00
		Balance	$ 1,350.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

BUILDING PERMIT APPLICATION

1910457
PERMIT NO.
ZON-91317
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MOBIL GAS STATION					
JOB ADDRESS: 3250 PEMBROKE RD					
OWNER NAME: GIANT OIL INC					
OWNER ADDRESS: 1806 N FRANKLIN ST					
CITY: TAMPA					
PHONE: 8137776859	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DSI GENERAL CONTRACTORS INC					
MAIL ADDRESS: 2559 FOURTH ST					
CITY STATE ZIP: FORT MYERS FL 33901					
PHONE: 2392372228	**FAX:**	**EMAIL:** COLEEN@DSIGENERALGC.COM			
CERT. COMPENTENCY: CGC1511928		**STATE REGISTRATION: N/A**			
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION	PROPOSED USE: GAS STATION		
FOLIO NUMBER: 514220000310		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: FACE CHANGE POLE SIGN					
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.

BUILDING PERMIT STATUS

Permit Number: 1910457-0 **Job Address:** 3250 PEMBROKE RD

Job Name: MOBIL GAS STATION

Permit Status: Permit Complete

Permit Issued Date:2/27/2020 10:46:04 AM

Submitted Into Plan Review Date:2/13/2020 4:12:57 PM

Application Date: 2/13/2020 4:11:03 PM

Required Plan Reviews

The reason for this section: The disciplines listed below are required to review and signoff on your plans in order for you to obtain a valid permit.

Discipline	Status	Date
STRUCTURAL	APPROVED	2/14/2020 12:14:07 PM
ZONING	APPROVED	2/25/2020 3:52:43 PM

Permit Requirements

The reason for this section: Listed below are the individual requirements needed in order to obtain a permit, request inspectons and successfully close out the job here in the city.

R203 Permit Messages For Permit (1910457-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
84282	Final Building Inspection	3/27/2020	Pass
	Gas Station		
Electrical Inspection			
83633	Final Electrical	3/3/2020	Fail Without Penalty
	NEC 600.6 (A) Disconnect, photo cell at base of sign pole has exposed wires, damage photo cell missing disconnect.		
83981	Final Electrical	3/12/2020	Pass
Zoning Inspection			
83634	Final Zoning	3/3/2020	Pass

Covid Stoped Daily fines 3/18/20

Case Overview

Property/Incident Information

Owner	Address	Site Address
INVESTMENT LAWYERS LLC	8004 NW 154 ST #438 HIALEAH, FL 33016	5100 SW 41 ST, PEMBROKE PARK, FL 33023 201 #Alex Hudson

Legal Description

Case Status Open **Case #** 4889 **Date Next Inspection** 4/13/2021

Notes Dog feces all over balcony. Owner must clean balcony immediately and keep area clean and sanitary at all times.

Owner/tenant bordered up balcony with plywood and refused entry for re-inspection as of 1-31-20. Owner/tenant must demonstrate a clean balcony for outdoor dog.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2020		Notice of Violation	Hand Regular Mail
2/11/2020	2/27/2020	Notice of Formal Hearing - Notice w/ NOV	Certified Mail Regular Mail
3/2/2020	2/27/2020	Final Order	Certified Mail Regular Mail
6/30/2020		Affidavit of Non-Compliance	Certified Mail
6/30/2020	7/16/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
3/22/2021	4/13/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail/Affidavit of Service
3/22/2021	4/13/2021	Notice of Formal Hearing - Abate Fine	Certified Mail / Affidavit of Service

Violations

Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-5. - Keeping of animals.	Any person who beats, cruelly ill-treats, torments, overloads, overworks or otherwise abuses an animal, intentionally causes such animal to be mutilated or inhumanely killed, or otherwise treats an animal in a cruel or inhumane manner, or causes the same to be done shall be deemed to be in violation of this section and shall be subject to punishment as provided in section 1-3, of [this] Code of Ordinances. (a) It shall be unlawful for any person or business entity to own, control, keep or harbor any animal without providing: (1) Clean, safe, sanitary and humane living conditions; (2) A sufficient supply of good and wholesome food provided as often as the feeding habits of such animal requires; (3) A sufficient supply of visibly clean and fresh water accessible at all times, unless specifically directed otherwise by a licensed veterinarian; (4) Adequate shelter which shall provide: a. Accessible protection from wind, rain, and direct sun exposure; b. Proper ventilat...	Not in Compliance - Reinspection Date: 4/13/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/6/2020	$6,250.00

Case Overview

Admin Fixed	Town Commission cancelled fines due to the pandemic 3/18/20-6/10/20	Admin Fixed	-$4,200.00	$100.00
			Total Fines	**$2,150.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$2,150.00**

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4889

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: INVESTMENT LAWYERS LLC TYPE OF PROCESS: NOTICE OF HEARING

ADDRESS: 5100 SW 41 ST, Pembroke Park, FL 33023

I, Joseline Ramirez, HEREBY CERTIFY that I SERVED INVESTMENT LAWYERS LLC. AT 11:29 A.M. /P.M. ON THE 6th DAY OF April 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE TOWN OF PEMBROKE PARK, FLORIDA.

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

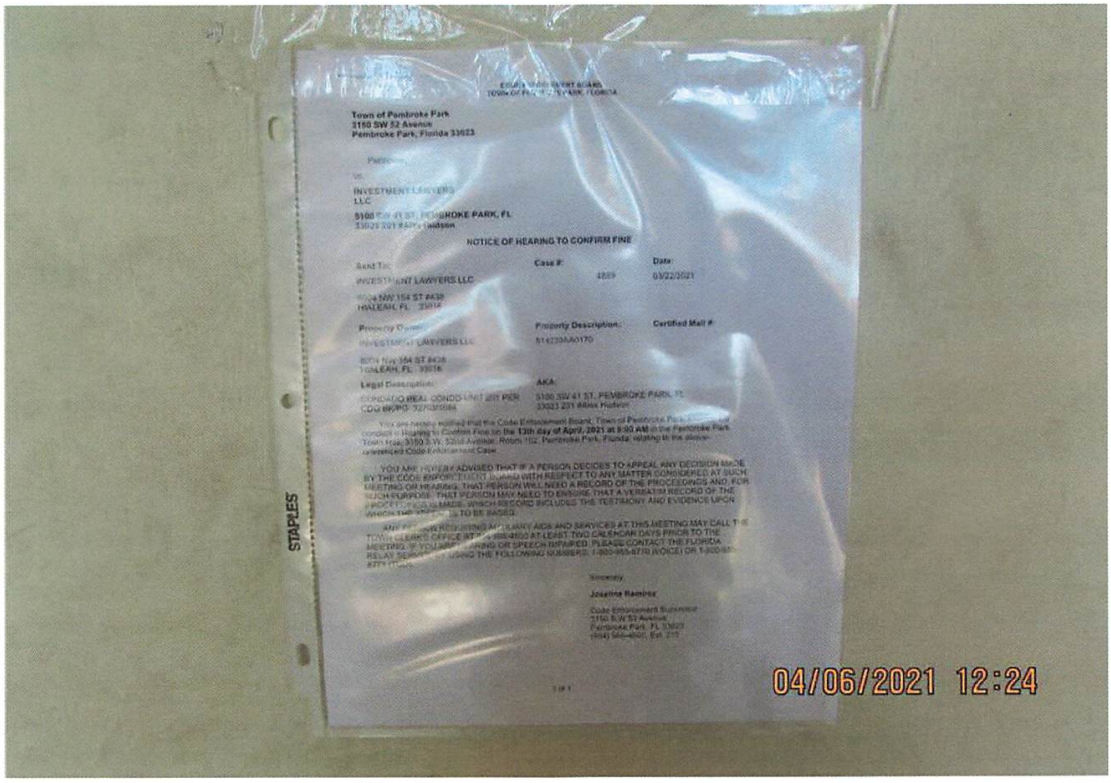
STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this (numeric date) day of (month), (year), by (name of person) as (type of authority, e.g. officer, trustee, attorney in fact) for (name of party on behalf of whom instrument was executed)..

Teressa Malcolm
(Name of Notary Typed, Printed, or Stamped)

TERESSA NICOLETTE MALCOLM
Commission # GG 102556
Expires May 8, 2021
Bonded Thru Budget Notary Services

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


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
INVESTMENT LAWYERS
LLC
NOTICE OF HEARING TO CONFIRM FINE
Case #:
Date:
03/22/2021
Property Description:
Certified Mail #:
AKA:
STAPLES
04/06/2021 12:24


201
04/06/2021 12:24

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CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

Investment Lawyers
HCF/HAF #4889
8004 NW 154 Street #438
Hialeah, FL 33016

7012 0470 0001 5589 2047

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.96

Postmark Here

Sent To

Alex Hudson/Current Tenant
HCF/HAF #4889
5100 SW 41 Street, Unit 201
Pembroke Park, FL 33023

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, A

7020 0640 0001 5589 2030

Page 1020 of 1027

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.

Investment Lawyers
HCF/HAF #4889
8004 NW 154 Street #438
Hialeah, FL 33016



9590 9402 4839 9032 7038 04

Article Number (Transfer from service label)

7012 0470 0001 5589 2047

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

5-26

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
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ 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

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9590 9402 4839 9032 7038 04

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Postage & Fees Paid
USPS
Permit No. G-10

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 Ave
Pembroke Park, FL 33023

RECEIVED MAR 3 1 2021



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #201, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0170
Property Owner	INVESTMENT LAWYERS LLC	Millage	0613
Mailing Address	8004 NW 154 ST #438 HIALEAH FL 33016	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 201 PER CDO BK/PG: 32763/1084		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$7,370	$66,360	$73,730	$50,030	
2020	$7,370	$66,360	$73,730	$45,490	$1,165.46
2019	$6,850	$61,620	$68,470	$41,360	$1,085.74

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$73,730	$73,730	$73,730	$73,730
Portability	0	0	0	0
Assessed/SOH	$50,030	$73,730	$50,030	$50,030
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$50,030	$73,730	$50,030	$50,030

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2017	WD-D	$54,900	114531641
6/30/2017	WD-Q	$40,000	114531193
7/3/2013	SWD-Q	$50,000	111660482
4/22/2013	SWD-D	$16,900	111491280
11/21/2012	SWD-T	$100	49339 / 832

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		800
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Town of Pembroke Park

INVOICE

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

DATE: April 9, 2021
INVOICE # 289
FOR:

Case # 4889
Alex Hudson
5100 SW 41 Street #201
Pembroke Park, FL 33023

Bill To:
Investment Lawyers LLC
8004 NW 154 ST #438
Hialeah, FL 33016

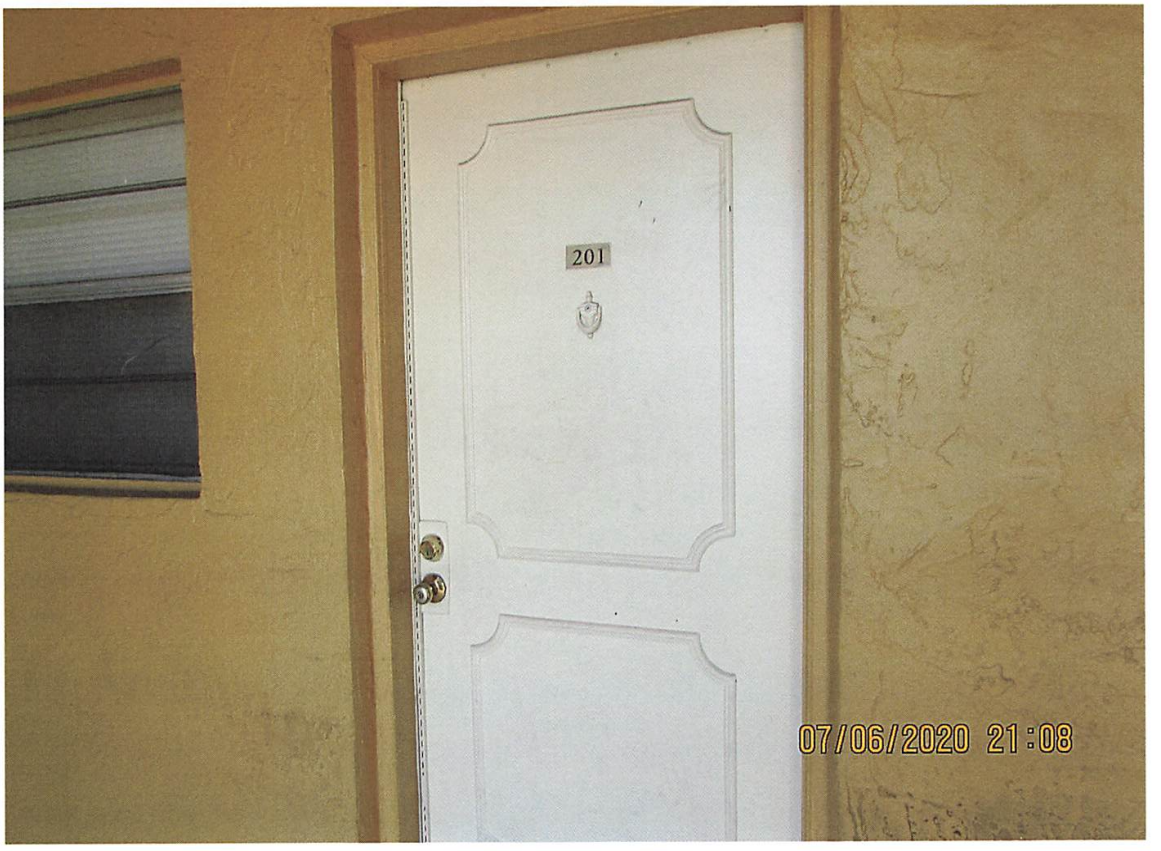
QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 4-5		
	Code Board Hearing on 2/27/2020		
1	Admin Fee	$ 100.00	$ 100.00
125	Day(s) of Per Diem from (03/03/20-7/6/20)	$ 50.00	$ 6,250.00
84	Cancelled Daily Fine Due to COVID-19 3/18/20 - 6/10/20	$ 50.00	$ 4,200.00
		Balance	$ 2,150.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!


07/06/2020 21:06


07/06/2020 21:06


201
07/06/2020 21:08

	Respondent	Address	Case No.	Date Recorded	Instrument Number	Compliance (Y/N)	Current Balance
1	A & B Recycling, et al.	1708 SW 31 Ave.	4869	April 30, 2015	112960841	N	$ 127,500.00
2	Eleanor Crane	3900 SW 52 Street, #103	4885	June 19, 2015	113059964	N	$ 117,050.00
3	Drewboy, Inc.	5590 W Hallandeale Beach Blvd.	4578	June 2, 2020	116531265	Y	$ 15,700.00
4	Pembroke Park Warehouses Holding	3121 SW 21 Street, # 675	4405	May 18, 2020	116505781	Y	$ 50,900.00
5	Hallandale Retail LL C	2940 County Club Lane	4467	May 18, 2020	116505782	N	$ 32,400.00
6	3535 SW 52nd Ave LLC	3535 SW 52 Ave	4566	May 18, 2020	116505783	N	$ 28,600.00
7	E&M Properties 2665 LLC	2649 S Park Road	4601	May 18, 2020	116505784	N	$ 24,700.00
8	Fine Line Interiors, Inc.	2530 SW 30 Ave.	4911	May 18, 2020	116505785	Y	$400
9	Leonel A. Rodriguez	3900 SW 52 Ave, # 103	4920	May 18, 2020	116505786	N	$ 80,250.00
10	Milano Kitchen USA/ J&U V LLC	1790 SW 30 Ave.	4940	May 18, 2020	116505787	N	$ 74,300.00
11	Lynn's Bahamian Kitchen Pros from Dover II, Inc.	3000 Country Club Lane	4943	May 18, 2020	116505788	Y	$ 40,550.00
12	J & U V, LLC	1730 SW 30 Ave.	4947	May 18, 2020	116505789	N	$ 133,450.00