



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, April 17, 2024

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

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

7 - 13

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Mar 20 2024 - MINUTES](#)

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

5.1. CASE 7531 - REMOVED FROM AGENDA

5.2. CASE 4381 - REMOVED FROM ITEM 8.2 AND ADDED FOR AN
EXTENSION OF TIME

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 14 - 57 7.1. **CASE 6619** - RAMON HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 334, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-32.1 - ENFORCEMENT - **FIRST OFFENSE**
[Case Overview 6619](#)
- 58 - 92 7.2. **CASE 6658** - LILIANA PLONSKY - 3140 W HALLANDALE BEACH BLVD, #483, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(h)(i)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 27-33 - MAINTENANCE - **FIRST OFFENSE**
[Case Overview 6658](#)
- 93 - 115 7.3. **CASE 6661** - ROGER PEREZ/YADIRA ESQUIVEL - 3140 W HALLANDALE BEACH BLVD, LOT 601, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 6661](#)
- 116 - 147 7.4. **CASE 7378** - RENAUD DESCHENES - 82 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7378](#)
- 148 - 170 7.5. **CASE 7379** - CLAUDE LEGENDRE - 84 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-340(b) DOCKS - **FIRST OFFENSE**
[Case Overview 7379](#)
- 7.6. **CASE 7531** - ARMANDO MERLUZZI/ AMANDA MERLUZZI - 3100 W HALLANDALE BEACH BLVD, #308, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
- 171 - 183 7.7. **CASE 8072** - CARRIER, ALAIN & CARRIER, JACQUELINE - 4861 SW 26 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8072](#)

- 184 - 197 7.8. **CASE 8073** - DOYON,LINE, LABBE, GAETAN - 4873 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8073](#)
- 198 - 220 7.9. **CASE 8742** - SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP - 2601 SW 32 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8742](#)
- 221 - 278 7.10. **CASE 9160** - BNUMO INC - 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 21-21(7) - TEMPORARY SIGNS - **REPEAT OFFENSE**
[Case Overview 9160](#)
- 279 - 318 7.11. **CASE 9235** - NATIONDOM INC - 5100 SW 41 ST, UNIT 306, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **REPEAT OFFENSE**
[Case Overview 9235](#)
- 319 - 337 7.12. **CASE 9501** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-46 - FAILURE O OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **REPEAT OFFENSE**
[Case Overview 9501](#)

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

- 338 - 375 8.1. **CASE 5467** - CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH - 323 MARINE DR #346 PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 5467](#)
- 376 - 404 8.2. **CASE 4381** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 4381](#)
- 405 - 452 8.3. **CASE 4882** - HENRY GUTIERREZ/GLORIA MUNOZ - 105 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 4882](#)
- 453 - 499 8.4. **CASE 4885** - JORGE HERIDIA/ZARELA MONTOYA - 111 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE**
[Case Overview 4885](#)
- 500 - 552 8.5. **CASE 8352** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - SECTION(s) 5-103(c)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE OF SHRUBS, HEDGES, ROCKS SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-208.2(a) - SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**
[Case Overview 8352](#)

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

- 553 - 581 9.1. **CASE 4381** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
[Case Overview 4381](#)

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

- 582 - 649 10.1. **CASE 6829** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h)(i)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES - **FIRST OFFENSE**
[Case Overview 6829](#)
- 650 - 717 10.2. **CASE 6829** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-43 - NOTICE TO REMOVE ACCUMULATIONS- TO BE SENT TO PROPERTY OWNER; 12-46 - FAILURE O OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-61 - EXCESSIVE UNTENDED GROWTH DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-28 - TO BE FREE FROM SHRUBS, HEDGES ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 27-3 MAINTENANCE - **SECOND OFFENSE**
[Case Overview 6829](#)
- 718 - 770 10.3. **CASE 8439** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105; 5-17 - PERMIT APPLICATION; 24-346(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**
[Case Overview 8439](#)

11. ADJOURNMENT

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

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

DECORUM - ALL COMMENTS MUST BE ADDRESSED TO THE SPECIAL MAGISTRATE AND NOT TO INDIVIDUALS. ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS, OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION,

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



MINUTES CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, March 20, 2024

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

Page

1. CALL TO ORDER: 9:08 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL:

SPECIAL MAGISTRATE: Harry Hipler.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin.

BUILDING CLERK: Marycari Paz.

CODE COMPLIANCE CLERK: Nazly Cardona.

TOWN ATTORNEY: Brian Sherman.

4. ADOPTION OF MINUTES

- # 4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jan 17 2024 - Minutes](#)

- # 4.2. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Feb 21 2024 - Minutes](#)

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

5.1. CASE 6155 - ADDED FOR AN ABATEMENT OF FINE

5.2. CASE 6720 – ADDED FOR AN EXTENSION OF TIME

5.3. CASE 7112 - ADDED FOR AN EXTENSION OF TIME

5.4. CASE 7273 - ADDED FOR AN ABATEMENT OF FINE

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

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

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- # - # 7.1. **CASE 5651** - LUNG,FELIX A - 5421 SW 41 ST PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s)- 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 5651](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/20/2024.

- # - # 7.2. **CASE 8714** - ABEL VILLA - 104 DAVID DRIVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s) - 5-17 - PERMIT APPLICATION; 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **REPEAT OFFENSE** [Case Overview 8714](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Abel Villa. - Juliette Jedrzejzyk	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/19/2024.

- 7.3. **CASE 8785** - INFINITY AZURE LLC - 5425 SW 32 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -**REPEAT OFFENSE**

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

- 7.4. **CASE 8884** - PARK 31ST CORP - 1985 S PARK RD 3, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s)15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE**

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

- # - # 7.5. **CASE 8993** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION -**REPEAT OFFENSE** [Case Overview 8993](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$500.00 Per Diem \$100.00 Admin Fee	05/20/2024.

- # - # 7.6. **CASE 8994** - PEMBROKE CROWN II LLC - 2517 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING – SECTION(s)- 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 8994](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/19/2024.

- # - # 7.7. **CASE 9154** - JUNHALLA LLC - 2550 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE** [Case Overview 9154](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Jose Gonzalo Garcia.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/19/2024.

- # - # 7.8. **CASE 9165** - SOUTH PARK LANE LLC - 2589 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 9165](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	04/19/2024.

- # - # 7.9. **CASE 9002** - SOUTHERN REINFORCING STEEL CO INC - 1849 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **REPEAT OFFENSE** [Case Overview 9002](#)

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

- # - # 7.10. **CASE 6134** - RUTH MARTINEZ CEDANO - 3140 W HALLANDALE BEACH BLVD, LOT 14, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s)5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6134](#)

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/20/2024.

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- # - # 8.1. **CASE 5654** - COLE, YVONNE - 5417 SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-87. - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 5654](#)

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	Confirmed Fine of \$15,000.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Miguel Perez	Confirmed Fine of \$1,700.00.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent.	No lien order was issued, case was added to the agenda for an extension of time.

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Angela Exposito. - Mayte Almeida.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/20/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/20/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Leesy Taype.	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	05/20/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
- Nancy Romero. - Marvin Obando.	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	06/18/2024.

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

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent.	Fine Abated to \$300.00 Payable in 30 Days or Reverts to \$2,100.00.	04/19/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Martin Verster.	Fine Abated to \$37,303.00 Payable in 0 Days or Reverts to \$155,778.00.	04/19/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent.	Fine Abated to \$1,563.00 Payable in 30 Days or Reverts to \$9,850.00.	04/19/2024.

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Miguel Perez.	Fine Abated to \$260.00 Payable in 30 Days or Reverts to \$37,303.00.	04/19/2024.

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	06/18/2024.

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent.	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	06/18/2024.

12. ADJOURNMENT: 10:22 P.M.

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ramon Hernandez	3140 W Hallandale Beach Blvd Lot 334 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6619	Date Next Inspection	4/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/24/2022		Notice of Violation	Regular Mail 1/28/22
3/25/2024		Affidavit of Non-Compliance	Certified Mail 3/28/24
3/26/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24 Certified Mail 3/28/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

VEGETATION

Sec. 27-32.1. -
Enforcement.

(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...

Not in Compliance -
Reinspection Date:
4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
RAMON HERNANDEZ) CASE NO. 6619
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RAMON HERNANDEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD LOT 334 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RAMON HERNANDEZ AT 1:19 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

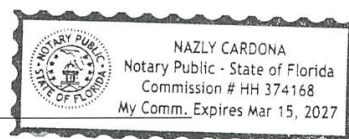
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077



9590 9402 8582 3244 8682 00

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 35

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x B. Andreoli

☐ Agent☐ Addressee

B. Received by (Printed Name)

BANDNESI

C. Date of Delivery

4/1/24

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

3. Service Type

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

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Mail

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8682 31

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x [Signature]

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

4/2/24

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

3. Service Type

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

Delivery

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Mail

Restricted Delivery

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To CORPORATION SERVICE COMPANY
NOH #6658, #6619
Street and Apt. No. 1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2020 PSN 7530-02-000-9053

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 HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

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 HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 8800 NORTH BRONX AVE 2ND
City, State, ZIP+4® FLOOR SKOKIE IL 60077

PS Form 3800, January 2020 PSN 7530-02-000-9053

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 \$

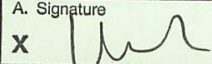
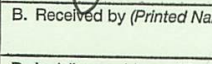
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To RAMON HERNANDEZ
NOH #6619
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #334,
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 3/30/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: RAMON HERNANDEZ NOH #6619 3140 W HALLANDALE BEACH BLVD #334, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9278 98	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Property Owner:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

Sent To:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Date:

3/26/2024 12:00:00 AM

Property Owner:

Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334

Mailing Purposes Only

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	30

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6619

Petitioner,
vs.
Ramon Hernandez
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334
Respondent(s)

On 3/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Ramon Hernandez
Address: 3140 W Hallandale Beach Blvd Lot 334 Pembroke Park, FL 33009
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #334
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2024
VEGETATION	Sec. 27-32.1. - Enforcement.	(a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Mean of Correction:

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras. Cameras were removed, corrected.
2. Installed addition without a building permit. Obtain plans, permit and inspections. According to BCPA addition existed since 2006, there is no evidential support that an addition was done without permits. Violation removed.
3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections. No permit has been obtained.
4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections. No permit has been obtained.
5. Installed sky roof without a permit. Obtain plans, permit and inspections. No permit has been obtained.
6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections. No permit has been obtained.
7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections. Permit #2211431-0 completed.
8. Added new door. Obtain plans, permit and inspections. Permit #2211431-0
9. Add grass/sod to bare spots around mobile home. No corrected.

Further, Affiant sayeth naught

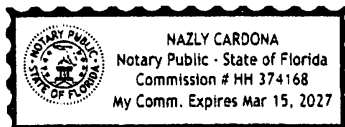
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2024


NOTARY PUBLIC, STATE OF FLORIDA



A00557

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

Identification Number 3789 Year 1984 Make SPTC Body HS WT-L-BHP 48 Vessel Regs. No. 1349895 Title Number 1349895
 Registered Owner RAMON LUCIANO HERNANDEZ
3120 W HALL BCH BLVD
HALLANDALE FL 33009
 Date of Issue 06/16/2011

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

IMPORTANT INFORMATION

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

Mail To:

RAMON LUCIANO HERNANDEZ
 3120 W HALL BCH BLVD
 HALLANDALE FL 33009

CERTIFICATE OF TITLE

Identification Number 3789 Year 1984 Make SPTC Body HS WT-L-BHP 48 Vessel Regs. No. 1349895 Title Number 1349895
 Prev State FL Color UNK Primary Brand _____ Secondary Brand _____ No. of Brands _____ Use PRIVATE Prev Issue Date 02/24/2011
 Odometer Status or Vessel Manufacturer or OH Use _____ Hull Material _____ Prop _____ Date of Issue 06/16/2011
 Date _____

Registered Owner

DUPLICATE

RAMON LUCIANO HERNANDEZ
 3120 W HALL BCH BLVD
 HALLANDALE FL 33009

1st Lienholder

NONE

DIVISION OF MOTOR VEHICLES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Carl A. Ford
 Carl A. Ford
 Director

Control Number

101394732

Julie L. Jones
 Julie L. Jones
 Executive Director

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

Federal and/or state law requires that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
 Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any lien, except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name _____

Address _____

Seller Must Enter Selling Price _____

Seller Must Enter Date Sold: _____

We state that this ☐ is or ☐ is digit odometer now reads _____ (no tenth) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:

and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE.

☐ 2. IS IN EXCESS OF ITS MECHANICAL LIMITS.

☐ 3. IS NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

CO-SELLER Must

Sign Here: _____

Sign Here: _____

Print Here: _____

Print Here: _____

Seller/Dealer's License Number: _____

Tax No. _____

Tax Collected: _____

Auction Name: _____

License Number: _____

PURCHASER Must

CO-PURCHASER Must

Sign Here: _____

Sign Here: _____

Print Here: _____

Print Here: _____

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

STATE OF FLORIDA



English ▼

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

Vehicle Information

Identification Number: MX100165A888

Vehicle Type: VESSEL

Year: 1988

Make: OTHER

Color:

Registration Expiration Date: 06/30/1901

Title Number: 1349895

Previous Title State:

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 04/20/1988

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 24' 0"

Lien Information



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez
3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619

Date:

01/24/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez
3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #334

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30
VEGETATION	Sec. 27-32.1. - Enforcement.	(Ord. No. 13-09-01, § 2, 9-11-13) (a) All landscaping shall be installed as specified on the final approved landscaping plans prior to requesting a final landscaping inspection. If the landscaping requirements of this chapter and the approved landscaping plan have not been met at the time that a final landscaping inspection is requested and a Certificate of Occupancy is requested by the owner or its agent, the owner or its agent shall deposit with the Town a cash bond in an amount equal to one hundred fifty (150) percent of the estimated cost of the remaining labor and materials necessary to complete the landscaping improvements as per the approved landscaping plan. The Town Planner shall determine the estimated cost of the labor and materials necessary to complete the landscaping improvements and the amount of the landscaping completion deposit. (b) The owner or its agent shall complete the landscaping improvements and receive final approval from the Town Planner within sixty (60) days of the Town Planner's determ...	30

Notes/Mean of Correction:

1. Installed commercial cameras without a building permit. Obtain plans, permit and inspections or remove cameras.
 2. Installed addition without a building permit. Obtain plans, permit and inspections.
 3. Installed wooden deck/porch without a permit. Obtain plans, permit and inspections.
 4. Installed three a/c minute splits. Obtain a/c contractor, plans, permit and inspections.
 5. Installed sky roof without a permit. Obtain plans, permit and inspections.
 6. Installed new toilet and sink without a permit. Obtain plans, permit and inspections.
 7. Altered structure by closing door exit and adding window without a permit. Obtain plans, permit and inspections.
 8. Added new door. Obtain plans, permit and inspections.
 9. Add grass/sod to bare spots around mobile home.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain your permits.

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

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


 Joseline Ramirez
 Chief Code Enforcement Officer

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



FIRST-CLASS
ZIP 33023
011D106

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/25/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Ramon Hernandez

3140 W Hallandale Beach Blvd Lot 334
Pembroke Park, FL 33009

Case #:

6619



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

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

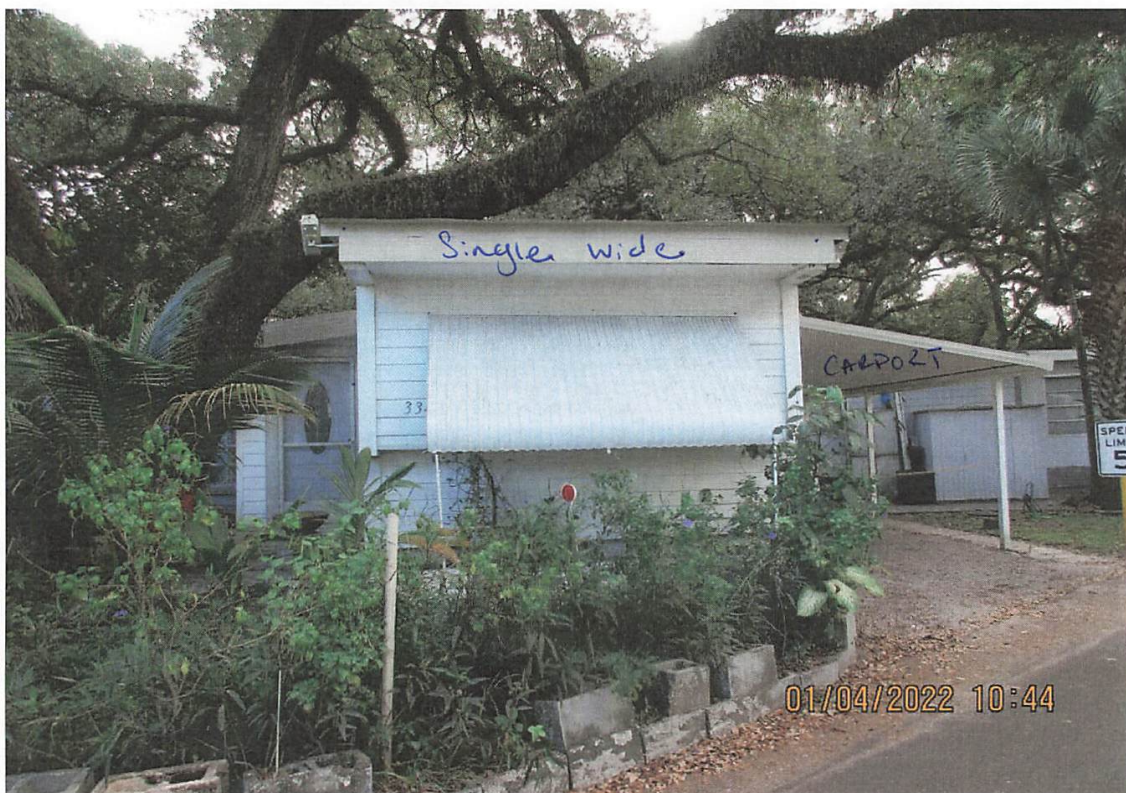
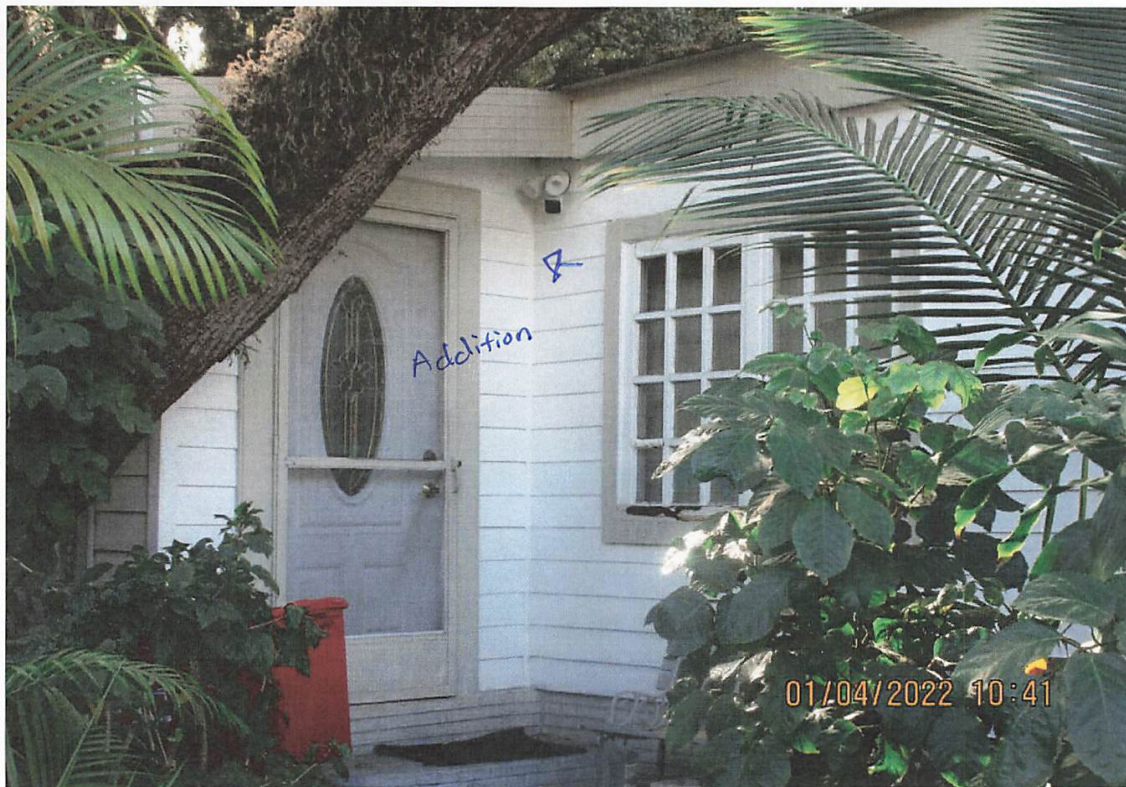
Annual Reports

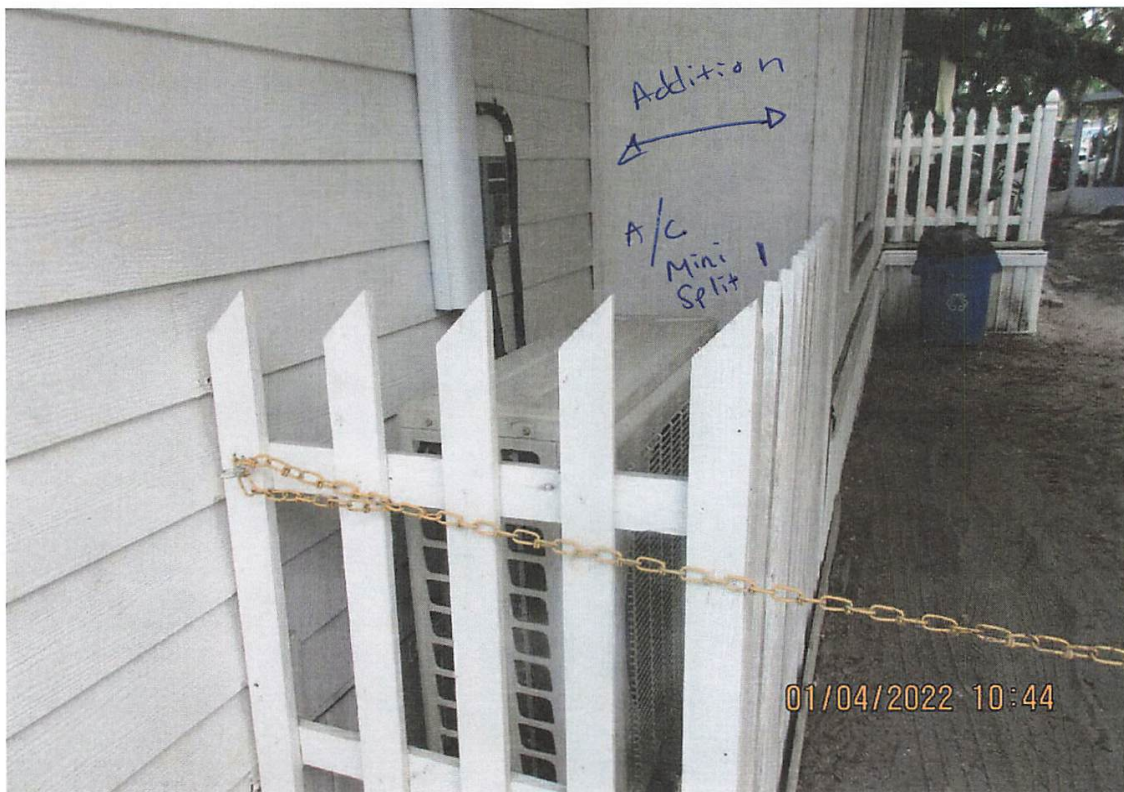
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2020	04/22/2020
2021	04/07/2021

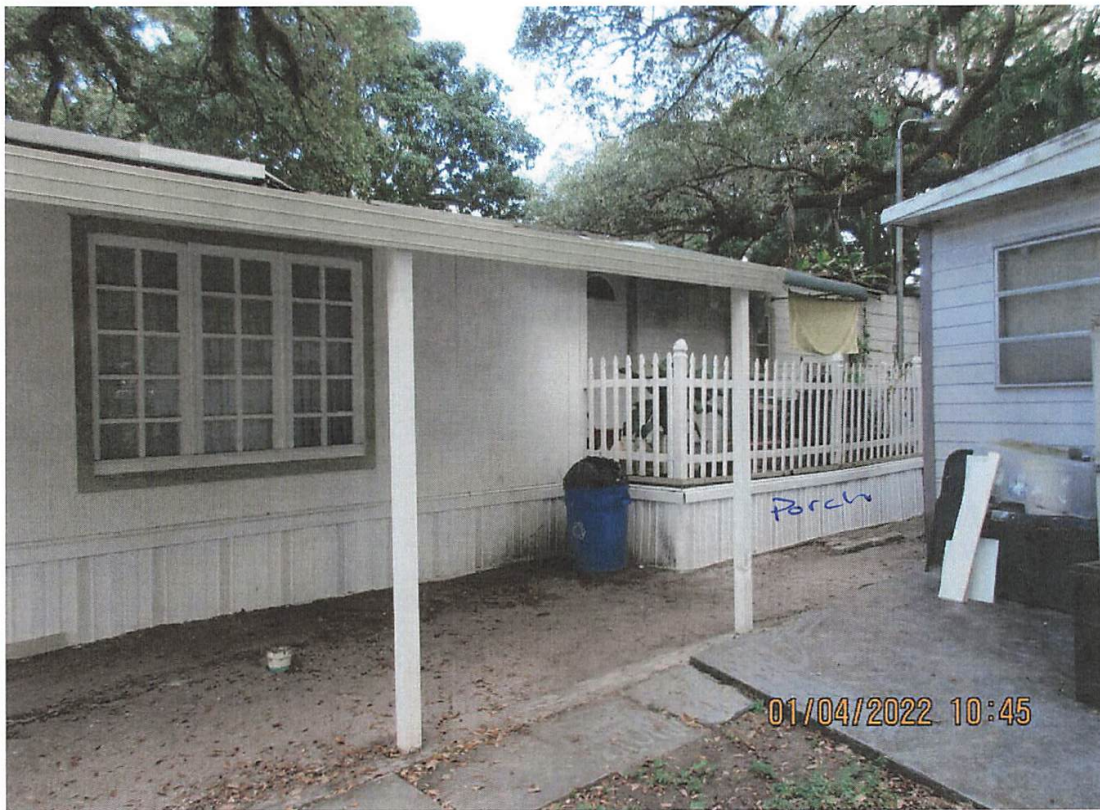
Document Images

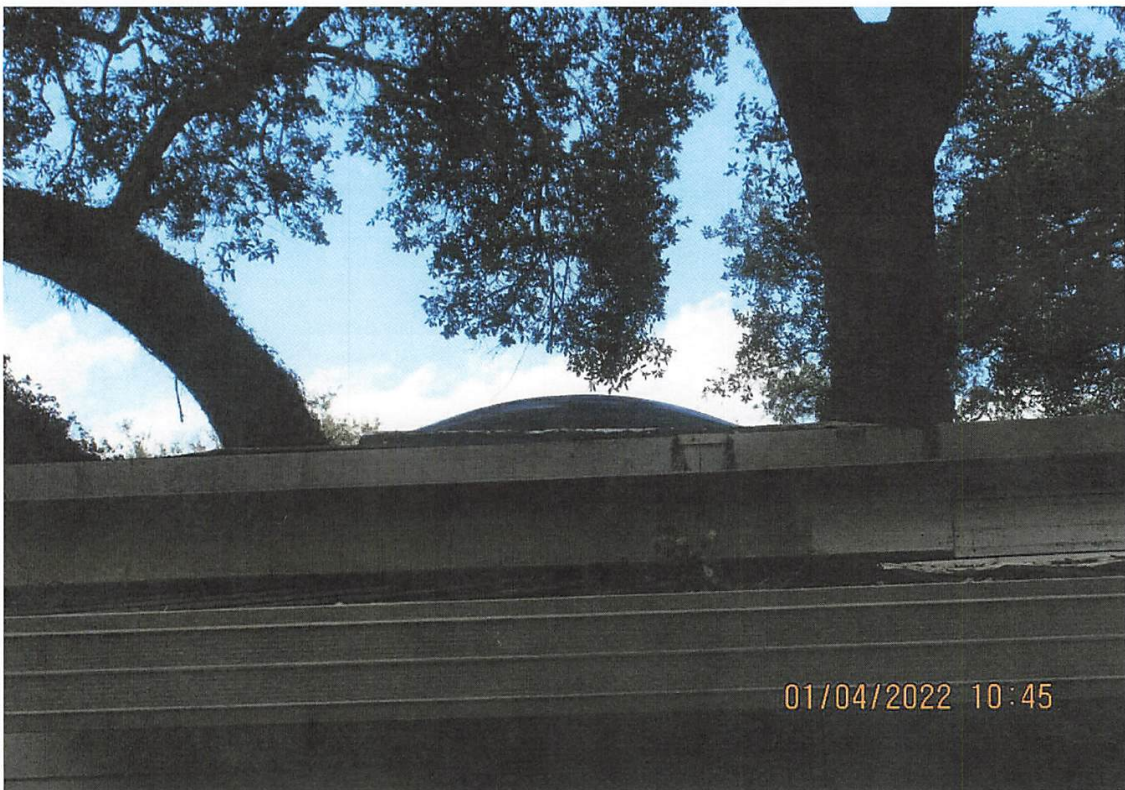
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04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

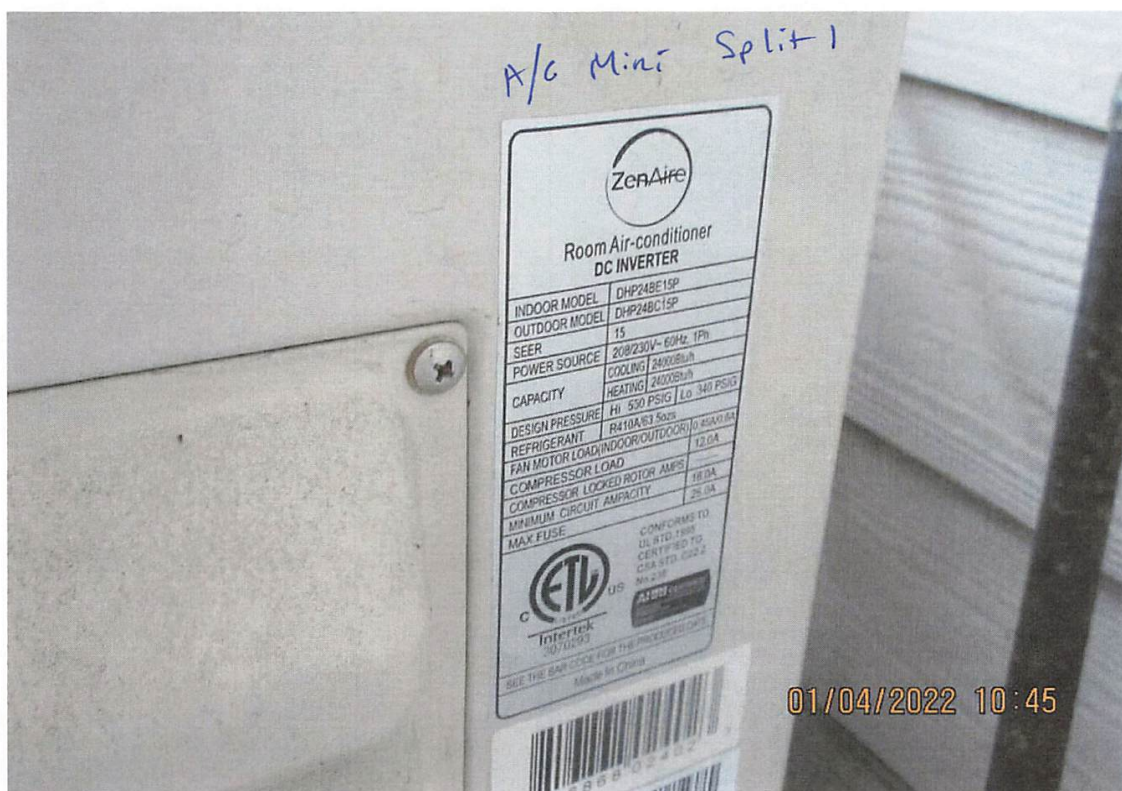


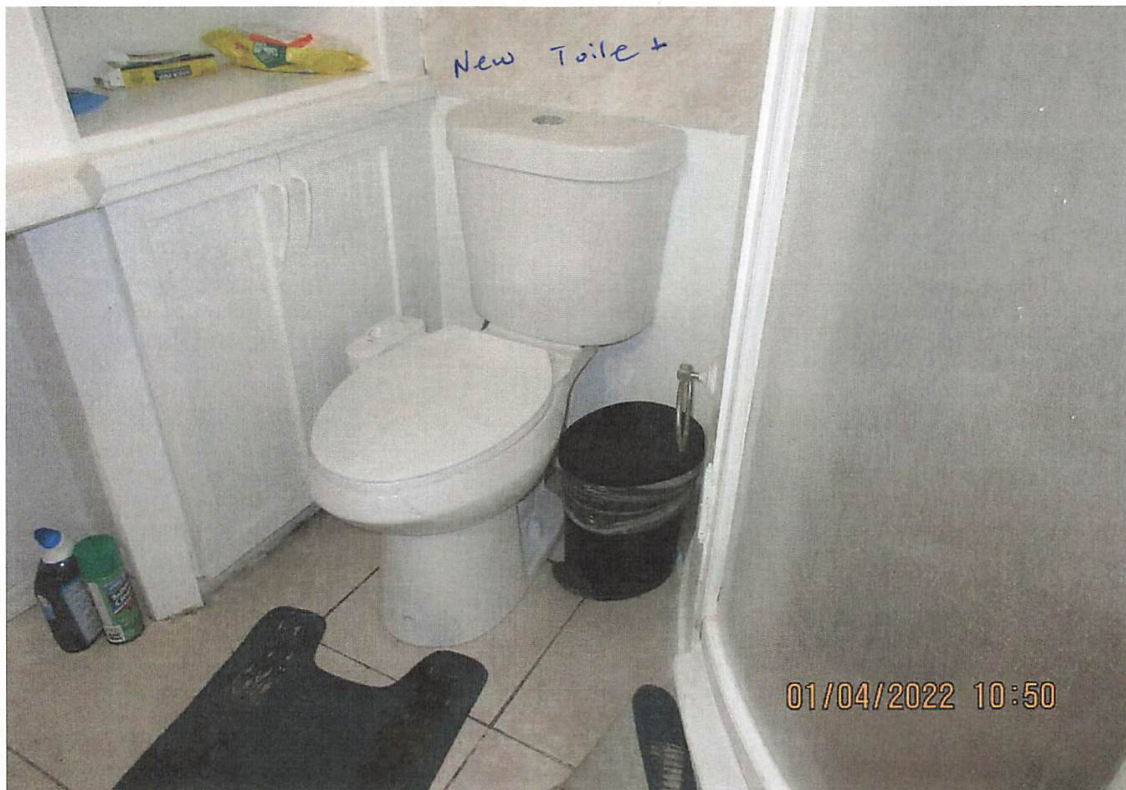








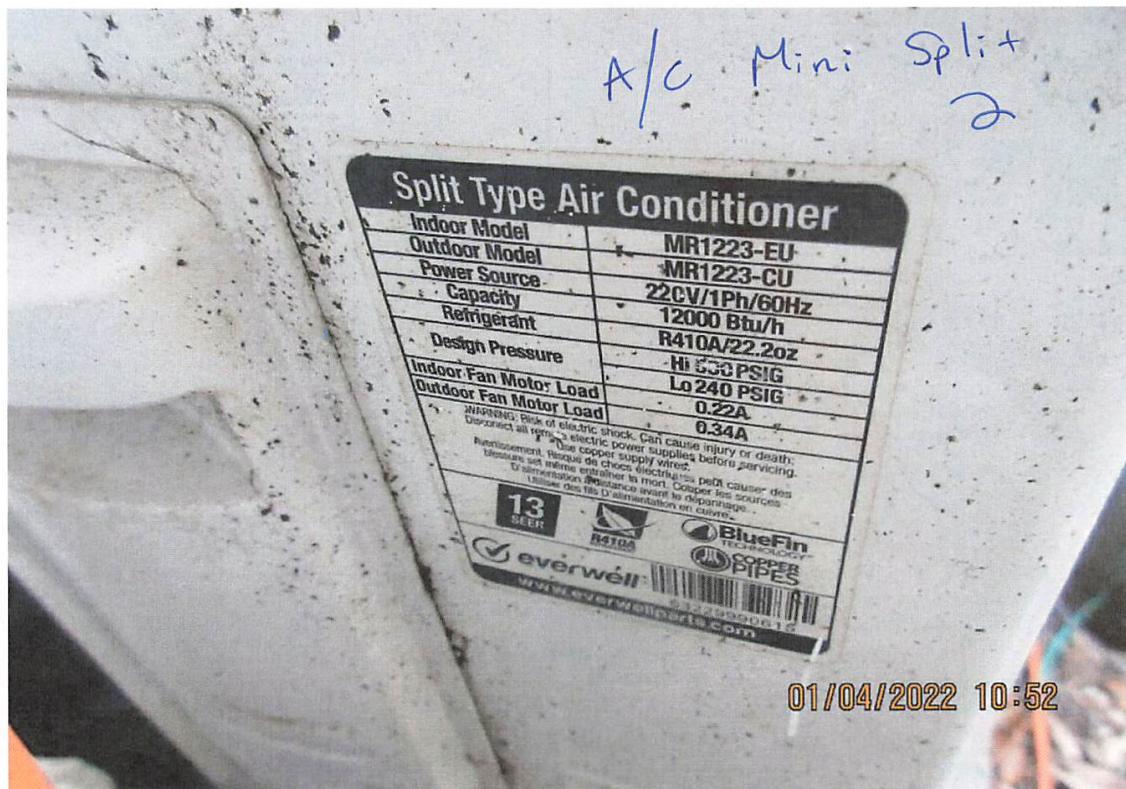










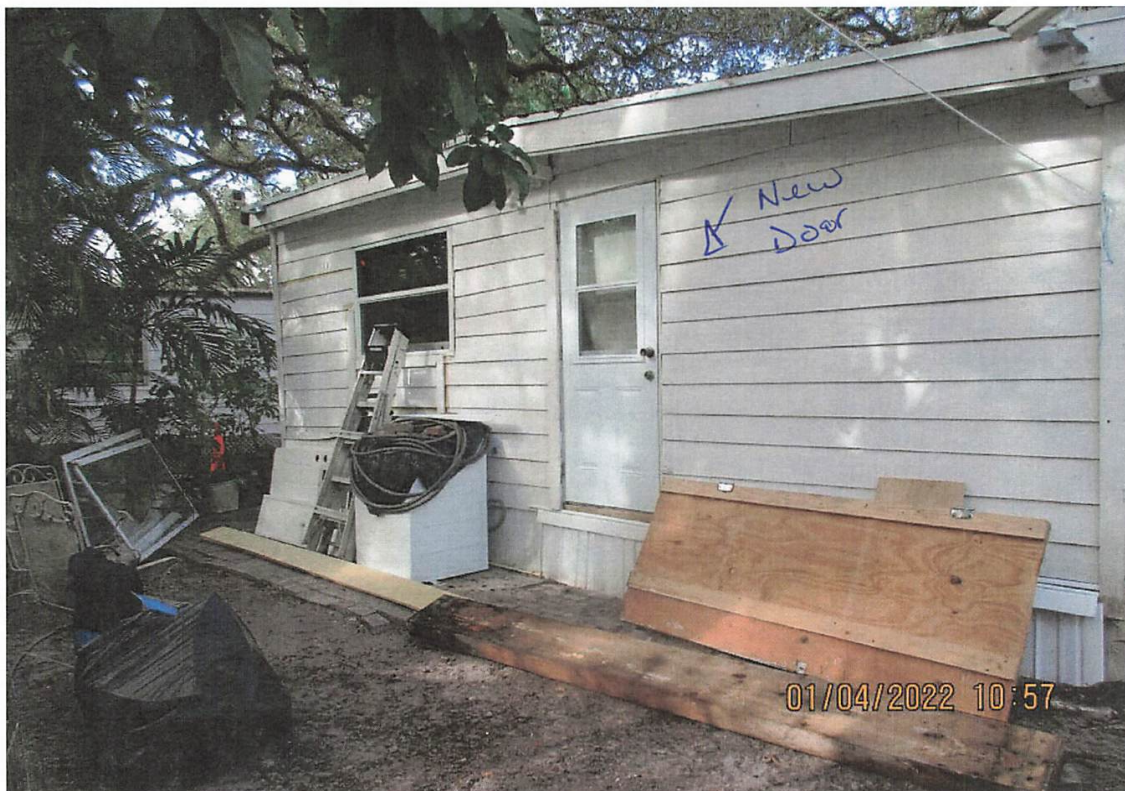






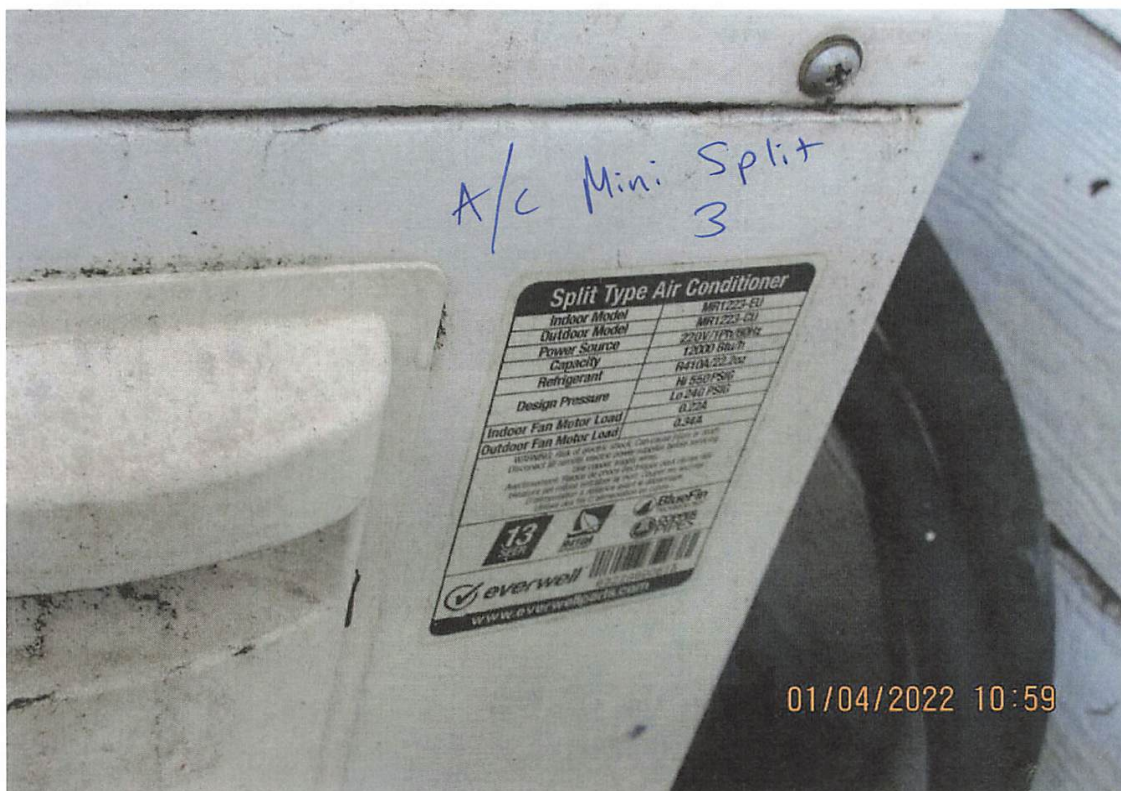
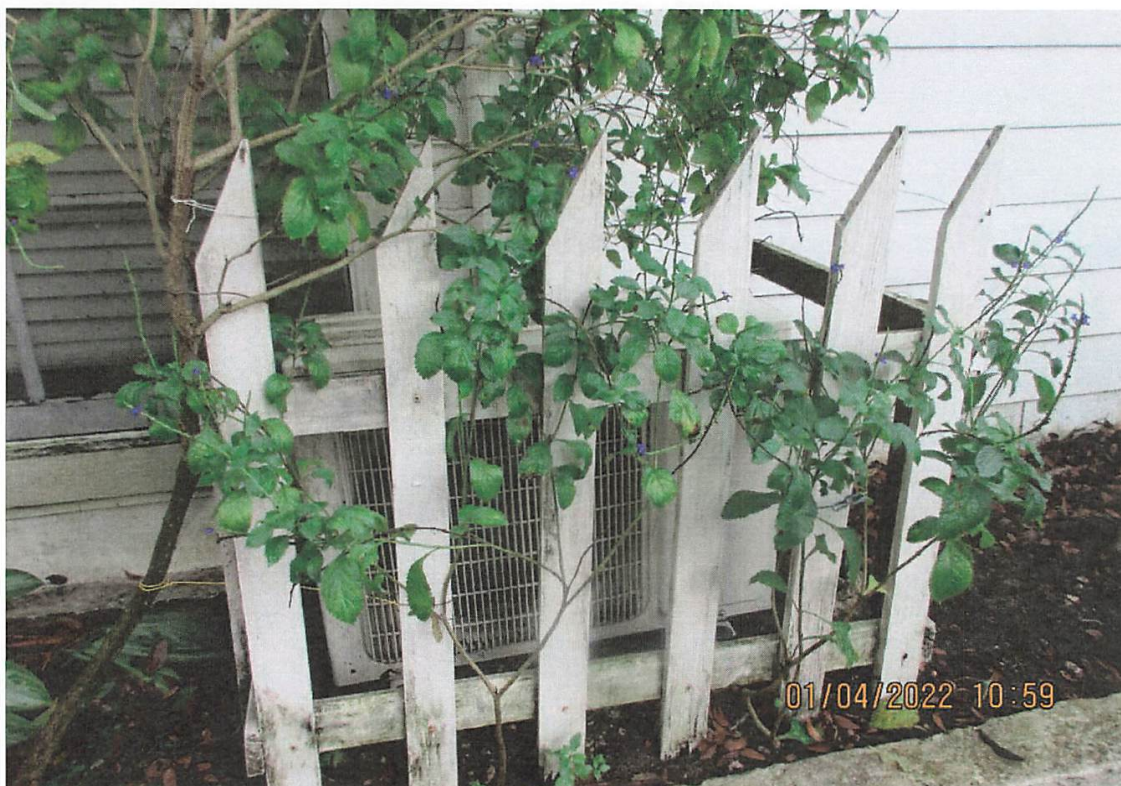


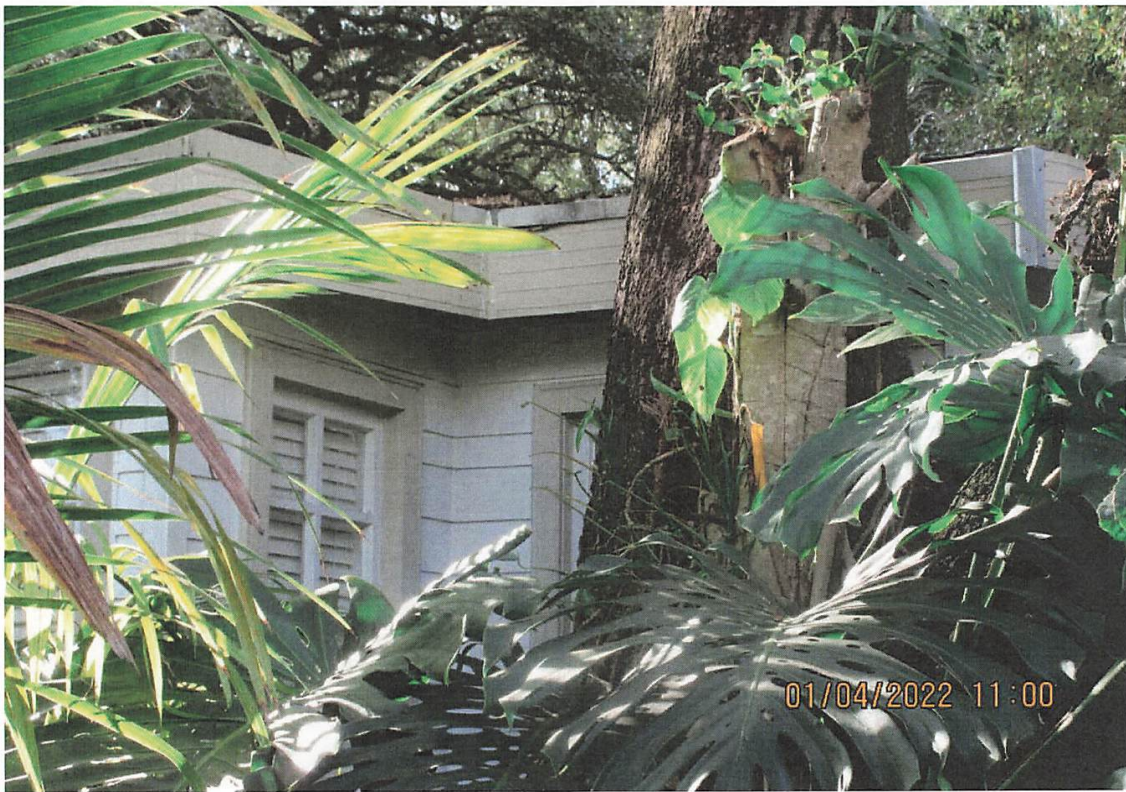


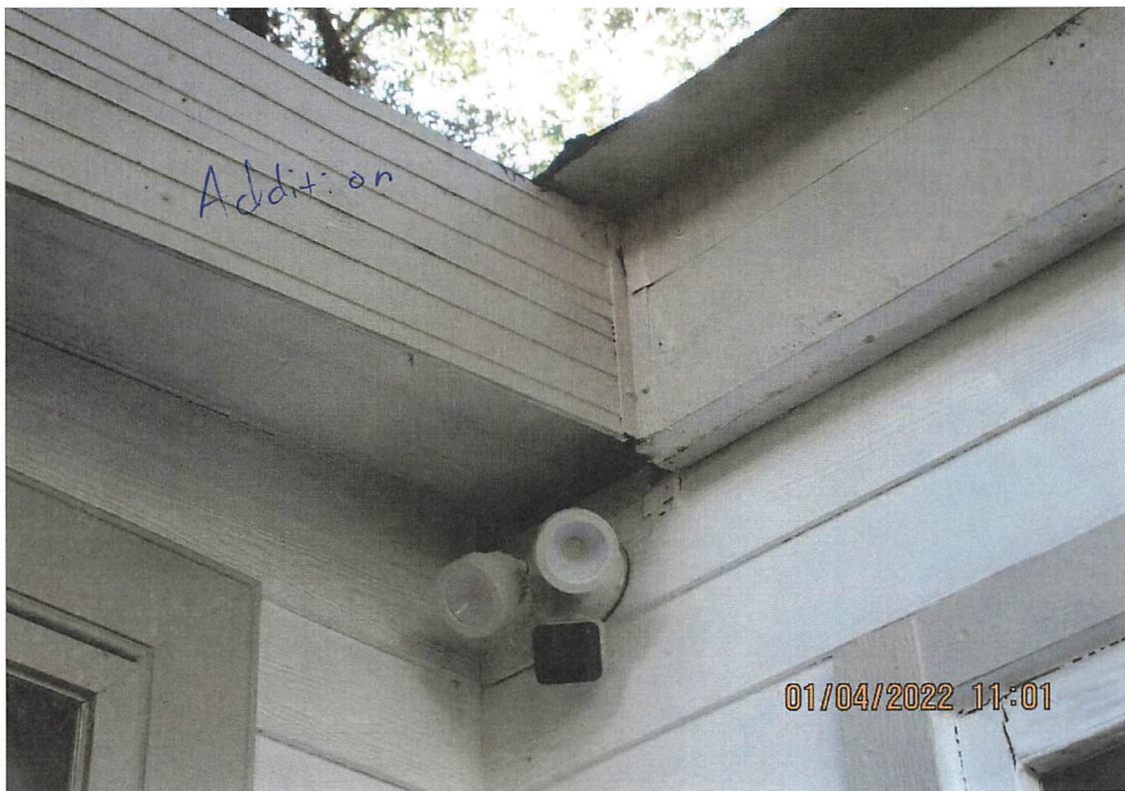
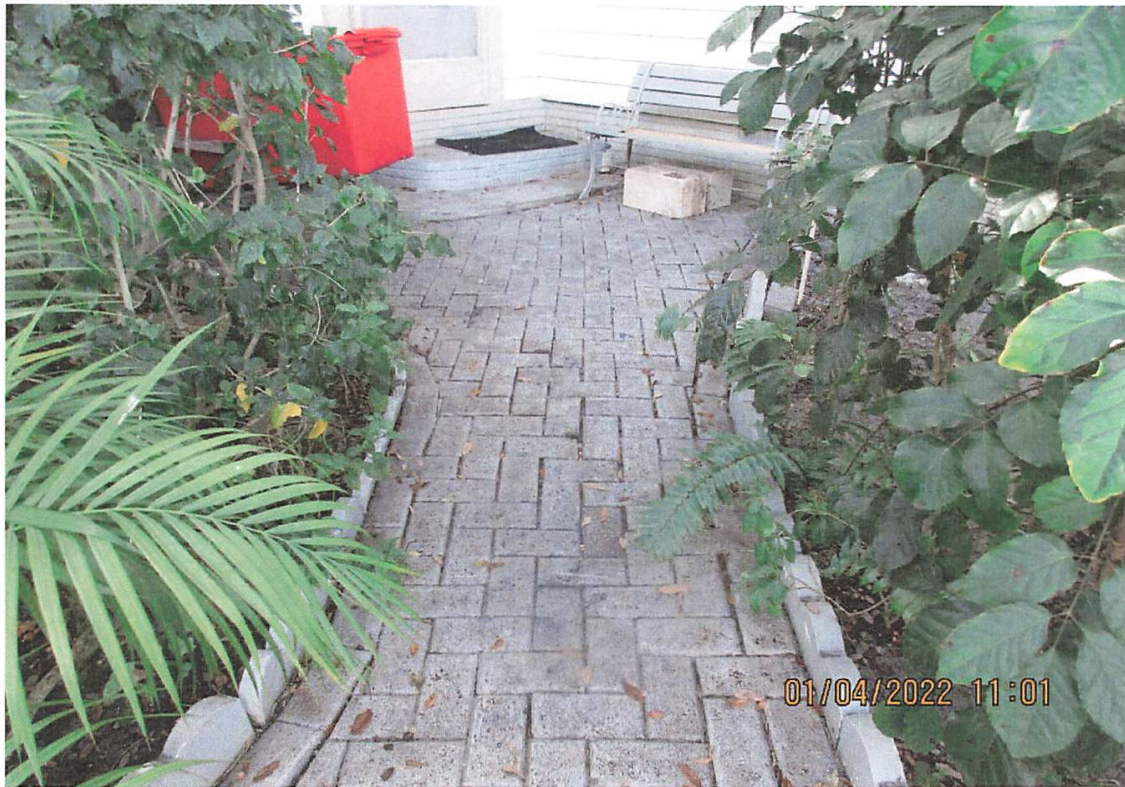




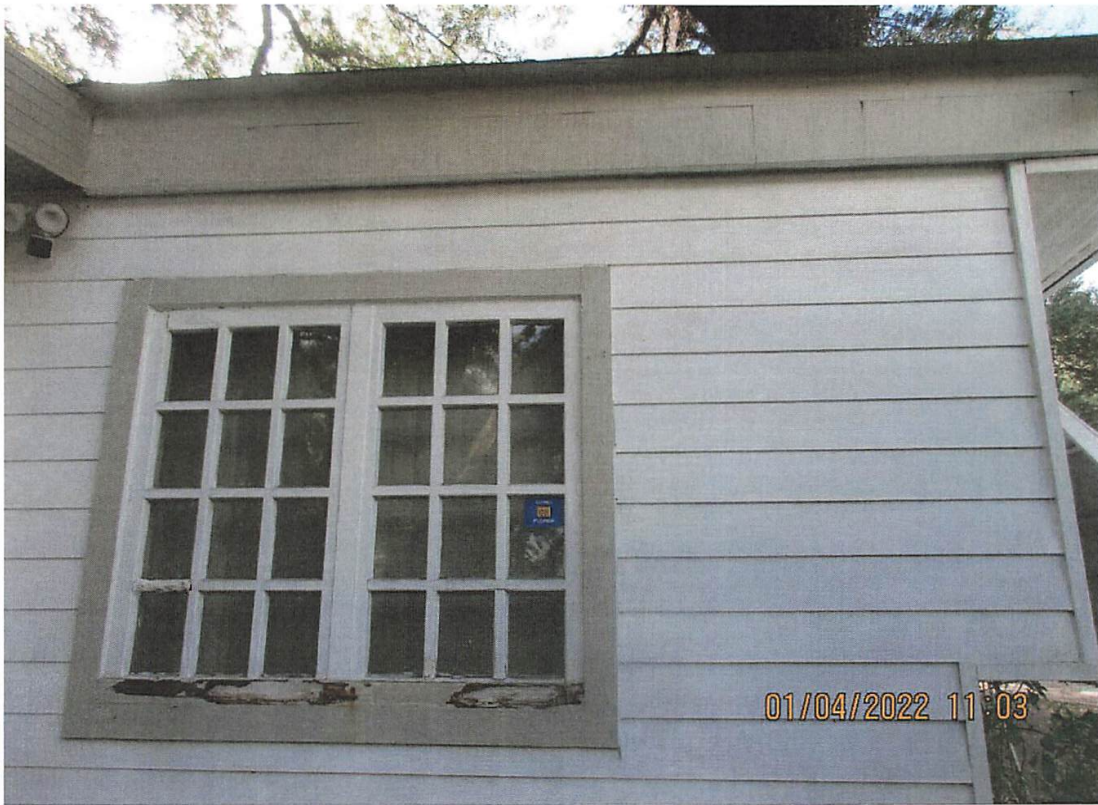












Case Overview

Property/Incident Information

Owner	Address	Site Address
Liliana Plonsky	3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6658	Date Next Inspection	4/17/2024
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Notes

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/27/2022		Notice of Violation	Regular Mail 1/28/22
3/26/2024		Affidavit of Non-Compliance	Regular Mail 3/28/24
3/26/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24 Certified Mail 3/28/24

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/17/2024
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LILIANA PLONSKY)

CASE NO. 6658

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LILIANA PLONSKY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 438, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LILIANA PLONSKY AT 1:23 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

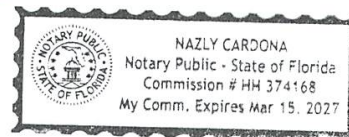
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Lilliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658

Property Owner:

Lilliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

29.61-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
126.24, CONT SLY 31.67, SLY 80.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.63, NLY 673.71, WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

04/05/2024 13:23

9589 0710 5270 1605 9279 28

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$
Sent To CORPORATION SERVICE COMPANY
NOH #6658, #6619
Street and Apt. No. 1201 HAYS STREET
City, State, Zip+4® TALLAHASSEE, FL 32301
PS Form 3800, January 2002

Postmark Here
MAR 28 2024
FLORIDA 33021

9589 0710 5270 1605 9279 42

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 HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD,
City, State, Zip+4® PEMBROKE PARK, FL 33009
PS Form 3800, January 2002

Postmark Here
MAR 28 2024
FLORIDA 33021

9589 0710 5270 1605 9279 35

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

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$
Sent To HOLIDAY HALLANDALE MHC LLC
NOH #6658, #6619
Street and Apt. No. 8800 NORTH BRONX AVE 2ND
City, State, Zip+4® FLOOR SKOKIE IL 60077
PS Form 3800, January 2002

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FLORIDA 33021

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$
Sent To LILIANA PLONSKY
NOH #6658
Street and Apt. No. 1965 NE 135 ST APT 307
City, State, Zip+4® NORTH MIAMI, FL 33181
PS Form 3800, January 2002

Postmark Here
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FLORIDA 33021

9589 0710 5270 1605 9279 11

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$
Sent To LILIANA PLONSKY
NOH #6658
Street and Apt. No. 3140 W HALLANDALE BEACH BLVD #438,
City, State, Zip+4® PEMBROKE PARK, FL 33009
PS Form 3800, January 2002

Postmark Here
MAR 28 2024
FLORIDA 33021



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2024

Sent To:

Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658

Property Owner:

Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

HEALTH AND
SANITATION

Sec. 12-61 - Excessive,
untended growth
deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

30

(Ord. No. 81-10-3, § 1, 10-28-81)

Cross reference - Vegetation, Ch. 27.

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.

30

(Ord. No. 72-4-1, § 4b., 4-5-72)

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed for all unpermitted work.
To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/26/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6658

Petitioner,

vs.

Liliana Plonsky
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #438

Respondent(s)

On 3/26/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Liliana Plonsky
Address:	3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/26/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/26/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/26/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 3/26/2024

VEGETATION

Sec. 27-33. -
Maintenance

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

Not in Compliance -
Reinspection Date:
3/26/2024

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash. Not corrected.
2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections. Not Corrected.
3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections. According to BCPA addition existed since 2006, there is no evidential support that an addition was done without permits. However, the addition was modified by enclosing the front and french doors. No permit has been obtained, not corrected.
4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections. Not corrected.
5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections. According to BCPA addition existed since 2006, there is no evidential support that a shed was done without permits. Violation removed.
6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall. Corrected, but roof requires maintenance.
7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes. Corrected.
8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area. Not corrected.
9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Not corrected.

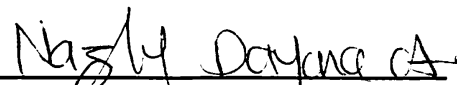
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

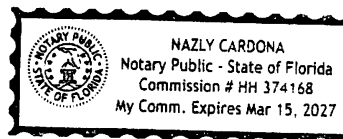


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/26/2024



NOTARY PUBLIC, STATE OF FLORIDA



Identification Number 3B5240999 Year 1983 Make BRIG Body HS WT-L-BHP 48 Vessel Regis. No. Title Number 22064178

B# 1026989

Registered Owner:

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

Date of Issue 04/02/2018

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

IMPORTANT INFORMATION

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

Mail To:

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

CERTIFICATE OF TITLE

Identification Number	3B5240999	Year	1983	Make	BRIG	Body	HS	WT-L-BHP	48	Vessel Regis. No.		Title Number	22064178
Prev State	FL	Color	UNK	Primary Brand		Secondary Brand		No of Brands		Use	PRIVATE	Prev Issue Date	12/16/2015
Odometer Status or Vessel Manufacturer or OH use										Hull Material	Prop	Date of Issue	04/02/2018
												Title	
												Date	

Registered Owner

LILIANA POLONSKY
1965 NE 135TH ST APT 307
N MIAMI, FL 33181

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 132600935
1 /18 132600935

Terry L. Rhodes
Executive Director

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

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

Seller Must Enter Purchaser's Name:	Address:
Seller Must Enter Selling Price:	Seller Must Enter Date Sold:
I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.	
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.	
SELLER Must Sign Here:	CO-SELLER Must Sign Here:
Print Here:	Print Here:
Selling Dealer's License Number:	Tax No.:
Auction Name:	License Number:
PURCHASER Must Sign Here:	CO-PURCHASER Must Sign Here:
Print Here:	Print Here:

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

HSMV 30250 (REV. 3/15)

STATE OF FLORIDA



English ▼

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

Vehicle Information

Identification Number: 3B5240999

Vehicle Type: MOBILE HOME

Year: 1983

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 22064178

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 04/02/2018

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 1 Owner

Length: 48' 0"

This mobile home is a single wide.



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/ Liliana Plonsky 3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	6658	01/27/2022
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/ Liliana Plonsky 3140 W Hallandale Beach Blvd, Lot 438 Pembroke Park, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #438	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	(Ord. No. 13-09-01, § 2, 9-11-13) It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

HEALTH AND SANITATION Sec. 12-61 - Excessive, untended growth deemed public nuisance

The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance.

30

(Ord. No. 81-10-3, § 1, 10-28-81)

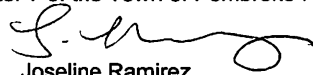
Cross reference - Vegetation, Ch. 27.

Notes/Mean of Correction:

1. Prohibited outdoor storage. Remove all materials, miscellaneous items and trash.
 2. Replaced water heater without a building permit. Obtain a plumbing contractor for an after the fact permits and inspections.
 3. Addition added to mobile home without a building permit. Obtain an engineer or architect for after the fact permit and inspections.
 4. Wooden deck and awning added to mobile home without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 5. Installed a shed without a building permit. Obtain an engineer or architect for after the fact permits and inspections.
 6. Exterior maintenance require. Remove dirt build up on ALL four walls and awnings; clean, pressure wash and paint. Free paint available at Town Hall.
 7. Overgrown trees on roof. Prune and trim trees away from roof of mobile home for safety purposes.
 8. Excessive amount of dead vegetation around mobile home. Remove dead vegetation from mobile home area.
 9. Installed cameras without a building permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed for all unpermitted work.
- To obtain your permits contact the Building Dept. at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



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

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler FIRST-CLASS
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077

TOWN OF PEMBROKE PARK

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

NOV 6658

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC LLC/
Liliana Plonsky

3140 W Hallandale Beach Blvd, Lot 438
Pembroke Park, FL 33009

Case #:

6658



3140 #
438



12-48 } wooden
5-105 } stairs & deck,
5-17 } outdoor
storage,
water heater
replaced,
Addition,

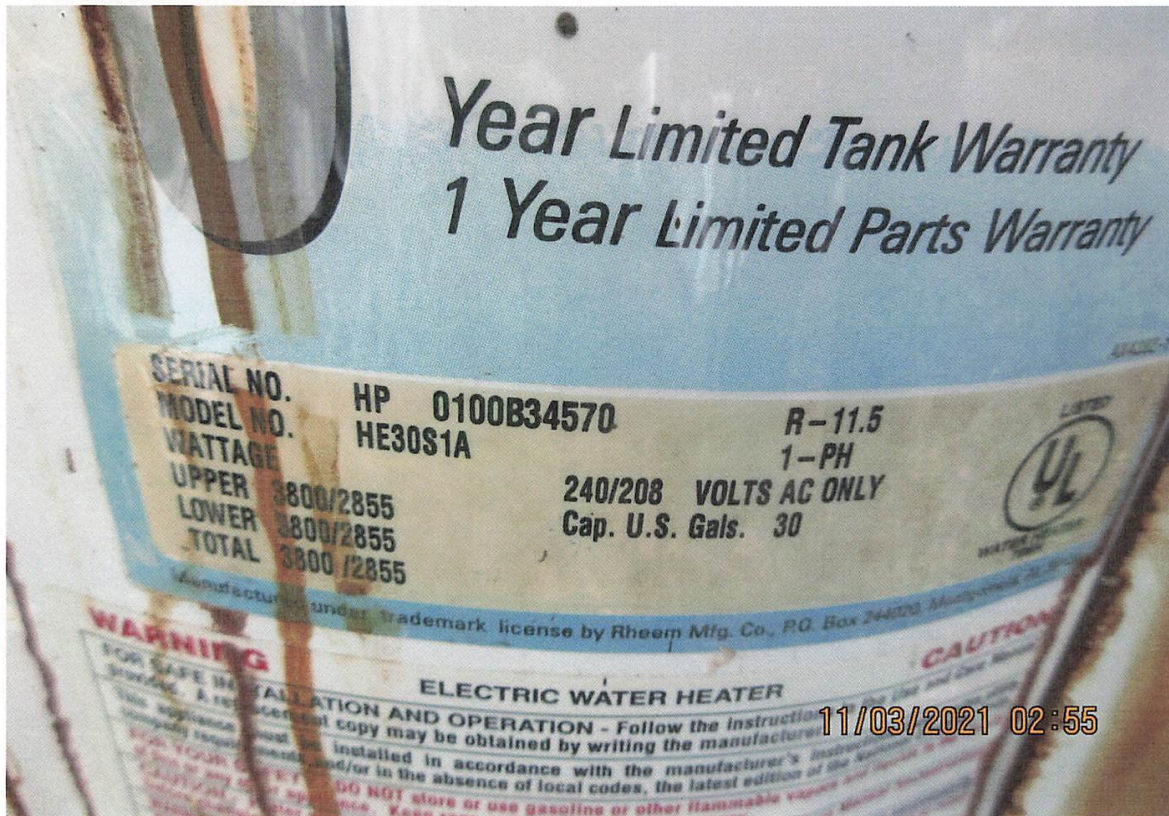
cameras, A/C,

Holiday #438







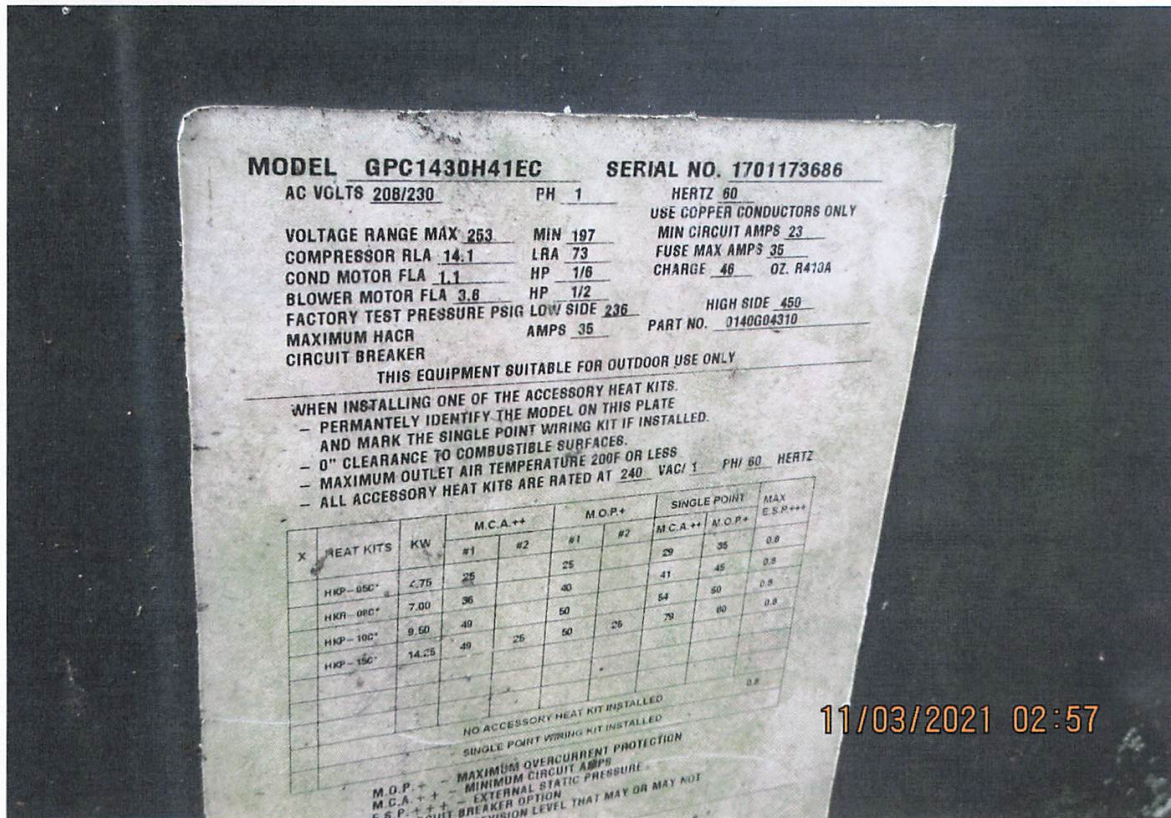














TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9279 04

MIAMI FL 330

28 MAR 2024 PM 6 L



quodient

CORRECTION

IMI

\$008.69⁰

03/28/2024 ZIP 33023
043M30245597

US POSTAGE

UNKNOWN

LILIANA PLONSKY
NOH #6658
1965 NE 135 ST APT 307
NORTH MIAMI, FL 33181

NIXIE

331 DE 1

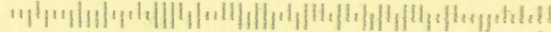
0004/10/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

33101-2106
33023>5413

BC: 33023541350

*2606-01749-28-46



CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LILIANA PLONSKY
 NOH #6658
 1965 NE 135 ST APT 307
 NORTH MIAMI, FL 33181



9590 9402 8582 3244 8681 87

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 04

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

0)

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
ROGER PEREZ / YADIRA ESQUIVEL ARANGO	3140 W Hallandale Beach Blvd, Lot 601 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #601

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6661	Date Next Inspection	4/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed canopy without a building permit. Obtain plans for permit and inspections.
 2. Prohibited outdoor storage. Remove pallet, chain-link fence and miscellaneous items from property.
 3. Installed plastic shed. Remove from premise, plastic sheds are not allowed in the open and does not comply with the Florida Building Code.
 4. Installed aluminum shed as of 03/26/24 without permit. Obtain plans for permit and inspections. Double permit fee assessed for unpermitted work.
- To obtain a permit, contact the Building Dept. at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail 1/28/24
3/27/2024		Affidavit of Non-Compliance	Certified Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 4/5/24 Property Certified Mail 3/28/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ROGER PEREZ/YADIRA ESQUIVEL ARANGO)

CASE NO. 6661

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ROGER PEREZ/YADIRA ESQUIVEL ARANGO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 601, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROGER PEREZ/YADIRA ESQUIVEL ARANGO AT 1:36 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

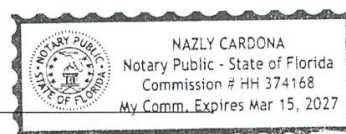
[Signature] DATE: 04/08/2024
AFFIANT

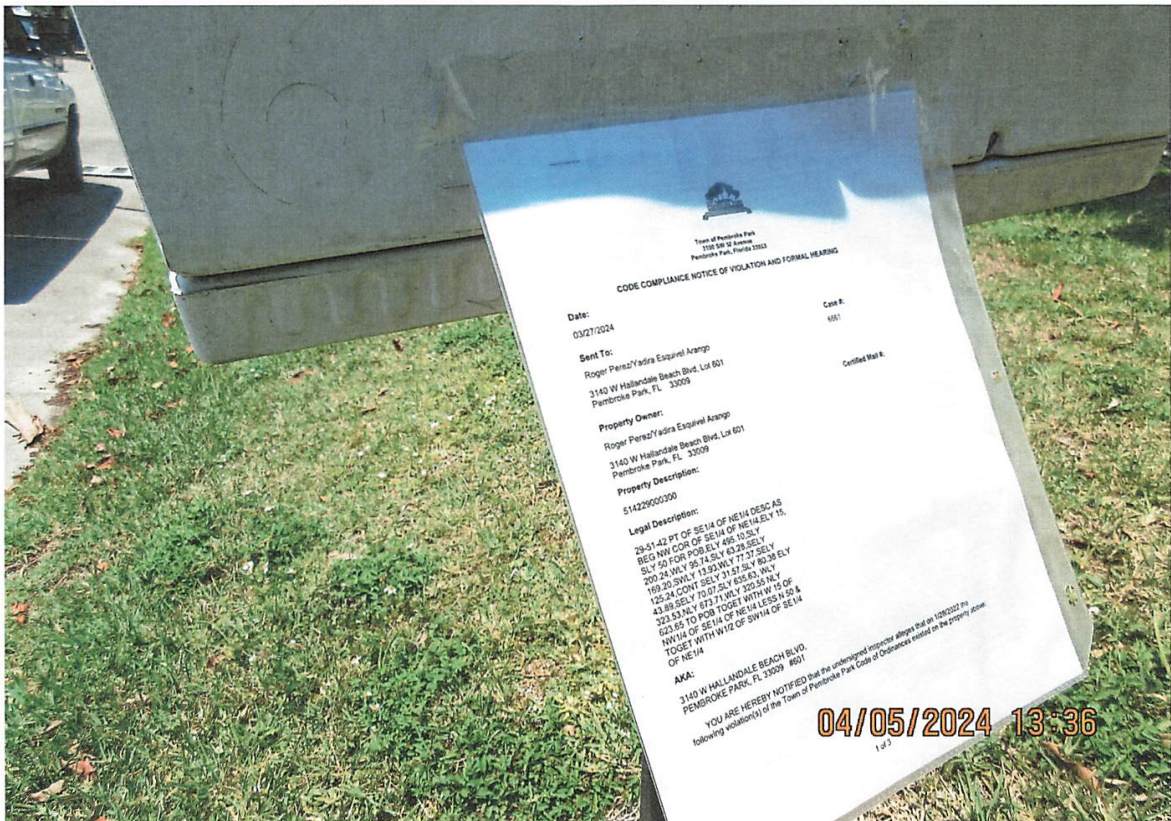
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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





9589 0710 5270 1605 9280 93

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

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

OFFICIAL USE

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

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

HOLIDAY HALLANDALE MHC LLC
 NOH #6661
 3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2007

9589 0710 5270 1605 9280 86

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

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

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

HOLIDAY HALLANDALE MHC LLC
 NOH #6661
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

PS Form 3800, January 2007

9589 0710 5270 1605 9280 48

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

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

OFFICIAL USE

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

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

ROGER PEREZ
 YADIRA ESQUIVEL ARANGO
 NOH #6661
 3140 W HALLANDALE BEACH BLVD #601,
 PEMBROKE PARK, FL 33009

PS Form 3800, January 2007

9589 0710 5270 1605 9280 55

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

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

OFFICIAL USE

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

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

CORPORATION SERVICE COMPANY
 NOH #6661
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

PS Form 3800, January 2007

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☒ Addressee B. Received by (Printed Name) Deborah B Randolph C. Date of Delivery MAR 28 2024 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #6661 1201 HAYS STREET TALLAHASSEE, FL 32301 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9280 55	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #6661
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8696 58

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9280 93

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

04/2/24

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

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

Mail
Restricted Delivery
(30)

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2024

Sent To:

Roger Perez/Yadira Esquivel Arango
3140 W Hallandale Beach Blvd, Lot 601
Pembroke Park, FL 33009

Case #:

6661

Property Owner:

Roger Perez/Yadira Esquivel Arango
3140 W Hallandale Beach Blvd, Lot 601
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #601

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Installed canopy without a building permit. Obtain plans for permit and inspections.
 2. Prohibited outdoor storage. Remove pallet, chain-link fence and miscellaneous items from property.
 3. Installed plastic shed. Remove from premise, plastic sheds are not allowed in the open and does not comply with the Florida Building Code.
 4. Installed aluminum shed as of 03/26/24 without permit. Obtain plans for permit and inspections.
- Double permit fee assessed for unpermitted work.
To obtain a permit, contact the Building Dept. at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/27/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6661

Petitioner,

vs.

Roger Perez/Yadira
Esquivel Arango
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #601

Respondent(s)

On 3/27/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Roger Perez/Yadira Esquivel Arango
Address:	3140 W Hallandale Beach Blvd, Lot 601 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #601
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/27/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/27/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/27/2024

Notes/Mean of Correction:

1. Installed canopy without a building permit. Obtain plans for permit and inspections. Not corrected.
2. Prohibited outdoor storage. Remove pallet, chain-link fence and miscellaneous items from property. Not corrected.
3. Installed plastic shed. Remove from premise, plastic sheds are not allowed in the open and does not comply with the Florida Building Code. Not corrected.
4. Installed aluminum shed as of 03/26/24 without permit. Obtain plans for permit and inspections. Not corrected.

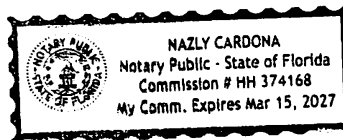
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/27/2024


NOTARY PUBLIC, STATE OF FLORIDA



Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1858682785

B# 1003655

Identification Number 4YDF33529CK601393 Year 2012 Make LARD Body TV WT-L-SHP Vessel Regs. No. 142366606 Title Number 142366606

Registered Owner:
YUNIA MARITZA GARCIA
3120 W HNLND BCH BLVD # 601
HALLANDALE, FL 33009

Date of Issue 09/11/2023

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

IMPORTANT INFORMATION

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

Mail To:
YUNIA MARITZA GARCIA
3120 W HNLND BCH BLVD # 601
HALLANDALE, FL 33009

CERTIFICATE OF TITLE

Identification Number 4YDF33529CK601393 Year 2012 Make LARD Body TV WT-L-SHP Vessel Regs. No. 142366606 Title Number 142366606 Lien Release Interest in the described vehicle is hereby released
Prev State FL Color Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 07/26/2021 By _____ Title _____
Odometer Status or Vessel Manufacturer or CH use Engine Drive Hull Material Prop Date of Issue 09/11/2023 Date _____

Registered Owner
YUNIA MARITZA GARCIA
3120 W HNLND BCH BLVD # 601
HALLANDALE, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 163503480
10 / 12 163503480

David M. Kemei
Executive Director

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

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

Seller Must Enter Purchaser's Name: _____ Address: _____
Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____
I/we state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading ☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

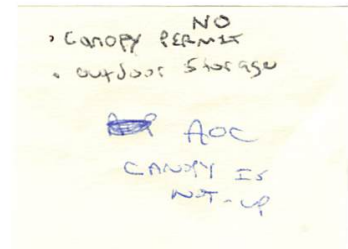
SELLER Must Sign Here _____ CO-SELLER Must Sign Here _____
Print Here _____ Print Here _____
Selling Dealer's License Number _____ Tax No _____ Tax Collected _____
Auction Name _____ License Number _____
PURCHASER Must Sign Here _____ CO-PURCHASER Must Sign Here _____
Print Here _____ Print Here _____

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

STATE OF FLORIDA



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



CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Yadira Esquivel Arango

3140 W Hallandale Beach Blvd, Lot 601
Pembroke Park, FL 33009

Case #:

6661

Date:

01/28/2022

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Yadira Esquivel Arango

3140 W Hallandale Beach Blvd, Lot 601
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #601

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

1. Installed canopy without a building permit. Obtain plans for permit and inspections.
 2. Prohibited outdoor storage. Remove pallet, chain-link fence and miscellaneous items from property.
 3. Installed plastic shed. Remove from premise, plastic sheds are not allowed in the open and does not comply with the Florida Building Code.
- Double permit fee assessed for unpermitted work.
To obtain a permit, contact the Building Dept. at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format

TOWN OF PEMBROKE PARK

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

NOV 6661

Hasler

FIRST CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Yadira Esquivel Arango

3140 W Hallandale Beach Blvd, Lot 601
Pembroke Park, FL 33009

Case #:

6661

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler FIRST-CLASS
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Mobile Home Park
Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

NOV # 6624, # 6619, # 6655
6658, # 6659, # 6661
6662, # 6663

Hasler
01/28/2022
US POSTAGE \$001.1



ZIP 33023
011D10656

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd FL
Skokie, IL 60077











Case Overview

Property/Incident Information

Owner	Address	Site Address
RENAUD DESCHENES	82 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #82 W LAKE DRIVE

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status	Open	Case #	7378	Date Next Inspection	3/27/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed two additions without a permit. Obtain plans for permit and inspections.
2. Installed slab and deck without a permit. Obtain plans for permit and inspections.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/9/2022		Notice of Violation	Regular Mail 08/9/24
3/27/2024		Affidavit of Non-Compliance	Certified Mail 03/28/2024
3/27/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/05/24 Certified Mail 03/28/24

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: 3/27/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/27/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RENAUD DESCHENES)

CASE NO. 7378

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RENAUD DESCHENES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 82 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RENAUD DESCHENES AT 1:14 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

[Signature] DATE: 04/08/2024
AFFIANT

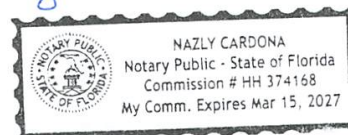
STATE OF FLORIDA
COUNTY OF BROWARD

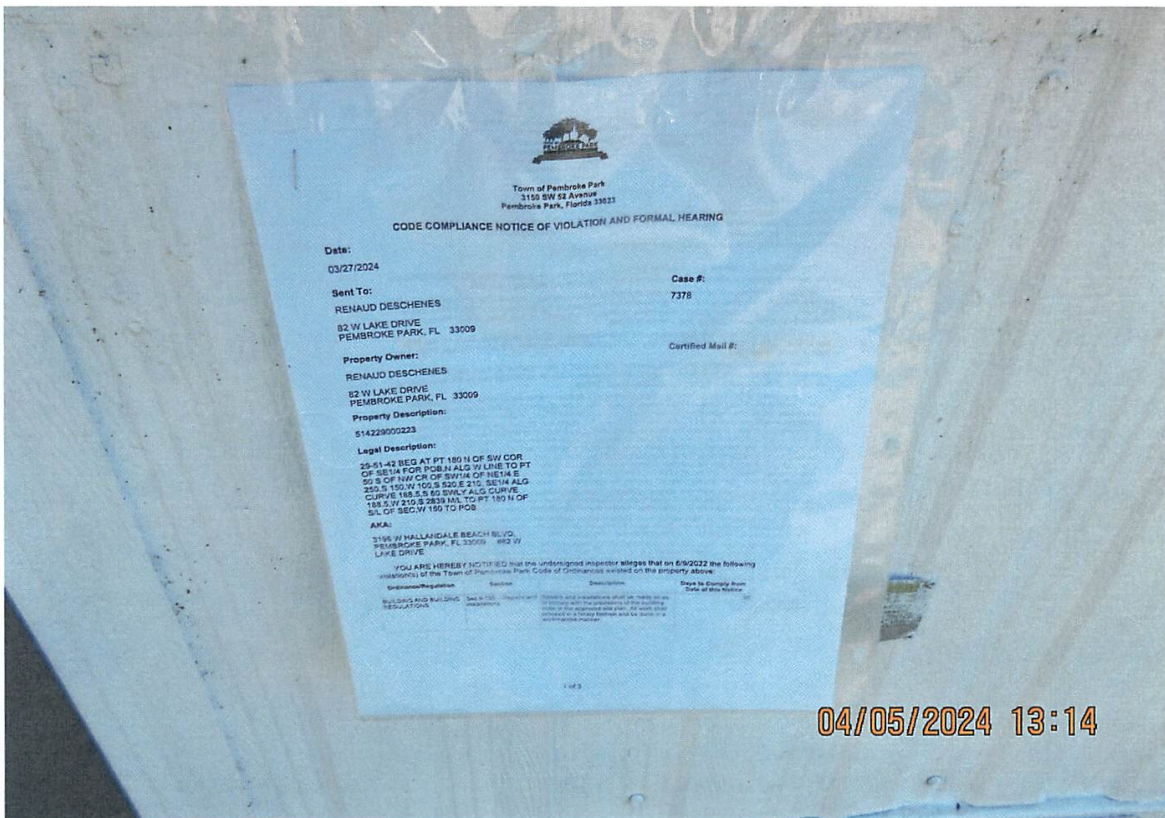
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana
Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____





SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: RENAUD DESCHENES NOH #7378 82 W LAKE DRIVE PEMBROKE PARK, FL 33009		B. Received by (Printed Name) R. D. C. Date of Delivery APR 04 2024	
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8694 74		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and F
 \$

Sent To
 EESON, LEIGH
 NOH #7378
 11201 SW 55TH ST, BOX 1
 MIRAMAR, FL 33025

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

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and F
 \$

Sent To
 RENAUD DESCHENES
 NOH #7378
 82 W LAKE DRIVE
 PEMBROKE PARK, FL 33009

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

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

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

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OFFICIAL USE

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 \$

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

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

Postage
 \$

Total Postage and F
 \$

Sent To
 PEMBROKE PARK LAKES INC
 NOH #7378
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

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

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

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

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and F
 \$

Sent To
 PEMBROKE PARK LAKES INC
 NOH #7378
 PO BOX 260490
 PEMBROKE PINES FL 33026

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

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2024

Sent To:

RENAUD DESCHENES

82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7378

Property Owner:

RENAUD DESCHENES

82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #82 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed two additions without a permit. Obtain plans for permit and inspections.
 2. Installed slab and deck without a permit. Obtain plans for permit and inspections.
- Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

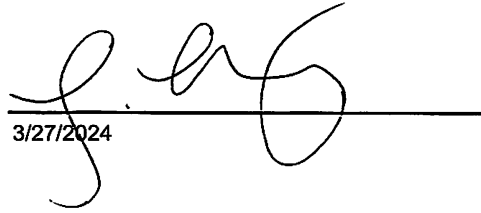
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/27/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7378

Petitioner,

vs.

RENAUD DESCHENES

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #82 W LAKE
DRIVE

Respondent(s)

On 3/27/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: RENAUD DESCHENES

Address: 82 W LAKE DRIVE PEMBROKE PARK, FL 33009

Folio: 514229000223

Site Address: 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #82 W LAKE DRIVE

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/27/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/27/2024

Notes/Mean of Correction:

1. Installed two additions without a permit. Obtain plans for permit and inspections. Not corrected.
2. Installed slab and deck without a permit. Obtain plans for permit and inspections. Not Corrected.

Further, Affiant sayeth naught

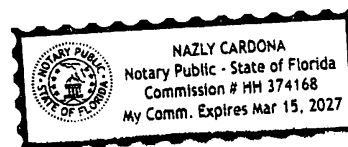
STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/27/2024

NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE LAKES
PARK/RENAUD DESCHENES

82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7378

Date:

08/09/2022

Property Owner:

PEMBROKE LAKES
PARK/RENAUD DESCHENES

82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Certified Mail #:**Legal Description:**

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250, S 150, W 100, S 520, E 210, SE1/4 ALG
CURVE 188.5, S 60 SWLY ALG CURVE
188.5, W 210, S 2839 M/L TO PT 180 N OF
S/L OF SEC, W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #82 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

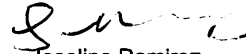
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

Notes/Mean of Correction:

1. Installed two additions without a permit. Obtain plans for permit and inspections.
 2. Installed slab and deck without a permit. Obtain plans for permit and inspections.
- Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

Nov 7378

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE LAKES
PARK/RENAUD DESCHENES

82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7378

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Christopher P. Kelley, PA
11098 Biscayne Blvd.
#205
Miami, FL 33161

TOWN OF PEMBROKE PARK

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

NOV 7379, 7378

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
PO Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

Hasler

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$10.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Page 131 of 770



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number 267214
FEI/EIN Number 59-1038941
Date Filed 02/15/1963
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

MIAMI FL 330

10 AUG 2022 PM 5:1

Hasler

08/09/2022

US POSTAGE

\$000.57⁰

FIRST-CLASS MAIL



ZIP 33023
011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive

NIXIE

351

DE 1

0808/24/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

33009-51455F

33023-5413

BC: 33023541350

*2606-04312-10-40

TOWN OF PEMBROKE PARK

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

Nov 7378

MIAMI FL 330

10 AUG 2022 PM 4:1

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent to:

Case #:

PEMBROKE LAKES
PARK/RENAUD DESCHENES

7378

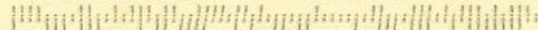
82 W LAKE DRIVE
PEMBROKE PARK, FL 33009

99000-500402

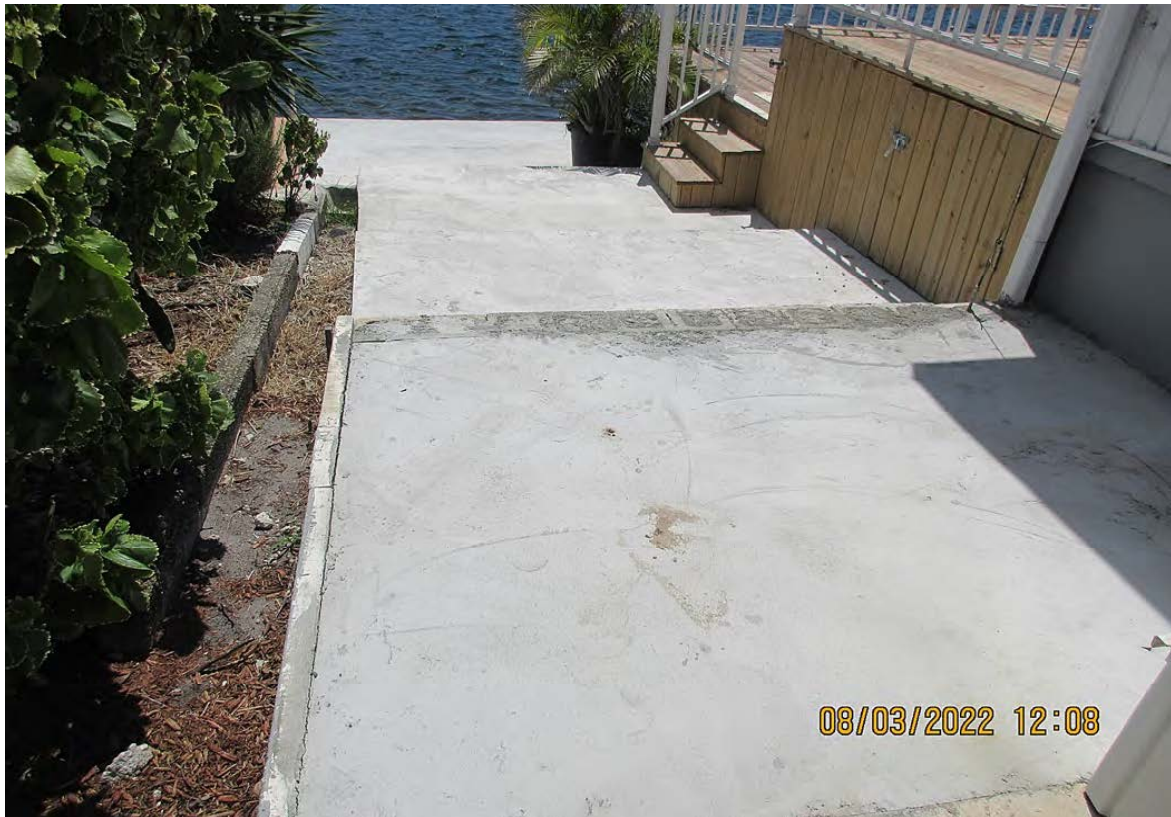
REXER 881 FE 1 0005/13/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2938-02742-10-40























12/31/2007



1 of 3



Dec 2007 - Jan 2008









Case Overview

Property/Incident Information

Owner	Address	Site Address
CLAUDE LEGENDRE	84 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status	Open	Case #	7379	Date Next Inspection	4/17/2024
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Notes

1. Installed addition without a permit. Obtain plans for permit and inspections.
 2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
 3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
- Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/9/2022		Notice of Violation	Regular Mail
3/25/2024		Affidavit of Non-Compliance	Certified Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

ZONING

Sec. 28-340 (b). - Docks.

(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...

Not in Compliance -
Reinspection Date:
4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CLAUDE LEGENDRE)

CASE NO. 7379

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CLAUDE LEGENDRE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 84 W LAKE DRIVE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CLAUDE LEGENDRE AT 1:14 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

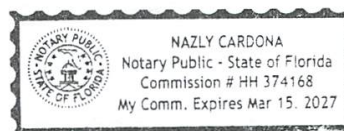
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana
Signature

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





English ▾

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

Vehicle Information

Identification Number: 23650414AV

Vehicle Type: MOBILE HOME

Year: 1986

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2024

Title Number: 43803336

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 02/10/2016

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 48' 0"

This mobile home is a single wide.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CLAUDE LEGENDRE NOH #7379 84 W LAKE DRIVE PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9278 67		A. Signature <i>[Signature]</i> B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery APR 04 2024 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fee	\$
Sent To	PEMBROKE PARK LAKES INC NOH #7379 PO BOX 260490 PEMBROKE PINES FL 33026
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fee	\$
Sent To	EESON, LEIGH NOH #7379 11201 SW 55TH ST, BOX 1 MIRAMAR, FL 33025
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	\$
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fee	\$
Sent To	CLAUDE LEGENDRE NOH #7379 84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, January 2020 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	\$
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fee	\$
Sent To	PEMBROKE PARK LAKES INC NOH #7379 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009
Street and Apt. No.	
City, State, ZIP+4®	
PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions	



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #: 7379

Date: 08/09/2022

Property Owner: PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description: 514229000223

Certified Mail #:

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA: 3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Sec. 28-340 (b). - Docks. (b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows.

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(1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line.

(2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback.

(3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line.

(4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access.

(5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line.

(6) The width of any dock shall be a maximum of twenty (20) feet.

(7) No structures shall be built on or attached to any dock, e...

ZONING

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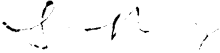
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Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

NOV 7379

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7379

TOWN OF PEMBROKE PARK

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

NOV 7378,7379

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Christopher P. Kelley, PA
11098 Biscayne Blvd.
#205
Miami, FL 33161

TOWN OF PEMBROKE PARK

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

NOV 7379,7378

Hasler

FIRST CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
PO Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$6,800,510	\$74,990	\$6,875,500	\$4,834,500	
2021	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	\$110,541.96
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$6,875,500	\$6,875,500	\$6,875,500	\$6,875,500
Portability	0	0	0	0
Assessed/SOH	\$4,834,500	\$6,875,500	\$4,834,500	\$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$4,834,500	\$6,875,500	\$4,834,500	\$4,834,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$10.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1279 W Palmetto Park Road
#3385
Boca Raton, FL 33427

Changed: 02/09/2022

Mailing Address

P.O. Box 273385
3385
Boca Raton, FL 33427

Changed: 02/09/2022

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/27/2024

Sent To:

CLAUDE LEGENDRE

84 W LAKE DRIVE

PEMBROKE PARK, FL 33009

Case #:

7379

Property Owner:

CLAUDE LEGENDRE

84 W LAKE DRIVE

PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	30
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	30

1. Installed addition without a permit. Obtain plans for permit and inspections.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections.
3. Installed concrete/wooden deck without a permit. Obtain plans for permit and inspections.

Double permit fee assessed.

Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/27/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7379

Petitioner,

vs.

CLAUDE LEGENDRE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #84 W LAKE
DRIVE

Respondent(s)

On 3/25/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	CLAUDE LEGENDRE
Address:	84 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #84 W LAKE DRIVE
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/25/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024
ZONING	Sec. 28-340 (b). - Docks.	(b) Docks, seawalls and connecting walkways are permitted within the aforementioned ten-foot setback area as follows. (1) No dock, walkway or stairs connecting landward of a water body shall encroach into the existing bank more than five (5) feet from the mean high water line, or the line of the mean annual flood line. (2) A maximum five foot wide walkway is permitted at ground level within the ten-foot setback. (3) No dock shall encroach into a water body by more than ten (10) feet from the mean high water line or the mean annual flood line. (4) An unobstructed minimum five (5) feet wide lake maintenance/cross access area shall be provided at all times along waterfront properties for lake maintenance and access. (5) The Building Official, or his or her designee, shall determine the natural mean high water line or mean annual flood line. (6) The width of any dock shall be a maximum of twenty (20) feet. (7) No structures shall be built on or attached to any dock, e...	Not in Compliance - Reinspection Date: 3/25/2024

Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. According to BCPA 2006, there is no evidential support or modifications of an addition. Not corrected.
2. Installed wooden fence without a permit. Obtain plans for permit and inspections. Not corrected.
3. Installed wooden dock without a permit. Obtain plans for permit and inspections. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

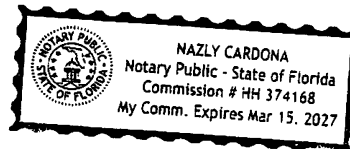


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/25/2024



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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

NOV 7379

MIAMI FL 330

10/09/2022 12:22PM 61

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE PARK LAKES
INC/CLAUDE LEGENDRE

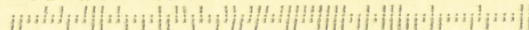
84 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case

REXIE 331 DE 1 0606/13/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2606-04607-10-40



33009-503464
33023>5413

TOWN OF PEMBROKE PARK

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

NOV 7378, 7379

MIAMI FL 330

10 AUG 2022 PM 5:1

Hasler

FIRST-CLASS MAIL

08/09/2022

US POSTAGE

\$000.57⁰



ZIP 33023
011D10656696

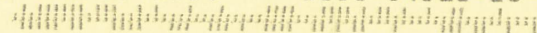
Pembroke Park Lakes, Inc
3196 W. Hallandale Beach Blvd,
Pembroke Park, FL 33009
#82 W. Lake Drive

00009-514505F
33023>5413

RECEIVED DE 1 0006/10/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2606-04312-10-40



Case Overview

Property/Incident Information

Owner	Address	Site Address
CARRIER, ALAIN & CARRIER, JACQUELINE	4861 SW 26 CT PEMBROKE PARK, FL 33023	4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7

Folio

514230NP2040

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

Case Status	Open	Case #	8072	Date Next Inspection	4/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
 Previous permit #1910424-0 is expired.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail 1/12/23
3/28/2024		Affidavit of Non-Compliance	Certified Mail 3/28/24
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24 Certified Mail 3/28/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CARRIER, ALAIN & CARRIER, JACQUELINE)

CASE NO. 8072

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CARRIER, ALAIN & CARRIER, JACQUELINE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4861 SW 26 CT PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARRIER, ALAIN & CARRIER, JACQUELINE
AT 1:00 P.M. ON THE 05 DAY OF APRIL, 2024.

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

TYPE OF SERVICE

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

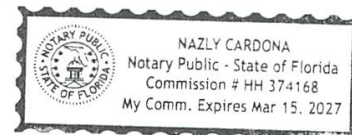
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Sent To:
CARRIER, ALAIN &
CARRIER, JACQUELINE
4861 SW 26 CT
PEMBROKE PARK, FL 33023

Case #:
8072

Property Owner:
CARRIER, ALAIN &
CARRIER, JACQUELINE
4861 SW 26 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230NP2040

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 7

AKA:
4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be done in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, aerial plans, survey, elevations, calculations and any other documents that are necessary to further the application process.	15

04/05/2024 13:00

9589 0710 5270 1605 9281 16

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 CARRIER, ALAIN &
 CARRIER, JACQUELINE
 NOH #8072
 Street and Apt. No.,
 4861 SW 26 CT #4-7,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2002

HILLCREST POSTAL STORE
FLORIDA 33021
MAR 28 2024
 Postmark Here

9589 0710 5270 1605 9281 16

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

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

Postage
 \$ _____

Total Postage and Fees
 \$ _____

Sent To
 CARRIER, ALAIN &
 CARRIER, JACQUELINE
 NOH #8072
 Street and Apt. No.,
 4861 SW 26 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2002

HILLCREST POSTAL STORE
FLORIDA 33021
MAR 28 2024
 Postmark Here



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

CARRIER,ALAIN &
CARRIER,JACQUELINE

4861 SW 26 CT
PEMBROKE PARK, FL 33023

Case #:

8072

Property Owner:

CARRIER,ALAIN &
CARRIER,JACQUELINE

4861 SW 26 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP2040

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 7

AKA:

4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

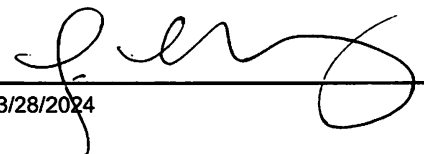
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8072

Petitioner,

vs.

CARRIER,ALAIN &
CARRIER,JACQUELINE
4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CARRIER,ALAIN & CARRIER,JACQUELINE
Address: 4861 SW 26 CT PEMBROKE PARK, FL 33023
Folio: 514230NP2040
Site Address: 4861 SW 26 CT, PEMBROKE PARK, FL 33023 4-7
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 4 BLK 7

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #1910424-0 is expired. Not corrected.

Further, Affiant sayeth naught

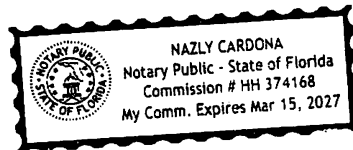
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CARRIER,ALAIN &
CARRIER,JACQUELINE
4861 SW 26 CT
PEMBROKE PARK, FL 33023

Case #: 8072

Date: 01/12/2023

Property Owner: CARRIER,ALAIN &
CARRIER,JACQUELINE
4861 SW 26 CT
PEMBROKE PARK, FL 33023

Property Description: 514230NP2040

Certified Mail #:

Legal Description: DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 4 BLK 7

AKA: 4861 SW 26 CT, PEMBROKE PARK, FL
33023 4-7

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910424-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

4861 SW 26-CT

Status **Expired** 
Job Type Residential A.C. Changeouts
Master Process # 91236
Permit # 1910424-0



Plan Review 1/31/2020 2:34:55 PM
Permit Issued 2/7/2020 12:33:38 PM
Permit Expired 6/28/2021 10:35:28 AM
Permit Complete

Fees

[New Fee](#)[Delete Fees](#)[Pay](#)

Amount Paid \$ 131.03

Amount Due \$ 75.00

Amount Unapplied \$ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	☐ Del
(MEC)-9...	9/15/2020	Admin Fees	Re Inspection Fee	Failed Inspection	1	\$75.00		☐
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DCA Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DBPR Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Educational Fee		100	\$0.03	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Board of Rules & Appeals Fee		100	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Building Permit Fee		100	\$75.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Base Minimum Processing Fee		1	\$50.00	21008	



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

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/20/1997	CPT	\$25,000	<u>27577 / 249</u>			
7/5/1996	CPT		<u>25224 / 355</u>			
				<u>Adj. Bldg. S.F.</u>		720
				<u>Units/Beds/Baths</u>		1/1/1
				<u>Eff./Act. Year Built: 1973/1972</u>		

Page 182 of 770

TOWN OF PEMBROKE PARK

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

CENOV 8072

Hasler

FIRST-CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

CARRIER, ALAIN &
CARRIER, JACQUELINE

4861 SW 26 CT
PEMBROKE PARK, FL 33023

Case #:

8072

Case Overview

Property/Incident Information

Owner	Address	Site Address
DOYON,LINE, LABBE, GAETAN	4873 SW 25 CT PEMBROKE PARK, FL 33023	4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6
Folio		
514230NP1832		

Legal Description

DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

Case Status	Open	Case #	8073	Date Next Inspection	4/17/2024
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Notes 1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #1910423-0 is expired.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2023		Notice of Violation	Regular Mail
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
DOYON,LINE, LABBE, GAETAN) CASE NO. 8073
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DOYON,LINE, LABBE, GAETAN

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4873 SW 25 CT PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DOYON,LINE, LABBE, GAETAN
AT 1:02 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

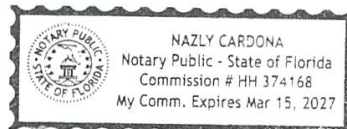
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Sent To:
DOYON, LINE, LABBE, GAETAN
4873 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:
8073

Property Owner:
DOYON, LINE, LABBE, GAETAN
4873 SW 25 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230NP1832

Legal Description:
DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-B B LOT 7-A BLK 8

AKA:
4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-8

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repair and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-17 - Permit Application	The Building Official or designee may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	15

(Ord. No. 13-08-01, § 2, 8-1-13)

04/05/2024 13:02

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <u>[Signature]</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>March 30</u>	
1. Article Addressed to: DOYON, LINE, LABBE, GAETAN NOH#8073 4873 SW 25 CT LOT 7A BLK 6, PEMBROKE PARK, FL 33023		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9280 62		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	DOYON, LINE, LABBE, GAETAN
Street and Apt. No.,	NOH#8073
City, State, ZIP+4®	4873 SW 25 CT LOT 7A BLK 6, PEMBROKE PARK, FL 33023
PS Form 3800, Jan 2019	



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

DOYON,LINE, LABBE, GAETAN
4873 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:

8073

Property Owner:

DOYON,LINE, LABBE, GAETAN
4873 SW 25 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1832

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 7-A BLK 6

AKA:

4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #1910423-0 is expired.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

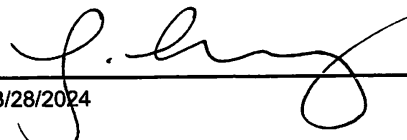
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8073

Petitioner,

vs.

DOYON,LINE, LABBE,
GAETAN

4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: DOYON,LINE, LABBE, GAETAN
Address: 4873 SW 25 CT PEMBROKE PARK, FL 33023
Folio: 514230NP1832
Site Address: 4873 SW 25 CT, PEMBROKE PARK, FL 33023 7A-6
Legal Description: DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6

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: 3/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/28/2024

Notes/Mean of Correction:

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
Previous permit #1910423-0 is expired. Not corrected.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

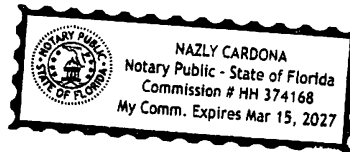
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

Property Assessment Values

2024* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 192 of 770



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: DOYON,LINE
1616,10 RUE OEST
*ST-COME-LINERE, QC, CA G0M 1J0

Case #: 8073

Date: 01/12/2023

Property Owner: DOYON,LINE
1616,10 RUE OEST
*ST-COME-LINERE, QC, CA G0M 1J0

Property Description: 514230NP1832

Certified Mail #:

Legal Description: DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 7-A BLK 6

AKA: 4873 SW 25 CT, PEMBROKE PARK, FL
33023 7A-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. Previous permit #191043-0 is expired. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Site Address	4873 SW 25 COURT #7A-6, PEMBROKE PARK FL 33023	ID #	5142 30 NP 1832
Property Owner	DOYON, LINE	Millage	0613
Mailing Address	1616,10 RUE OEST *ST-COME-LINERE, QC CA G0M 1J0	Use	05
Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 7-A BLK 6		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$55,000	\$35,570	\$90,570	\$79,690	
2022	\$55,000	\$35,570	\$90,570	\$72,450	\$1,641.41
2021	\$45,000	\$33,530	\$78,530	\$65,870	\$1,498.33

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$90,570	\$90,570	\$90,570	\$90,570
Portability	0	0	0	0
Assessed/SOH	\$79,690	\$90,570	\$79,690	\$79,690
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	\$79,690	\$90,570	\$79,690	\$79,690

Sales History

Date	Type	Price	Book/Page or CIN
1/27/2016	CPT-Q	\$50,000	113501002
1/22/2004	CPT	\$100	36853 / 1320
6/21/1996	CPT		25224 / 267

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		696
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1982/1981		

Special Assessments

[illegible]

4873 SW 25 CT

Status **Expired** ☒
Job Type Residential A.C. Changeouts
Master Process # 91237
Permit # 1910423-0



Plan Review 1/31/2020 2:38:32 PM
Permit Issued 2/7/2020 12:32:29 PM
Permit Expired 6/28/2021 10:33:17 AM
Permit Complete

Fees

[New Fee](#)[Delete Fees](#)[Pay](#)

Amount Paid \$ 131.03

Amount Due \$ 75.00

Amount Unapplied \$ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	☐ Del
(MEC)-9...	9/15/2020	Admin Fees	Re Inspection Fee	Failed Inspection	1	\$75.00		☐
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DCA Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Government Fees FL DBPR Surcharge		75	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Educational Fee		100	\$0.03	21008	
(MEC)-9...	2/7/2020	Govern... Fees	Board of Rules & Appeals Fee		100	\$2.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Building Permit Fee		100	\$75.00	21008	
(MEC)-9...	2/7/2020	Building Permit (2017)	Residential Base Minimum Processing Fee		100	\$50.00	21008	

TOWN OF PEMBROKE PARK

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

CENOV 8073

Hasler

FIRST CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Dapn, Line
4873 SW 25th CT #7A
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

CENOV #8073

Hasler

FIRST CLASS MAIL

01/12/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Case #:

DOYON, LINE

9073

1616, 10 RUE OEST

*ST-COME-LINERE, QC, CA GOM 1J0

Case Overview

Property/Incident Information

Owner	Address	Site Address
SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP	2601 SW 32 Ave Pembroke Park, FL 33023	2601 SW 32 AVE, PEMBROKE PARK, FL 33023

Folio

514220170040

Legal Description

SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

Case Status	Open	Case #	8742	Date Next Inspection	4/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
 1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/17/2023		Notice of Violation	Regular Mail 7/18/2023
3/28/2024		Affidavit of Non-Compliance	Certified Mail 3/28/24
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 4/5/24 Property Certified Mail 03/28/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP

CASE NO. 8742

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP AT 2:33 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

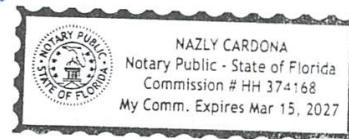
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/28/2024

Sent To:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:
8742

Property Owner:
SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:
514220170040

Legal Description:
SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B.S
104.02, E 534.44 TO POB N 831, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:
2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

04/05/2024 14:33

(Ord. No. 13-08-01, § 2, 10-1-13)

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
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9053

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

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2601 SW 32 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9053

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

Postage
\$

Total Postage and
\$

Sent To
SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
PO BOX 30428
City, State, ZIP+4® CHARLOTTE NC 28230

PS Form 3800, January 2023 PSN 7530-02-000-9053

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

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
CORPORATION SERVICE COMPANY
NOH #8742
1201 HAYS STREET
City, State, ZIP+4® TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP NOH #8742 PO BOX 30428 CHARLOTTE NC 28230 9590 9402 8582 3244 8682 62 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9279 97	A. Signature <i>[Signature]</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>9/9/24</i> D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: SENeca INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP NOH #8742 2601 SW 32 AVE, PEMBROKE PARK, FL 33023		B. Received by (<i>Printed Name</i>) C. Date of Delivery 	
2. Article Number (<i>Transfer from service label</i>)  9590 9402 8582 3244 8682 55		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9589 0710 5270 1605 9279 73		☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Case #:

8742

Property Owner:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

2601 SW 32 Ave
Pembroke Park, FL 33023

Certified Mail #:

Property Description:

514220170040

Legal Description:

SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS: COMM NW COR PAR B,S
104.02, E 534.44 TO POB N 631, E 455.50, S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA:

2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM.

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8742

Petitioner,
vs.

SENECA INDUSTRIAL
HOLDINGS LLC %ERNST
& YOUNG LLP
2601 SW 32 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP
Address: 2601 SW 32 Ave Pembroke Park, FL 33023
Folio: 514220170040
Site Address: 2601 SW 32 AVE, PEMBROKE PARK, FL 33023
Legal Description: SENECA PLAT 165-9 B POR OF PARS A & B DESC AS: COMM NW COR PAR B, S 104.02, E 534.44 TO POB N 631, E 455.50, S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)

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: 3/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/28/2024

Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE
1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections. Not corrected.
2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections. Not corrected.

Further, Affiant sayeth naught

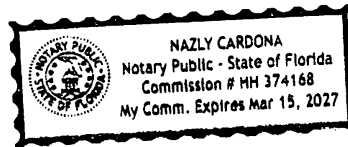
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230

Case #: 8742

Date: 07/17/2023

Property Owner: SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP
PO BOX 30428
CHARLOTTE, NC 28230

Property Description: 514220170040

Certified Mail #:

Legal Description: SENECA PLAT 165-9 B POR OF PARS A &
B DESC AS:COMM NW COR PAR B,S
104.02,E 534.44 TO POB N 631,E 455.50,S
631, W 455.50 TO POB (PARCEL LYING
N1/2 SEC 29)

AKA: 2601 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

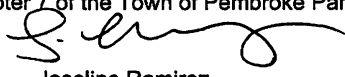
Notes/Mean of Correction:

GDR ACQUISITIONS LLC (WAREHOUSE) dba Cors-Air business currently located at 2601 SW 32 AVE

1. Installed racks without a permit. Obtain plans for an after the fact permit and inspections.
 2. Installed wooden structure for a conference room without a permit. Structure is blocking one of the garage doors. Obtain plans for an after the fact permit and inspections.
 3. Installed channel letter sign without a permit. Obtain plans for an after the fact permit and inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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


Joseline Ramirez
Chief Code Compliance Officer



Site Address	2601-2799 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 20 17 0040	
Property Owner	SENECA INDUSTRIAL HOLDINGS LLC %ERNST & YOUNG LLP		Millage	0613
Mailing Address	PO BOX 30428 CHARLOTTE NC 28230		Use	48-09
Abbr Legal Description	SENECA PLAT 165-9 B POR OF PARS A & B DESC AS:COMM NW COR PAR B,S 104.02,E 534.44 TO POB N 631,E 455.50,S 631, W 455.50 TO POB (PARCEL LYING N1/2 SEC 29)			

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$1,724,620	\$11,223,030	\$12,947,650	\$12,213,200	
2022	\$1,724,620	\$9,378,290	\$11,102,910	\$11,102,910	\$234,497.91
2021	\$1,724,620	\$9,028,520	\$10,753,140	\$10,753,140	\$231,241.98

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$12,947,650	\$12,947,650	\$12,947,650	\$12,947,650
Portability	0	0	0	0
Assessed/SOH	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$12,213,200	\$12,947,650	\$12,213,200	\$12,213,200

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/11/2007	SW*-T	\$100	44911 / 14	\$6.00	287,437	SF
3/8/2000	SW*	\$10,373,300	30326 / 2044			
2/10/1999	WD*	\$1,702,600	29242 / 1919			
				Adj. Bldg. S.F. (Card, Sketch)		109616
				Eff./Act. Year Built: 2000/1999		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
109616								



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

Detail by Entity Name

Foreign Limited Liability Company
SENECA INDUSTRIAL HOLDINGS, LLC

Filing Information

Document Number	M07000003911
FEI/EIN Number	26-1582997
Date Filed	06/25/2007
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/14/2009

Principal Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Mailing Address

730 THIRD AVENUE
NEW YORK, NY 10017

Changed: 04/30/2022

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Name Changed: 07/13/2009

Address Changed: 07/13/2009

Authorized Person(s) Detail

Name & Address

Title Secretary

AGARD, WAYNE A
730 THIRD AVENUE
NEW YORK, NY 10017

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

SENECA INDUSTRIAL HOLDINGS
LLC %ERNST & YOUNG LLP

PO BOX 30428
CHARLOTTE, NC 28230

Case #:

8742

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
07/18/2023 ZIP 33023
043M30245597

US POSTAGE

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.

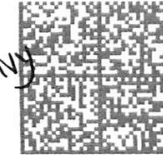
TOWN OF PEMBROKE PARK

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

CORPORATION SERVICE COMPANY

NOV #8742.

1201 Hays Street,
Tallahassee, FL 32301



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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

SENECA INDUSTRIAL HOLDINGS LLC

% ERNST & YOUNG LLP

NOV #8742.

2799 SW 32 AVE,
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁹

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9279 66

MIAMI FL 330

28 MAR 2024 PM 6 L



NSN

SENECA INDUSTRIAL HOLDINGS LLC
%ERNST & YOUNG LLP
NOH #8742
2677 SW 32 AVE,
PEMBROKE PARK, FL 33023

1: 93270206540123

93023-77017
33023>5413

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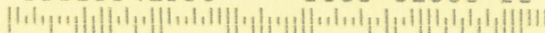
331 DE 1

0004/12/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 33023541350

*2606-01006-28-45



CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so 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:

SENECA INDUSTRIAL HOLDINGS LLC
 %ERNST & YOUNG LLP
 NOH #8742
 2677 SW 32 AVE,
 PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8682 48

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9279 66

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

21 JUL 2023 PM 6 L

SENECA INDUSTRIAL HOLDINGS LLC
% ERNST & YOUNG LLP

NOV # 8742.

2601 SW 32 AVE,
PEMBROKE PARK, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁰

07/18/2023 ZIP 33023
043M30245597

US POSTAGE

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NIXIE

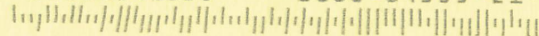
331 DE 1

0007/30/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2606-04555-21-36



.. 9326010903323480 33023-770101 ANK
33023>5413









BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
 115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 - 954-831-4000
 VALID OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023

DBA: Business Name: GDR ACQUISITIONS LLC DBA CORP AIR Receipt #: 270-327474 Business Type: MANUFACTURING (HVAC MFG REP)

Owner Name: G DERRICK ROBERTS Business Location: 2601 SW 32 AVE PEMBROKE PARK Business Phone: 954-456-4300 Business Opened: 07/15/2022 State/County/Cert/Reg: Exemption Code:

Rooms: Seats: Employees: 24 Machines: Professionals:

Number of Machines:		For Vending Business Only				Vending Type:		Total Paid
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost			
135.00	0.00	0.00	0.00	0.00	0.00	135.00		

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

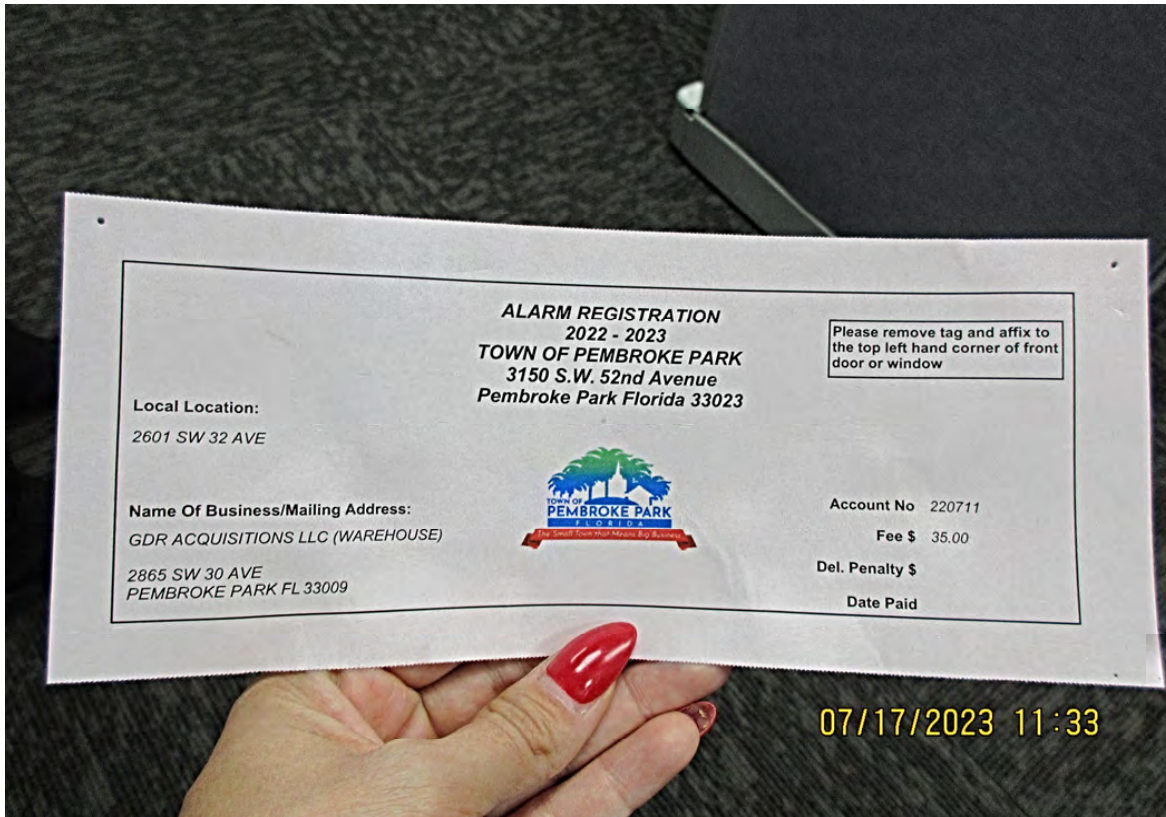
THIS BECOMES A TAX RECEIPT WHEN VALIDATED

Mailing Address:
 G DERRICK ROBERTS
 2865 SW 30 AVE
 PEMBROKE PARK, FL 33009

Receipt #03A-21-00003519
 Paid 07/15/2022 135.00

2022 - 2023

07/17/2023 11:32



Case Overview

Property/Incident Information

Owner	Address	Site Address
BNUMO INC	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd

Folio

514230090681

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36, 19A W 19.36, 20, 20A, 21, 21A, 22, 22A, BLK 50

Case Status	Open	Case #	9160	Date Next Inspection	4/17/2024
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Notes

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
 2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
 3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
 4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
 5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
 6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
 7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/8/2023		Notice of Violation	Regular Mail 2/16/24
2/28/2024		Affidavit of Non-Compliance	Certified Mail 3/28/24
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 4/5/24 Property
		Repeat offense ref Case 6399 & 5471	Certified Mail 3/28/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/17/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 4/17/2024

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

BNUMO INC)

CASE NO. 9160

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4450 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC
AT 1:08 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

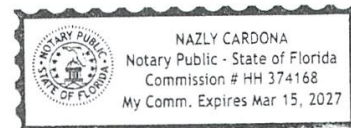
 DATE: 04/08/2024
AFFIANT

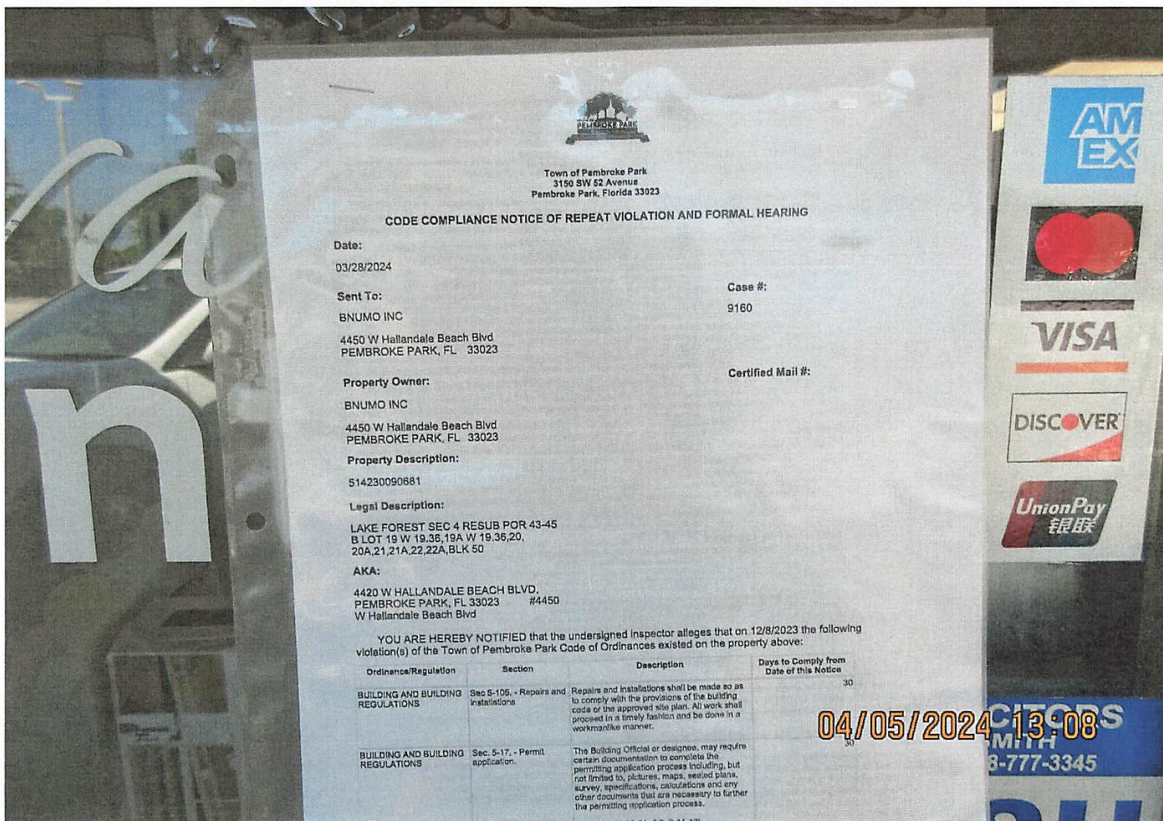
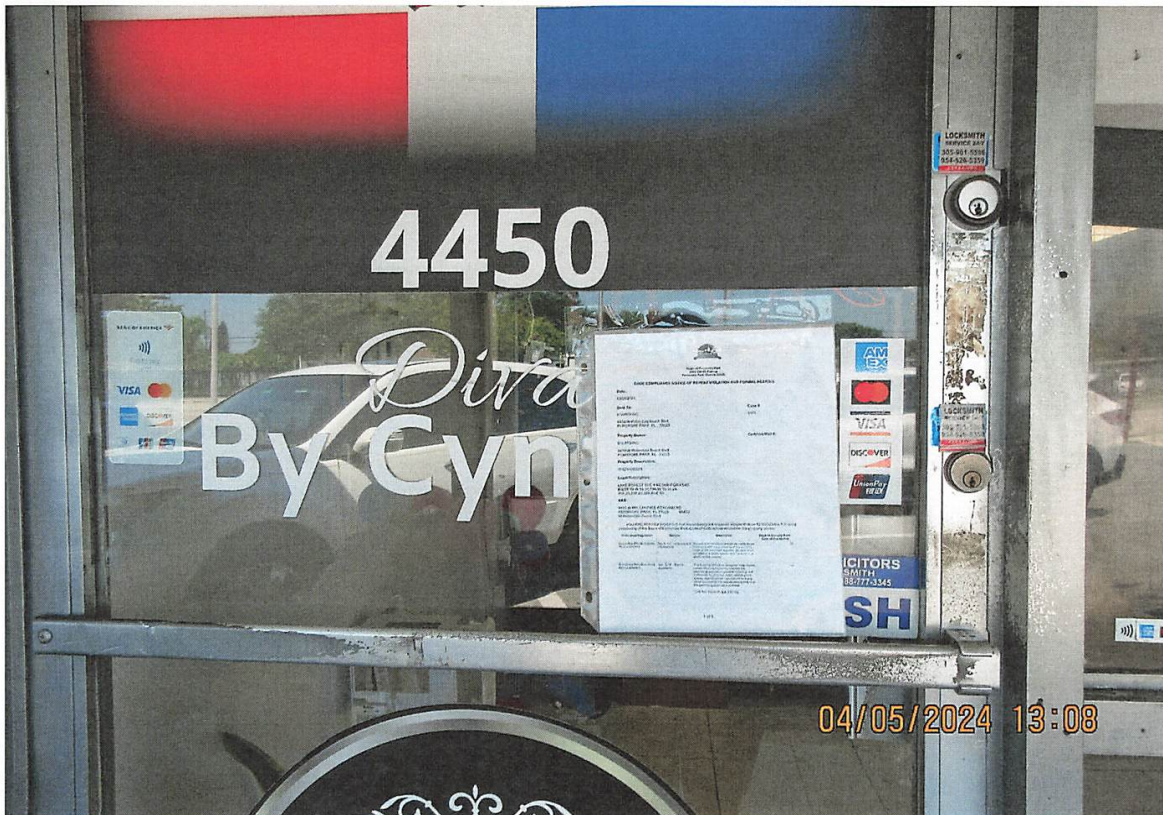
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known  OR Produced Identification _____
Type of Identification Produced _____







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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: BNUMO INC
947 NE 26 AVE
Hallandale Beach, Flori 33009

Case #: 9318

Date: 02/15/2024

Property Owner: BNUMO INC
947 NE 26 AVE
Hallandale Beach, Flori33009

Property Description: 514230090681

Certified Mail #:

Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36, 19A W 19.36, 20,
20A, 21, 21A, 22, 22A, BLK 50

AKA: 4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4420-4502
W Hallandale Beach Blvd, Pembroke P

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Emergency Plumbing work was done without a permit predominantly behind the plaza common area. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

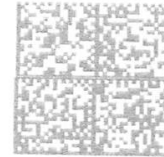
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/16/2024 ZIP 33023
043M30245597

US POSTAGE

Sent To:

BNUMO INC

947 NE 26 AVE

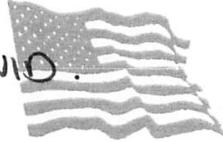
Hallandale Beach, Flori 33009

Case #:

9318

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/16/2024 ZIP 33023
043M30245597

US POSTAGE

BOUGANIM, DAVID.

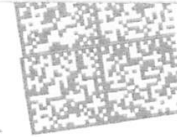
NORV #9318.

3582 NE 171 # 305.

NORTH MIAMI BEACH, FL 33160.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



IMI
\$000.64⁹
02/16/2024 ZIP 33023
043M30245597

US PO

BNMO INC

NORV # 9318.

4420 W HALLANDALE BEACH BND,
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.64⁹
02/16/2024 ZIP 33023
043M30245597

US POSTAGE

BNMO INC

NORV # 9318.

4502 W HALLANDALE BEACH BND,
PEMBROKE PARK, FL 33023.



Site Address	4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0681
Property Owner	BNUMO INC	Millage	0613
Mailing Address	947 NE 26 AVE HALLANDALE BEACH FL 33009-2983	Use	11-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36, 19A W 19.36, 20, 20A, 21, 21A, 22, 22A, BLK 50		

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

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$336,000	\$1,036,310	\$1,372,310	\$1,218,770				
2023	\$336,000	\$1,036,310	\$1,372,310	\$1,107,980	\$25,666.89			
2022	\$336,000	\$671,260	\$1,007,260	\$1,007,260	\$21,273.72			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,372,310	\$1,372,310	\$1,372,310	\$1,372,310				
Portability	0	0	0	0				
Assessed/SOH	\$1,218,770	\$1,372,310	\$1,218,770	\$1,218,770				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,218,770	\$1,372,310	\$1,218,770	\$1,218,770				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
8/9/2001	WD	\$545,000	31987 / 1565	\$11.00	30,545	SF		
12/1/1986	WD	\$100	14033 / 361					
6/1/1986	QCD	\$318,000						
7/1/1981	WD	\$405,000						
4/1/1979	WD	\$345,000		Adj. Bldg. S.F. (Card, Sketch)		11427		
				Eff./Act. Year Built: 1965/1960				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11427								



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

Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

Filing Information

Document Number P01000075786
FEI/EIN Number 65-1128688
Date Filed 08/01/2001
State FL
Status ACTIVE

Principal Address

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

Mailing Address

947 NE 26 ave
Hallandale Beach, FL 33009

Changed: 05/26/2023

Registered Agent Name & Address

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

Officer/Director Detail

Name & Address

Title PRESIDENT

BOUGANIM, DAVID
947 NE 26AVE
HALLANDALE BEACH, FL 33009

Title DIRECTOR

9589 0710 5270 1605 9281 54

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

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

OFFICIAL USE

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

Postmark Here
 MAK 28 2024
 FLORIDA 33021

Sent To
 Street and Apt. #
 City, State, ZIP+4®

BNUMO INC
 BOUGANIM, DAVID
 NOH #9160
 947 NE 26 AVE
 HALLANDALE BEACH FL 33009

PS Form 3800, January 2020

9589 0710 5270 1605 9281 47

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 Fee \$

Postmark Here
 MAK 28 2024
 FLORIDA 33021

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

BNUMO INC
 NOH #9160
 4420 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2020

9589 0710 5270 1605 9281 61

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fee \$

Postmark Here
 MAK 28 2024
 FLORIDA 33021

Sent To
 Street and Apt. #
 City, State, ZIP+4®

BNUMO INC
 NOH #9160
 4450 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33023

PS Form 3800, January 2020

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: BNUMO INC NOH #9160 4450 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9281 61	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery
9590 9402 8582 3244 8698 63 PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: BNUMO INC NOH #9160 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023		B. Received by (Printed Name)	C. Date of Delivery APR 03 2024
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9281 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 ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>DR Brown</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: BNUMO INC BOUGANIM, DAVID NOH #9160 947 NE 26 AVE HALLANDALE BEACH FL 33009		B. Received by (Printed Name) Bloom	C. Date of Delivery 4/1/24 APR 03 2024
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9281 54		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Case #:

9160

Property Owner:

BNUMO INC

4450 W Hallandale Beach Blvd
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230090681

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36, 19A W 19.36, 20,
20A, 21, 21A, 22, 22A, BLK 50

AKA:

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450
W Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	30
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SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	30
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1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Only shampoo bowls have an existing permit. Obtain an after the fact permit and complete inspections.
 2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections.
 3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections.
 4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections.
 5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections.
 6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window.
 7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.
Repeat Violation, ref case # 6399

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9160

Petitioner,

vs.

BNUMO INC

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4450 W
Hallandale Beach Blvd

Respondent(s)

On 2/28/2024 | JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BNUMO INC
Address:	4450 W Hallandale Beach Blvd PEMBROKE PARK, FL 33023
Folio:	514230090681
Site Address:	4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4450 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/28/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/28/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residence...	Not in Compliance - Reinspection Date: 2/28/2024
SIGNS AND ADVERTISING	Sec. 21-21. (7) - Temporary signs	Only such temporary signs as are prescribed in this section, which conform to the provisions of this article, shall be permitted to be erected or maintained upon any lot, plot or parcel of land or leasable space. No signs so permitted, however, shall exceed six (6) feet in height above the crown of any abutting road. No wall or window sign shall be permitted higher than the first story. No sign shall be permitted in the public right-of-way. (7) Window signs: Window signs shall not constitute an excess of twenty-five (25) percent of the window area. A grand-opening sign not constituting in excess of twenty-five (25) percent of the window area, including background, may be posted on the window surface for a period of time not to exceed fourteen (14) days within ninety (90) days after the date of issuance of the initial occupational license. A going-out-of-business sign not constituting in excess of ten (10) percent of the window area, including background, may be posted in the window...	Not in Compliance - Reinspection Date: 2/28/2024

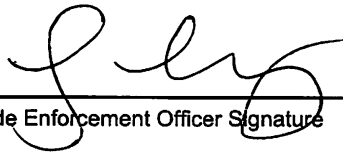
Notes/Mean of Correction:

1. Installed plumbing and sinks, including bathroom sink and toilet without permits. Obtain an after the fact permit and complete inspections. Not corrected.
2. Installed offices and storage room (tenant buildout) without permits. Obtain an after the fact permit and complete inspections. Not corrected.
3. Installed cameras and added electrical without permits. Obtain an after the fact permit and complete inspections. Tenant removed wires from ceiling to show that cameras are plug ins. Corrected.
4. Installed tankless water heater without permits. Obtain an after the fact permit and complete inspections. Water heater is from 2022. Not corrected.
5. Cut wall to install a wall a/c unit without permits. Obtain an after the fact permit and complete inspections. Not corrected. 3 a/c mini splits where installed without a permit as of my re-inspection on 2/28/24.
6. Window signs are covering more than 25 % of the windows. Remove 75% of the signs per window. Partially corrected.
7. Diva by Cynthia is operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

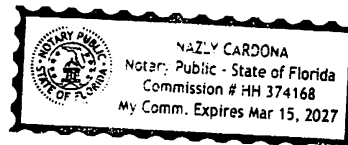


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/28/2024



NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

MIAMI FL 330

21 FEB 2024 PM 5 L



quadiant

FIRST-CLASS MAIL

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US POSTAGE

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BOUGANIM, DAVID.

NORV #9818.

3582 NE 171 # 305.

NORTH MIAMI BEACH, FL 33160.

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RETURN TO SENDER

REFUSED

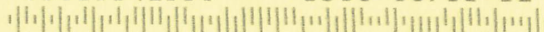
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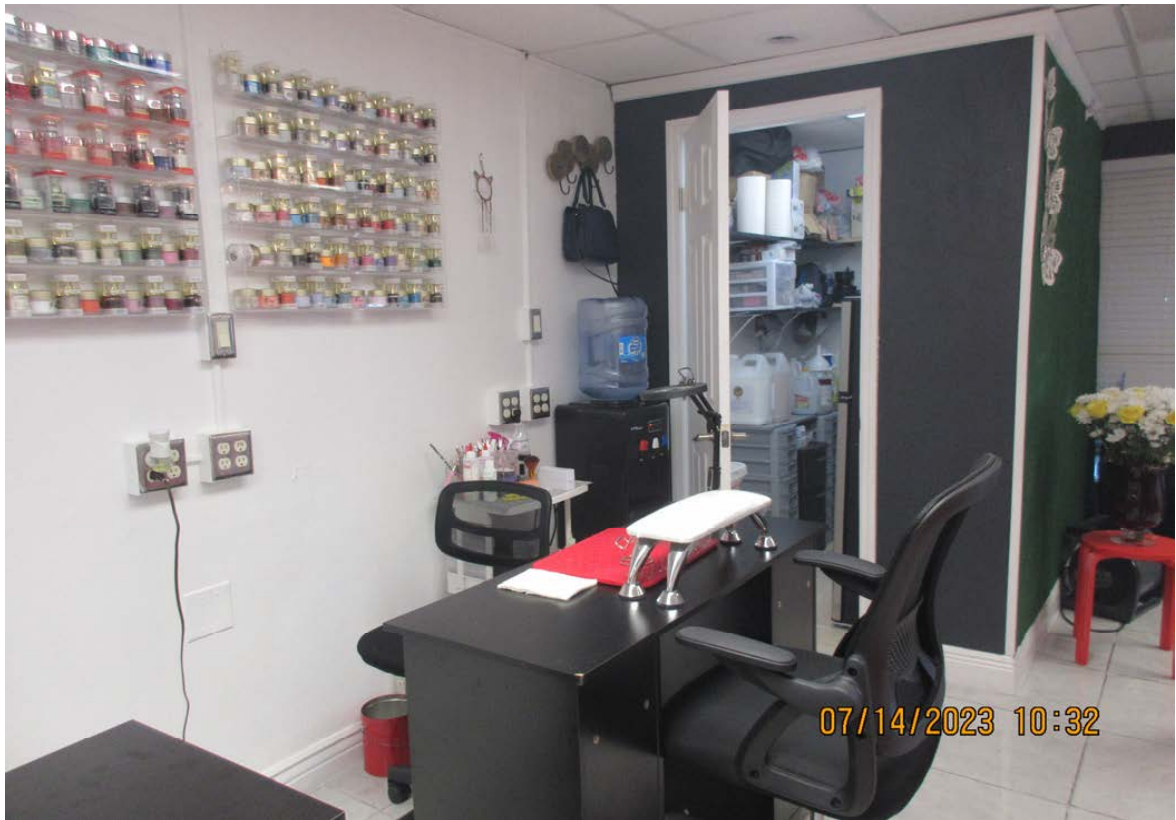


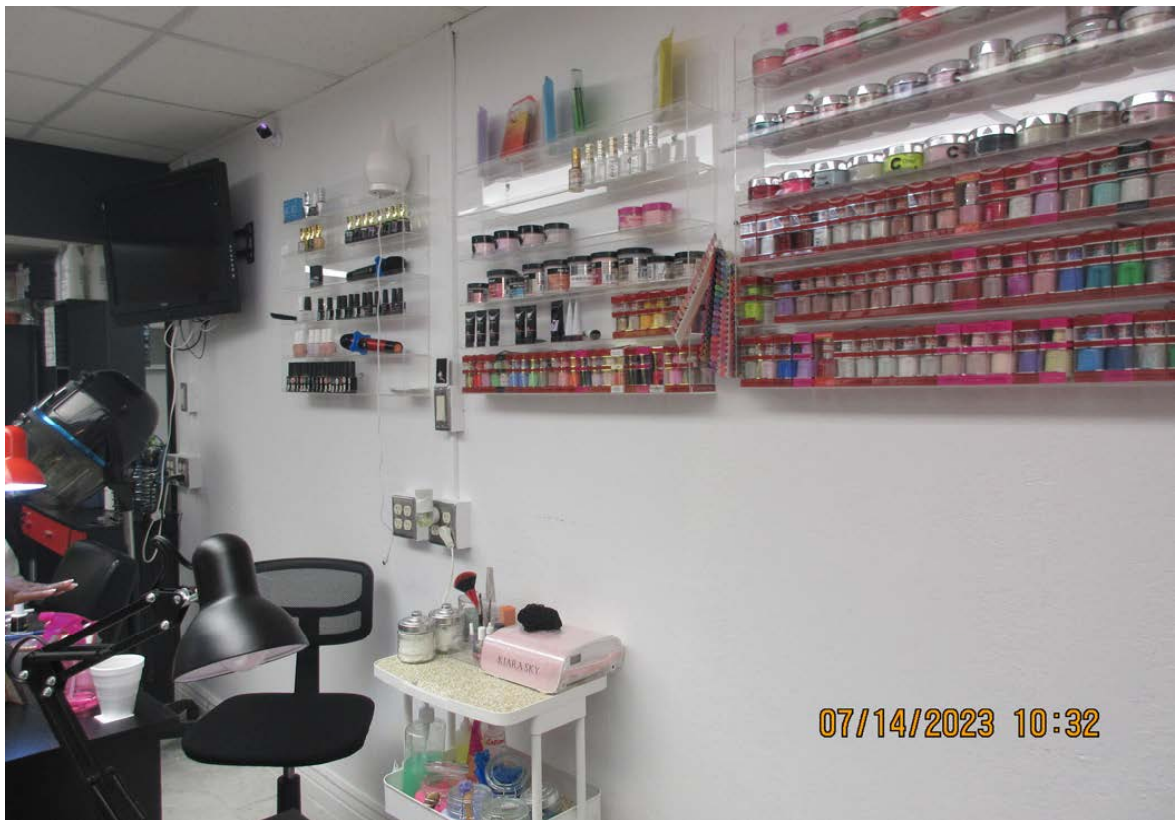
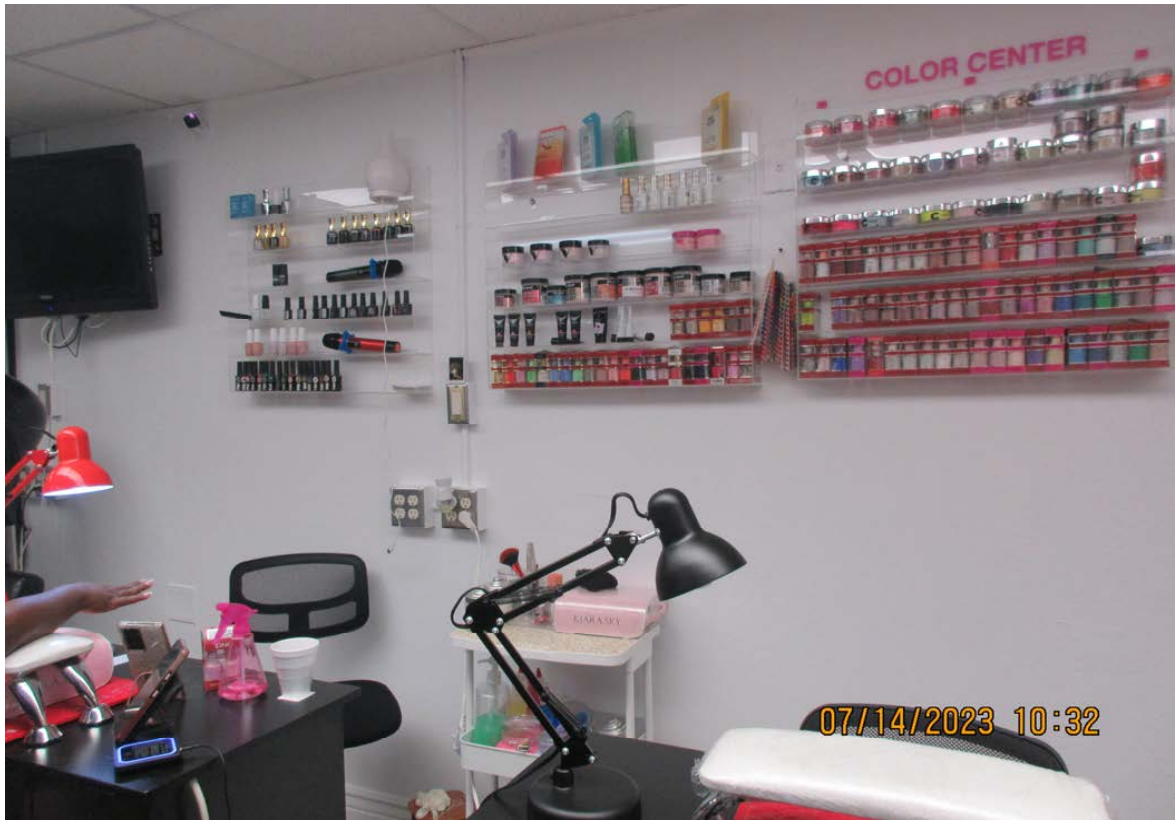














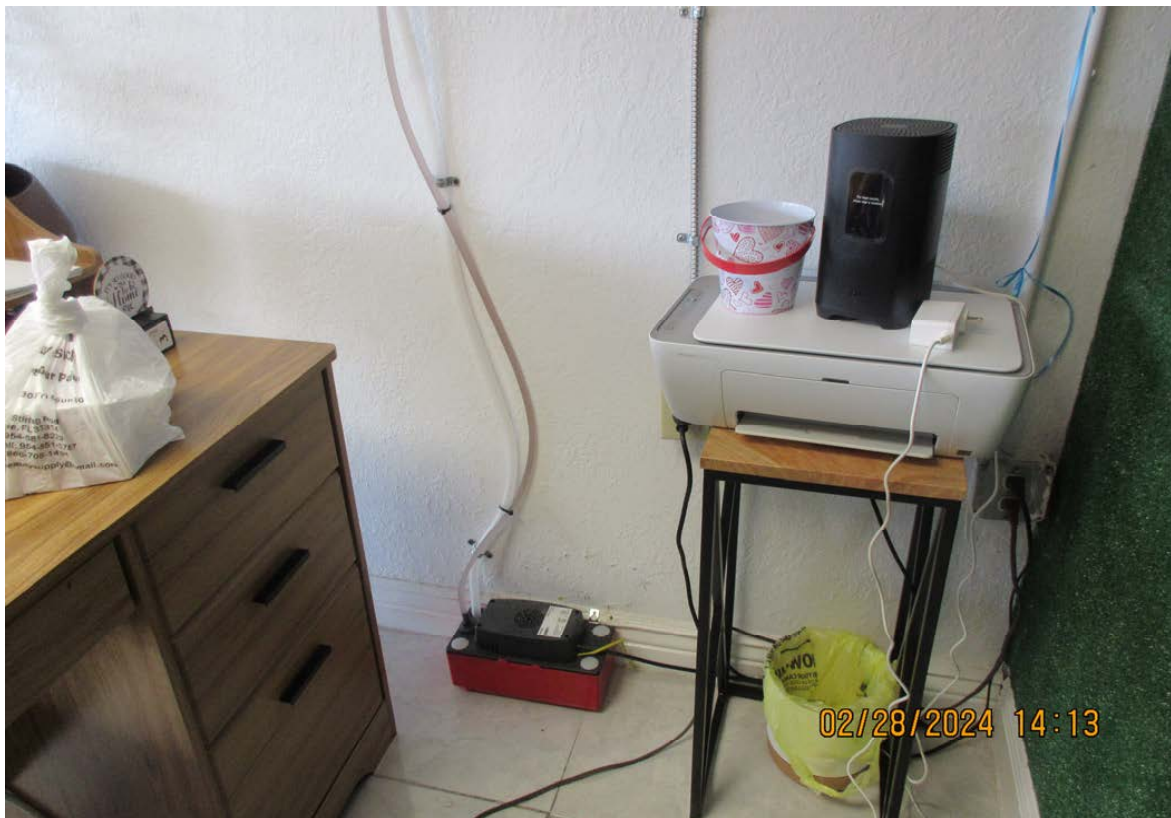














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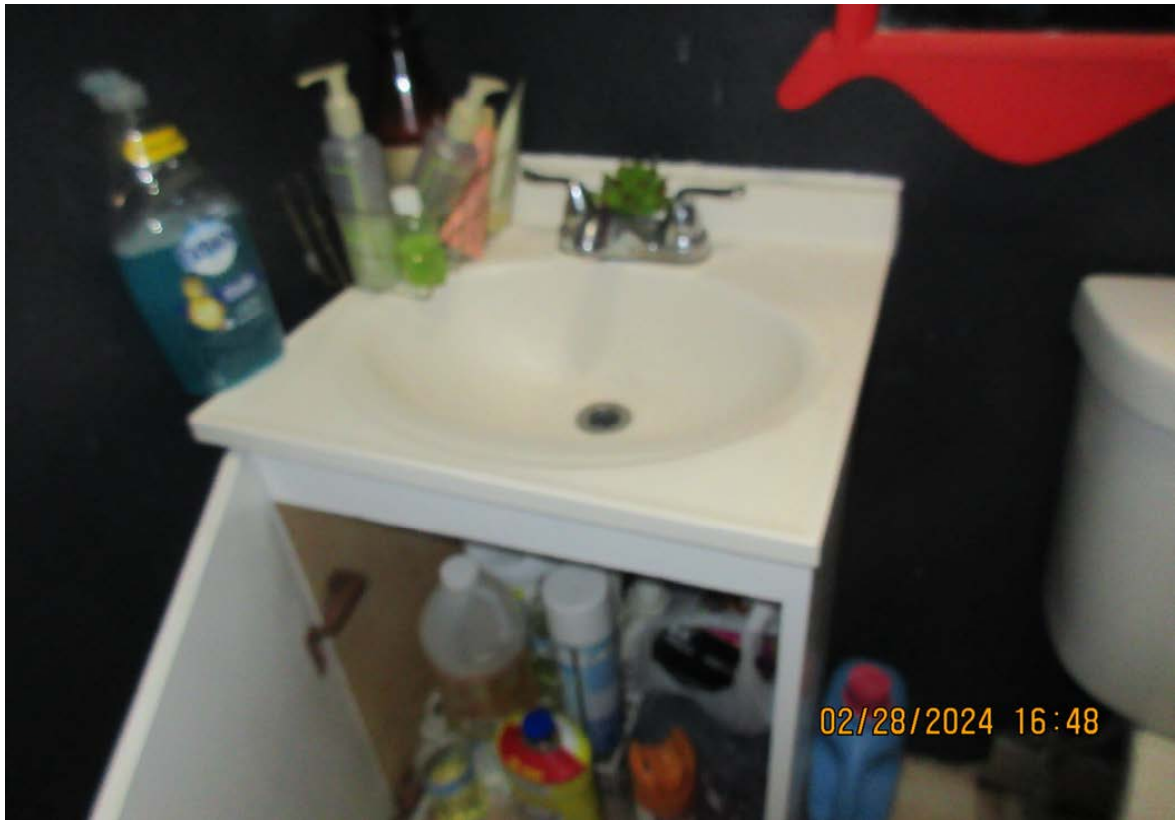


























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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6399
Petitioner,)
)
vs.)
)
BNUMO INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 15-17 WITHIN 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5471
Petitioner,)
)
vs.)
)
BNUMO INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4444 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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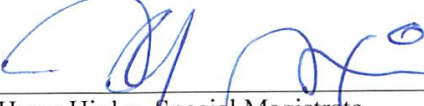
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-17; 15-22 and 15-24 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio
514230AA0500

Legal Description

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	4/17/2024
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Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand Reg Mail 2/9/24
3/28/2024		Affidavit of Non-Compliance	Certified Mail 03/28/24
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 4/05/24 Property
		Repeat violation ref case 6185	Certified Mail 03/28/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC)

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 306, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 12:36 P.M. ON THE 05
DAY OF APRIL 2024.

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

TYPE OF SERVICE

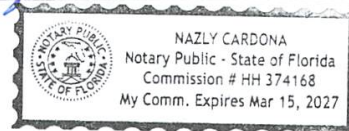
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature



Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

Apr 5, 2024 at 12:37:02 PM

306

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Apr 5, 2024 at 12:36:59 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AAD500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-109(D) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of rot or damaged paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure washed or chemical) repaired or re-covered with like material when necessary (75 percent or more of any exposed roof surface becomes discolored or is rotting, is replacement asphalt or tile is required, the cleaned visible area and shade to the existing roofing shingles or tiles.	30

9589 0710 5270 1605 9281 30

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

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

NATIONDOM INC
 NESTSCHERET, NIKITA
 NOH #9235
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

Postmark Here
 MAR 28 2024

PS Form 3800, January 2023 PSN 7530-02-000-9053

9589 0710 5270 1605 9281 23

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

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

NATIONDOM INC
 NOH #9235
 5100 SW 41 ST #306,
 PEMBROKE PARK, FL 33023

Postmark Here
 MAR 28 2024

PS Form 3800, January 2023 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC
 NESTSCHERET, NIKITA
 NOH #9235
 9559 COLLINS AVE #703
 SURFSIDE FL 33154

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9281 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X

B. Received by (Printed Name)
 Nikita Nestscheret

C. Date of Delivery
 4/15/24

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NATIONDOM INC
 NOH #9235
 5100 SW 41 ST #306,
 PEMBROKE PARK, FL 33023

2. Article Number (Transfer from service label)
 9589 0710 5270 1605 9281 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Bruno Fe

B. Received by (Printed Name)
 Bruno Fe

C. Date of Delivery
 4/15/24

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

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

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

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

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

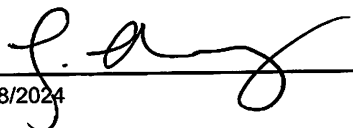
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9235

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

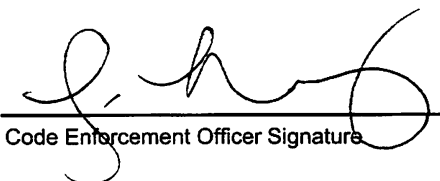
Notes/Mean of Correction:

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections. Not corrected. Call for re-inspection.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections. Not corrected.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections. Not corrected.
6. A/C unit is not up to code and was installed without a permit. Not corrected.

Further, Affiant sayeth naught

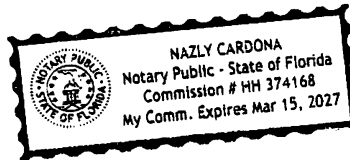
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #: 9235

Date: 01/31/2024

Property Owner: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description: 514230AA0500

Certified Mail #:

Legal Description: CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

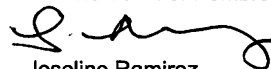
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	(Ord. No. 15-01-01) The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Mean of Correction:

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215. Reg Mail 2/9/24

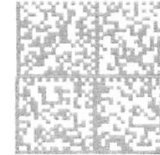
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

Nestscheret, NIKITA.

NOV

Sent To:

Case #:

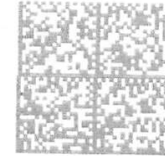
NATIONDOM INC

9235

9559 COLLINS AVE #703
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

NATIONDOM INC

NOV #9235

5100 SW 41 STREET #306.
PEMBROKE PARK, FL 33023.



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

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5100 SW 41 STREET #306, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0500
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 306 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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2024*	\$9,370	\$84,370	\$93,740	\$81,150				
2023	\$9,370	\$84,370	\$93,740	\$73,780	\$1,724.74			
2022	\$7,480	\$67,360	\$74,840	\$67,080	\$1,464.39			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$93,740	\$93,740	\$93,740	\$93,740				
Portability	0	0	0	0				
Assessed/SOH	\$81,150	\$93,740	\$81,150	\$81,150				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$81,150	\$93,740	\$81,150	\$81,150				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
1/13/2016	SWD-D	\$35,200	113501465					
9/29/2015	ACT-T		113305153					
9/16/2015	CET-D	\$18,400	113298255					
5/24/2005	WD	\$110,000	40126 / 341					
6/23/2004	DRR		37705 / 1549					
				Adj. Bldg. S.F.		790		
				Units/Beds/Baths		1/1/1		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



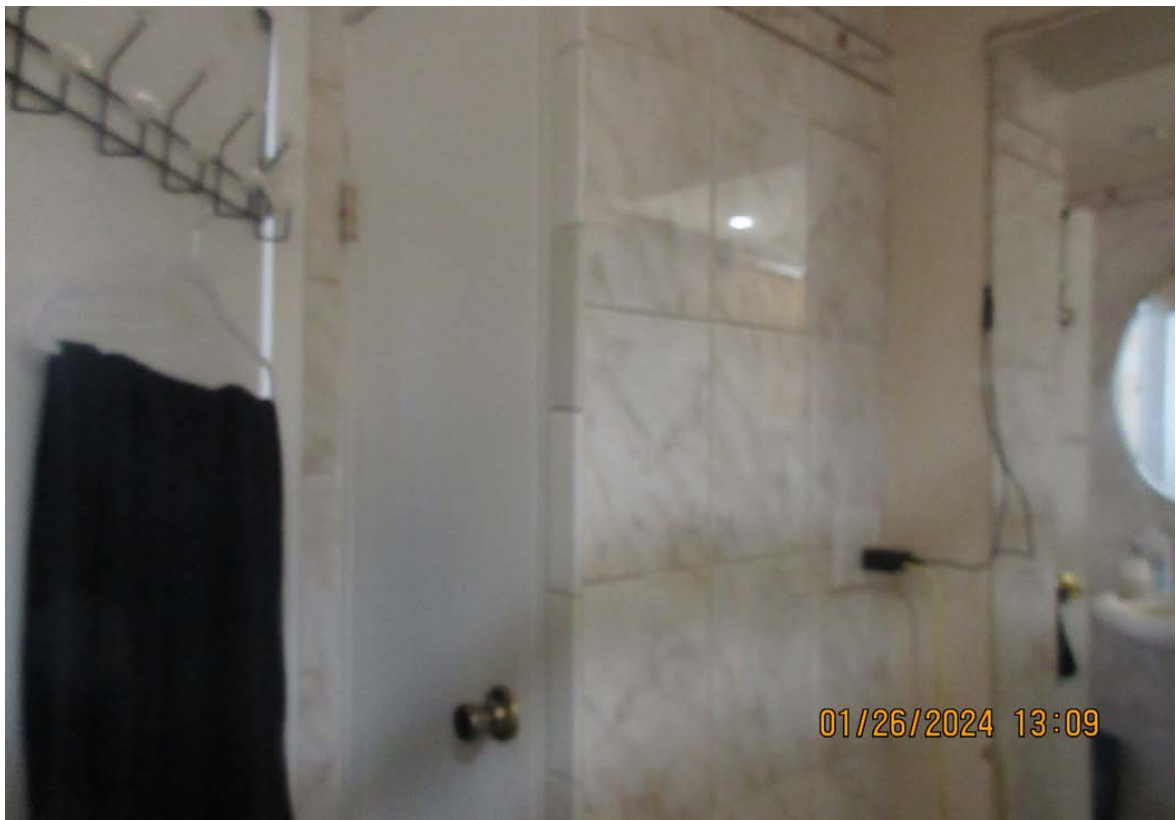












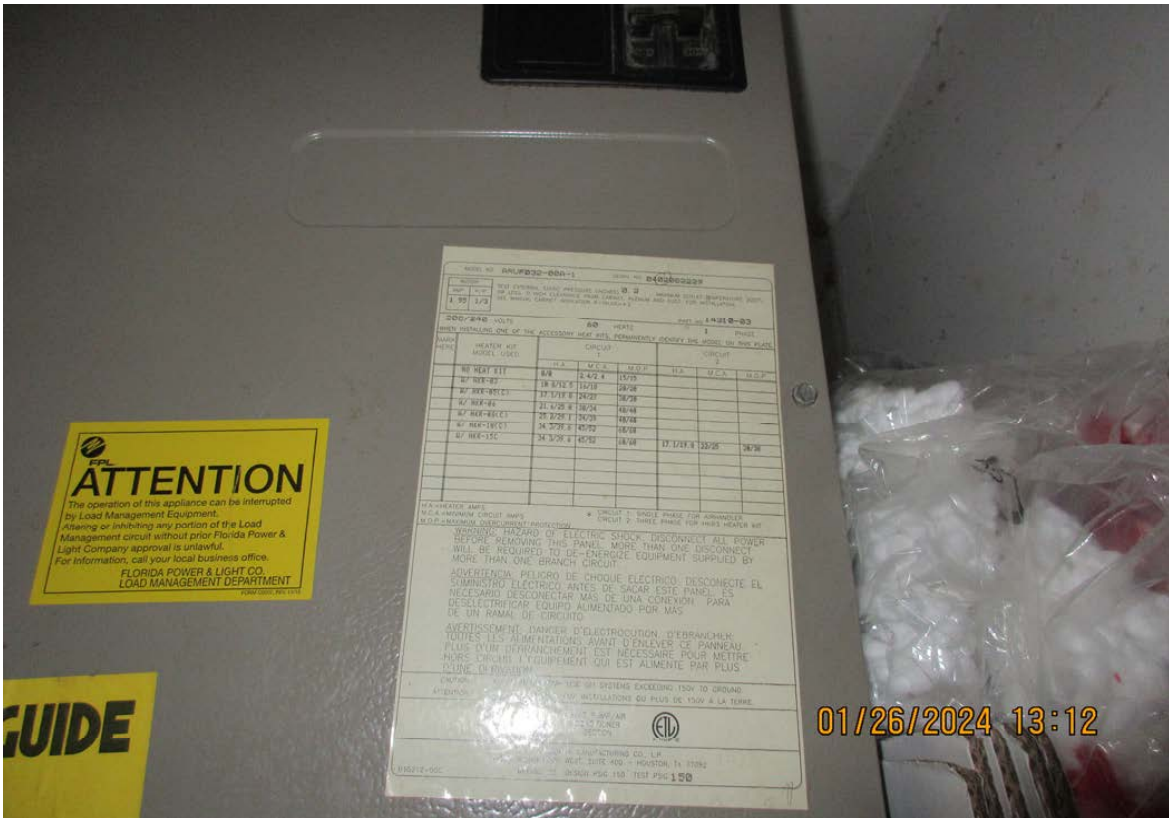




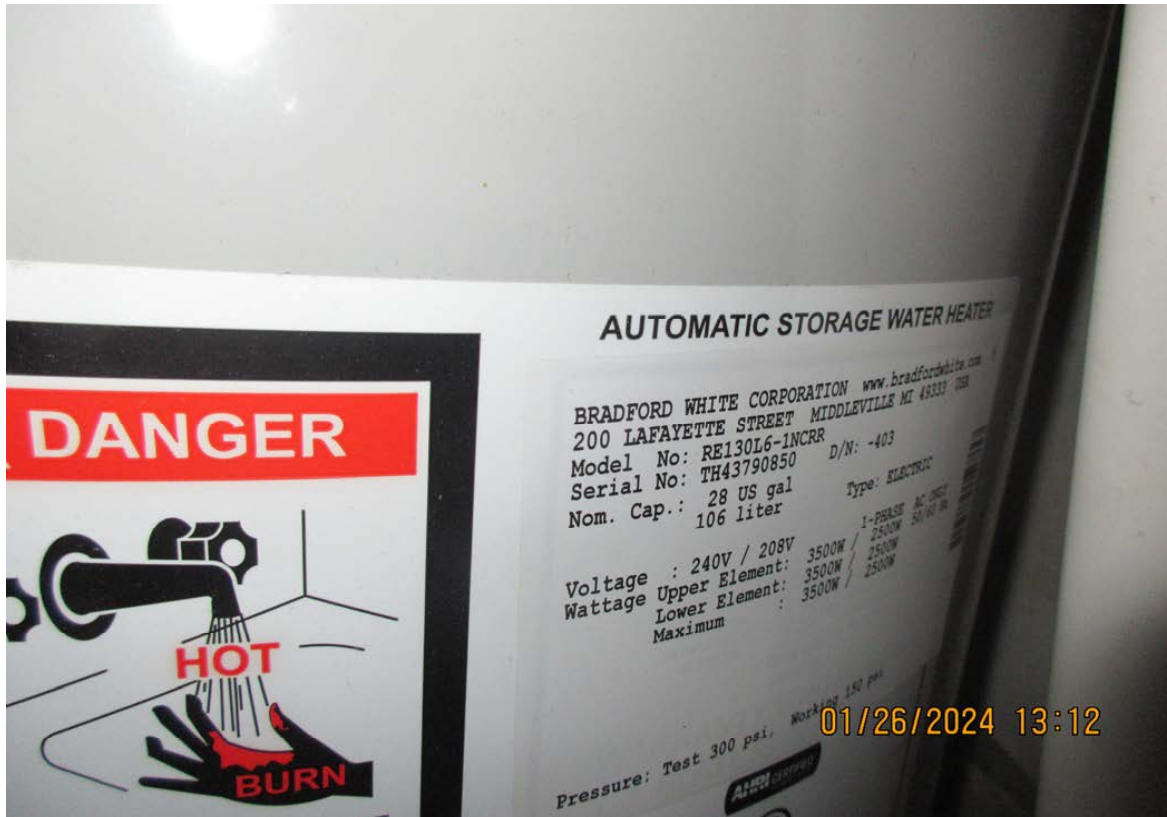
































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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6185
Petitioner,)
vs.)
NATIONDOM INC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #307, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0510

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 307 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b); 5-105; 5-17 and 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-13(a)(b); 5-105; 5-17 and 5-2(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 25th day of January 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana A.

Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio
514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	9501	Date Next Inspection	4/17/2024
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Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/5/2024		Notice of Violation	Certified Mail 4/5/24
4/5/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/24
Repeat offense case 5382 & 8352			
			Certified Mail 4/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/17/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 4/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 4/17/2024

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 YESYM 5401 LLC)
)
 Respondent)

CASE NO. 9501


Town of Pembroke Park
3158 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 04/05/2024

Sent To: YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #: 9501

Property Owner: YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Certified Mail #:

Property Description: 514230100770

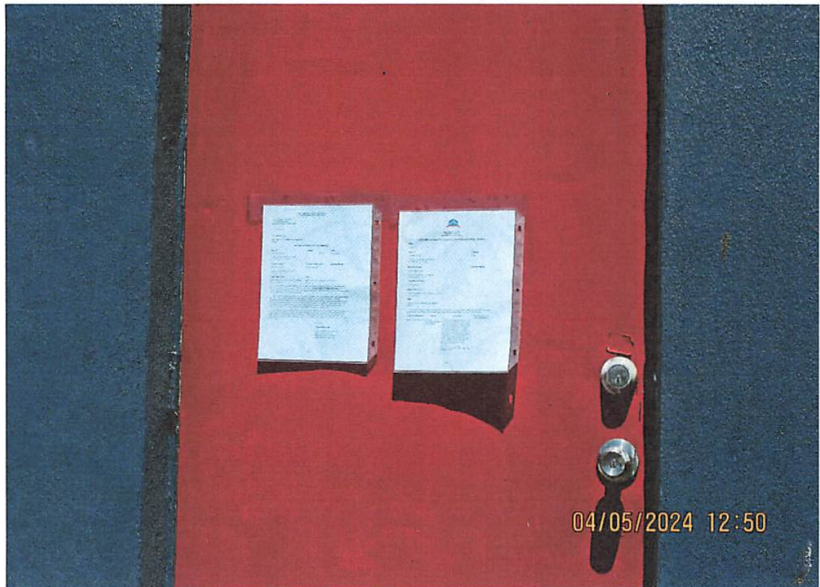
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7.8 BLK 4

AKA: 5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION (Sec. 12-41 - Accumulations of refuse public nuisance)		The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town which has been (200) 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 subject or subjected to mosquito, vermin or wild animals, or may furnish a breeding place for mosquitoes, or otherwise endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affect and impair the economic interest of the community.	5

04/05/2024 12:50





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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/05/2024

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

9501

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	9

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)	9
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)	9
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	9
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	9
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	9

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 754-232-1629.
2. Illegal dumping on swale area has become a public nuisance. Remove all trash from swale area and maintain swale periodically accordingly.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

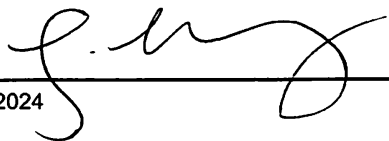
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


4/5/2024



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$91,040	\$438,290	\$529,330	\$529,330	
2023	\$91,040	\$458,380	\$549,420	\$520,010	\$11,420.13
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$529,330	\$529,330	\$529,330	\$529,330
Portability	0	0	0	0
Assessed/SOH	\$529,330	\$529,330	\$529,330	\$529,330
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$529,330	\$529,330	\$529,330	\$529,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4110
				Eff./Act. Year Built: 1965/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
4110								



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

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number L17000234172
FEI/EIN Number 82-3420392
Date Filed 11/13/2017
Effective Date 11/14/2017
State FL
Status ACTIVE

Principal Address

19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Mailing Address

PO Box 2914
 Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
 19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
 PO Box 2914
 Hallandale, FL 33008

Annual Reports

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

9589 0710 5270 1605 9282 60

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

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 NOH #9501 HCF #8352
 5401 SW 25-CT,
 PEMBROKE PARK, FL 33023

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

PS Form 3800, January 2020 PSN 7530-02-000-9053 See reverse for instructions

9589 0710 5270 1605 9282 77

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

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

OFFICIAL USE

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

Postage
 \$ **8.69**

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

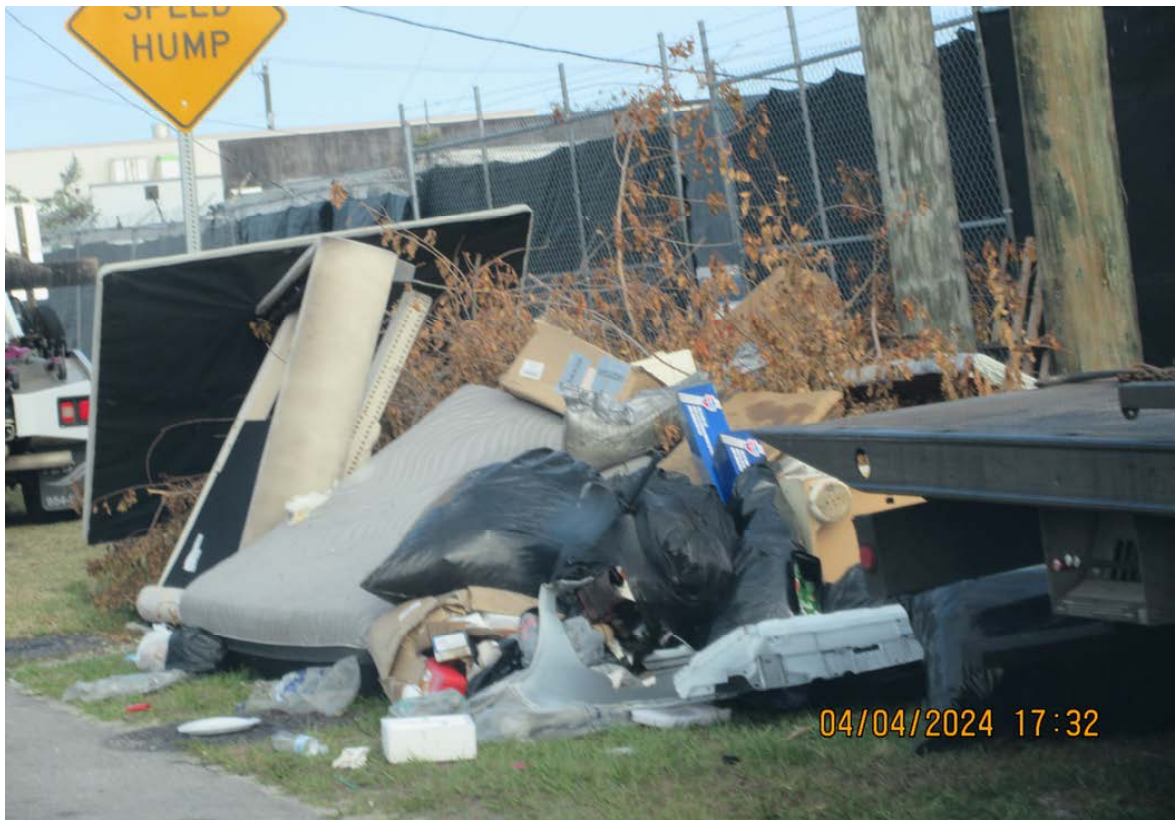
Street and Apt. No
 City, State, ZIP+4®

PS Form 3800, January 2020 PSN 7530-02-000-9053 See reverse for instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #9501 HCF #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 77	A. Signature X <i>Preceptionist</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Preceptionist</i> C. Date of Delivery <i>4-8-24</i> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

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











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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5382
Petitioner,)

vs.)

YESYM 5401 LLC)
MSK LOGISTICS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5401 SW 25 Court, Pembroke Park, FI 33023

PROPERTY OWNER: YESYM 5401 LLC, 19355 Turnberry Way #27E, Aventura, FL 33181

FOLIO NO.: 514230100770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(e)(j)(h); 5-105; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(e)(j)(h); 5-105; 15-17 WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
vs.)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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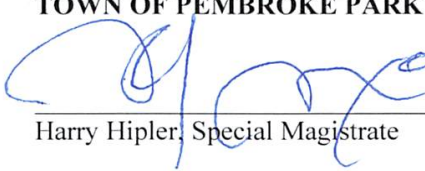
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH	323 MARINE DR #346 PEMBROKE PARK, FL 33009	323 MARINE DR, PEMBROKE PARK, FL 33009 346

Folio

514229NN5250

Legal Description

PARK LAKE INC CO-OP LOT 346

Case Status	Open	Case #	5467	Date Next Inspection	4/17/2024
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Notes

1. Stop Work Order.
 2. Demolished drywall without permits. Obtain after the fact permits and inspections.
 3. Adding a bathroom and closet without permits. Obtain permit and inspections.
 4. Altered electrical and plumbing without permits. Obtain permit and inspections.
 5. Double permit fee assessed.
- Permit incomplete as of 07/01/2022.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/1/2020		Notice of Violation	Hand 12/1/20 Reg Mail 12/2/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 7/6/22 Property Certified Mail 7/1/22
7/21/2022	7/20/2022	Final Order	Certified Mail 7/26/22
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to 4/5/24 Property Certified Mail 3/28/24

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: 4/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$59,800.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$59,900.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$59,900.00

Town of Pembroke Park

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



DATE:
INVOICE #
FOR:

April 11, 2024
435

Bill To:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

Case #5467
CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 07/20/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
606	Day(s) of Per Diem from (08/20/2022 - 04/17/2024)	\$ 100.00	\$ 60,600.00
Balance			\$ 60,700.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH)

CASE NO. 5467

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 323 MARINE DR #346 PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH AT 2:16 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

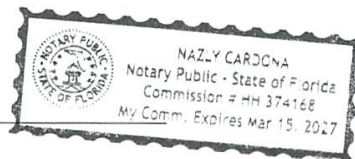
[Signature] DATE: 04/08/2024
AFFIANT

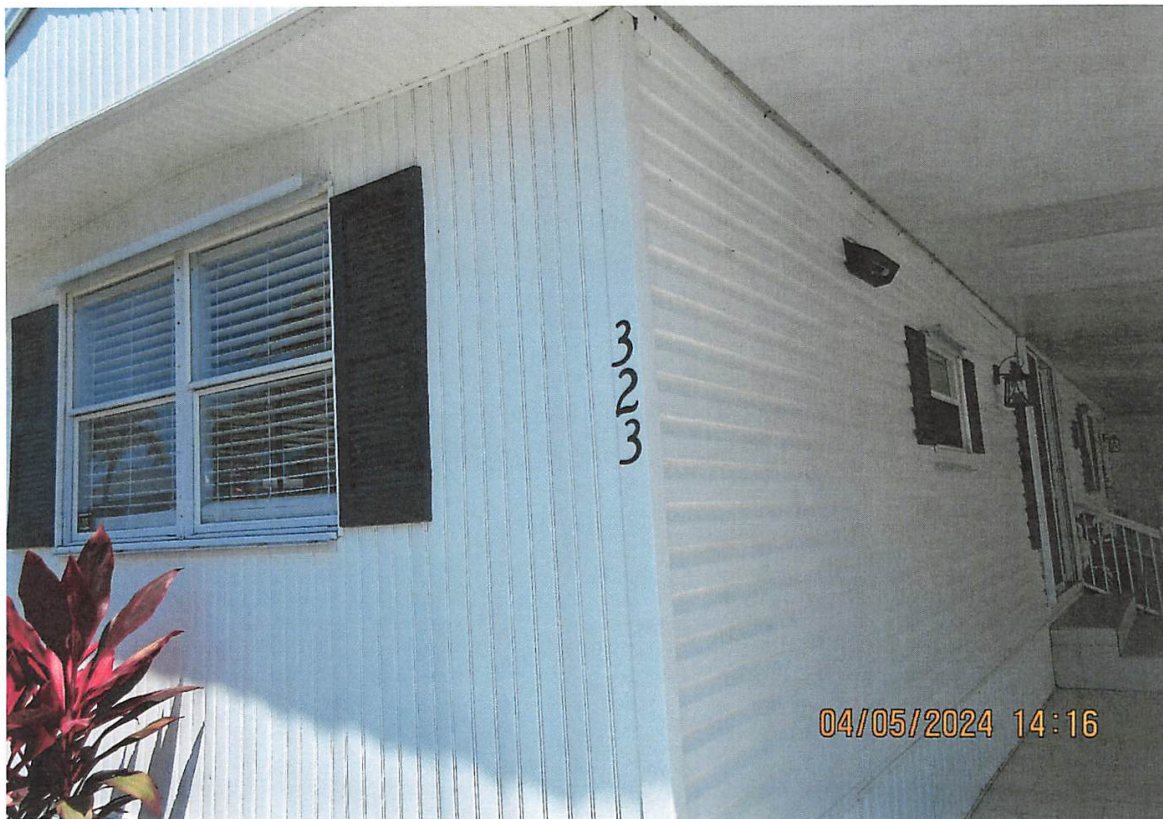
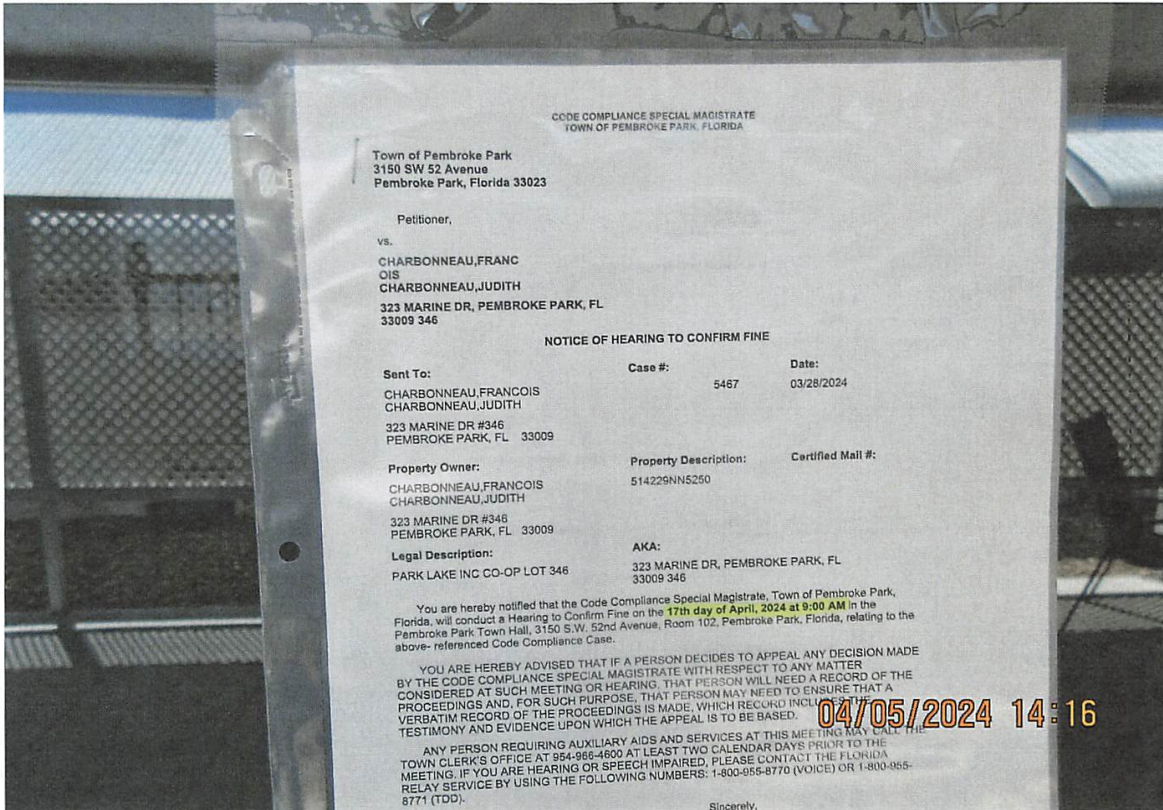
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez, as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature

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





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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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☐ Return Receipt (hardcopy)	\$
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Sent To	CHARBONNEAU, FRANCOIS
Street and Apt. No	CHARBONNEAU, JUDITH
City, State, Zip+4®	HCF #5467
	323 MARINE DR #346,
	PEMBROKE PARK, FL 33009
PS Form 3800, J.	

Postmark Here

RECEIVED POSTAL SERVICE
MAR 28 2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

CHARBONNEAU,FRANC
OIS
CHARBONNEAU,JUDITH

323 MARINE DR, PEMBROKE PARK, FL
33009 346

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	5467	03/28/2024

Property Owner:	Property Description:	Certified Mail #:
CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH 323 MARINE DR #346 PEMBROKE PARK, FL 33009	514229NN5250	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 346	323 MARINE DR, PEMBROKE PARK, FL 33009 346

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5467

Petitioner,

vs.

CHARBONNEAU, FRANCO
IS
CHARBONNEAU, JUDITH
323 MARINE DR, PEMBROKE PARK, FL
33009 346

Respondent(s)

On 3/28/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH
Address: 323 MARINE DR #346 PEMBROKE PARK, FL 33009
Folio: 514229NN5250
Site Address: 323 MARINE DR, PEMBROKE PARK, FL 33009 346
Legal Description: PARK LAKE INC CO-OP LOT 346

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: 3/28/2024

Notes/Mean of Correction:

1. Demolished drywall without permits. Obtain after the fact permits and inspections.
 2. Adding a bathroom and closet without permits. Obtain permit and inspections.
 3. Altered electrical and plumbing. Obtain permit and inspections.
 4. Double permit fee assessed.
- Permit #2110916-0, expired as of 2/8/2023. Contact the Building Dept and complete permit.

Further, Affiant sayeth naught

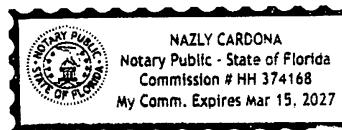
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5467
Petitioner,)
)
vs.)
)
)
CHARBONNEAU, FRANCOIS)
CHARBONNEAU, JUDITH)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: CHARBONNEAU, FRANCOIS & CHARBONNEAU, JUDITH

FOLIO NO.: 5142 29 NN 5250

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 346

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of July 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.



Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 4502

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

Postage

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, Zip+4

PS Form 3800, 11-15-10

CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 N.O.H #5467
 323 MARINE DR #346,
 PEMBROKE PARK, FL, 33009



7021 1970 0000 4565 4502

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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

\$ 7.82

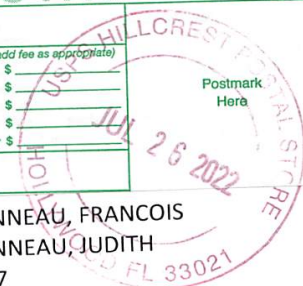
Sent To

Street and Apt. No.

City, State, Zip

PS Form 3800, 11-15-10

CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 F.O #5467
 323 MARINE DR #346,
 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:

CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 N.O.H #5467
 323 MARINE DR #346,
 PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9869 73

2. Article Number (Transfer from service label)

7021 1970 0000 4565 4502

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Francois C.

☐ Agent☐ Addressee

B. Received by (Printed Name)

Francois C.

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®

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

Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7021 1970 0000 4565 4656

Hasler

07/22/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

CHARBONNEAU, FRANCOIS

CHARBONNEAU, JUDITH

F.O #5467

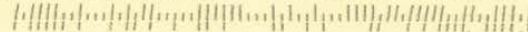
323 MARINE DR #346,
PEMBROKE PARK, FL, 33009

? FWD

NIXIE 331 FE 1 0008/01/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *0506-09111-26-43



3300936041 000

33023>5413

CERTIFIED MAIL
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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F.O. #5467
323 MARINE DR #346,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9872 08

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7021 1970 0000 4565 4656

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A. Signature

X

☐ Agent

☐ Addressee

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If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Mail Restricted Delivery
)

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

Domestic Return Receipt

7021 1970 0000 4565 4502

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	
Sent To	CHARBONNEAU, FRANCOIS
Street and Apt. No.	CHARBONNEAU, JUDITH
City, State, ZIP+4	N.O.H #5467
	323 MARINE DR #346,
	PEMBROKE PARK, FL, 33009
PS Form 3800, April 2010	



Code Dept.
TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

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

Code Dept.
TOWN OF PEMBROKE PARK

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

NOV # 5467

Hasler

FIRST-CLASS MAIL

12/02/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent to:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	323 MARINE DRIVE #346, PEMBROKE PARK FL 33009-6041	ID #	5142 29 NN 5250
Property Owner	CHARBONNEAU, FRANCOIS CHARBONNEAU, JUDITH	Millage	0613
Mailing Address	323 MARINE DR #346 PEMBROKE PARK FL 33009	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 346		

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

* 2022 values are considered "working values" and are subject to change. [See any Assessor's Change](#).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$40,000	\$34,530	\$74,530	\$74,530	
2021	\$40,000	\$33,910	\$73,910	\$73,910	\$1,589.42
2020	\$40,000	\$33,830	\$73,830	\$73,830	\$1,593.37

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$74,530	\$74,530	\$74,530	\$74,530
Portability	0	0	0	0
Assessed/SOH	\$74,530	\$74,530	\$74,530	\$74,530
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$74,530	\$74,530	\$74,530	\$74,530

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/31/2019	CPT-Q	\$90,000	115839526			
3/24/2016	CPT-Q	\$100,000	113604516			
12/4/2014	CPT-T	\$100	112701423			
2/3/2009	CPT-T	\$100	46027 / 1043			
1/31/2005	CPT	\$45,000	39020 / 12			
				Adj. Bldg. S.F.		672
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1970/1969		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CHARBONNEAU, FRANCOIS		CASE NO. 5467
CHARBONNEAU, JUDITH		
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 323 MARINE DRIVE #346, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH AT 11:50 A.M. ON THE 6 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

AFFIANT

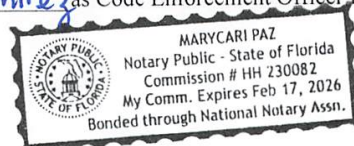
STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/01/2022

Sent To:
 CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 323 MARINE DR #346
 PEMBROKE PARK, FL 33009

Case #:
5467

Property Owner:
 CHARBONNEAU, FRANCOIS
 CHARBONNEAU, JUDITH
 323 MARINE DR #346
 PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229NN5250

Legal Description:
PARK LAKE INC CO-OP LOT 346

AKA:
323 MARINE DR, PEMBROKE PARK, FL 33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from 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.	07/06/2022 11:50



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #:

5467

Property Owner:

CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH

323 MARINE DR #346
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229NN5250

Legal Description:

PARK LAKE INC CO-OP LOT 346

AKA:

323 MARINE DR, PEMBROKE PARK, FL
33009 346

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1. Stop Work Order.
 2. Demolished drywall without permits. Obtain after the fact permits and inspections.
 3. Adding a bathroom and closet without permits. Obtain permit and inspections.
 4. Altered electrical and plumbing without permits. Obtain permit and inspections.
 5. Double permit fee assessed.
- Permit incomplete as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

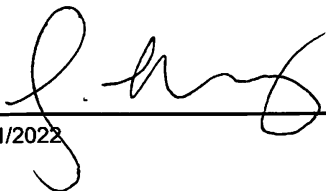
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


7/1/2022



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
8810 FAX

2110916

PERMIT NO.

E-92471

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ELECTRICAL					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MMJ ELECTRIC					
MAIL ADDRESS: 361 SW 13 ave					
CITY STATE ZIP: pompano beach FL 33069					
PHONE: 9548761536		FAX:		EMAIL: INFO@MMICELECTRIC.COM	
CERT. COMPETENCY: EC13005593			STATE REGISTRATION: N/A		
LOT: 346	BLOCK: 0	PRESENT USE: mobile home		PROPOSED USE: mobile home	
FOLIO NUMBER: 514229NN5250			SUBDIVISION: PARK LAKE INC		
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: 2100		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: BATHROOM RENOVATION					
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-
5311 FAX



BUILDING PERMIT APPLICATION

2110916

PERMIT NO.

P-92435

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: PLUMBING					
JOB NAME: FRANCOIS CHARBONNEAU					
JOB ADDRESS: 323 MARINE DR					
OWNER NAME: CHARBONNEAU,FRANCOIS CHARBONNEAU,JUDITH					
OWNER ADDRESS: 323 MARINE DR #346					
CITY: PEMBROKE PARK					
PHONE: 7542441469		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: BG American Plumbing					
MAIL ADDRESS: 2215 Cypress Island Dr					
CITY STATE ZIP: Pompano Beach FL 330690000					
PHONE: 9549371588		FAX:		EMAIL: PLUMBSMILE@GMAIL.COM	
CERT. COMPETENCY: CFC1427441			STATE REGISTRATION: N/A		
LOT: 346	BLOCK: 0	PRESENT USE: mobile home		PROPOSED USE: mobile home	
FOLIO NUMBER: 514229NN5250			SUBDIVISION: PARK LAKE INC		
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: 800		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION:BATHROOM REMODEL - NEW TOILET, NEW SINK, NEW TUB					
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 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Case #: 5467

Date: 12/01/2020

Property Owner: CHARBONNEAU, FRANCOIS
CHARBONNEAU, JUDITH
323 MARINE DR #346
PEMBROKE PARK, FL 33009

Property Description: 514229NN5250

Certified Mail #:

Legal Description: PARK LAKE INC CO-OP LOT 346

AKA: 323 MARINE DR, PEMBROKE PARK, FL
33009 346

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Stop Work Order.
2. Demolished drywall without permits. Obtain after the fact permits and inspections.
3. Adding a bathroom and closet without permits. Obtain permit and inspections.
4. Altered electrical and plumbing without permits. Obtain permit and inspections.
5. Double permit fee assessed.

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

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


Joseline Ramirez
Code Enforcement Officer









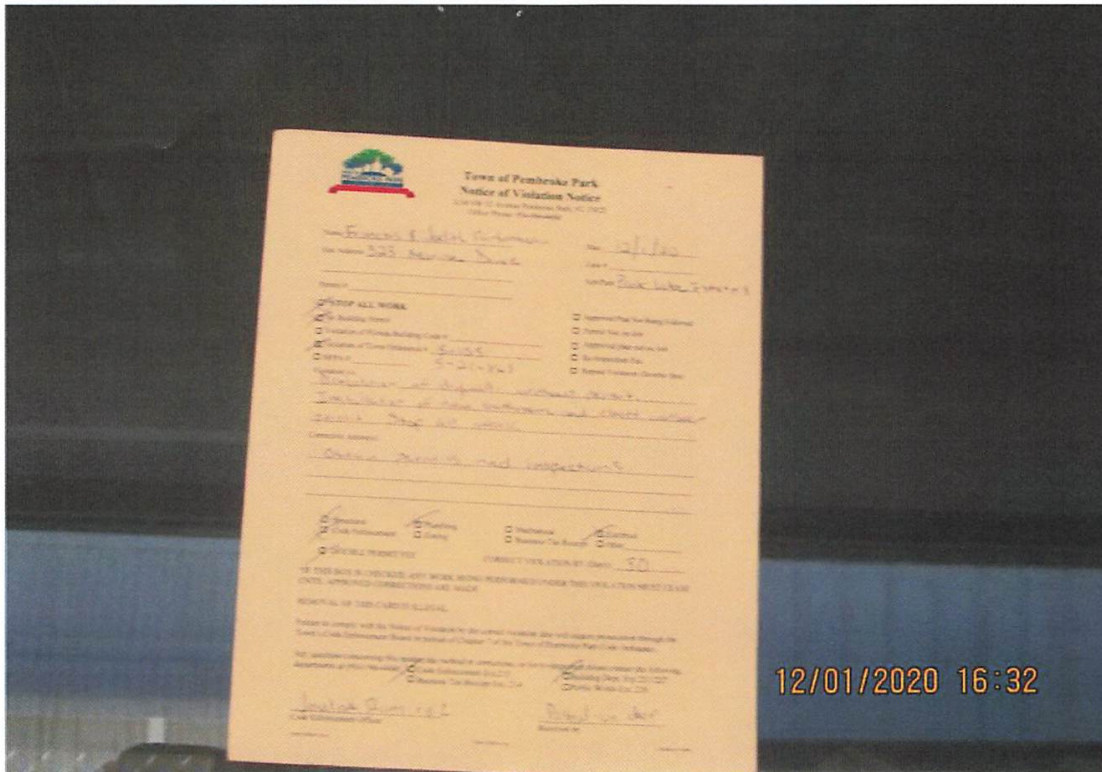


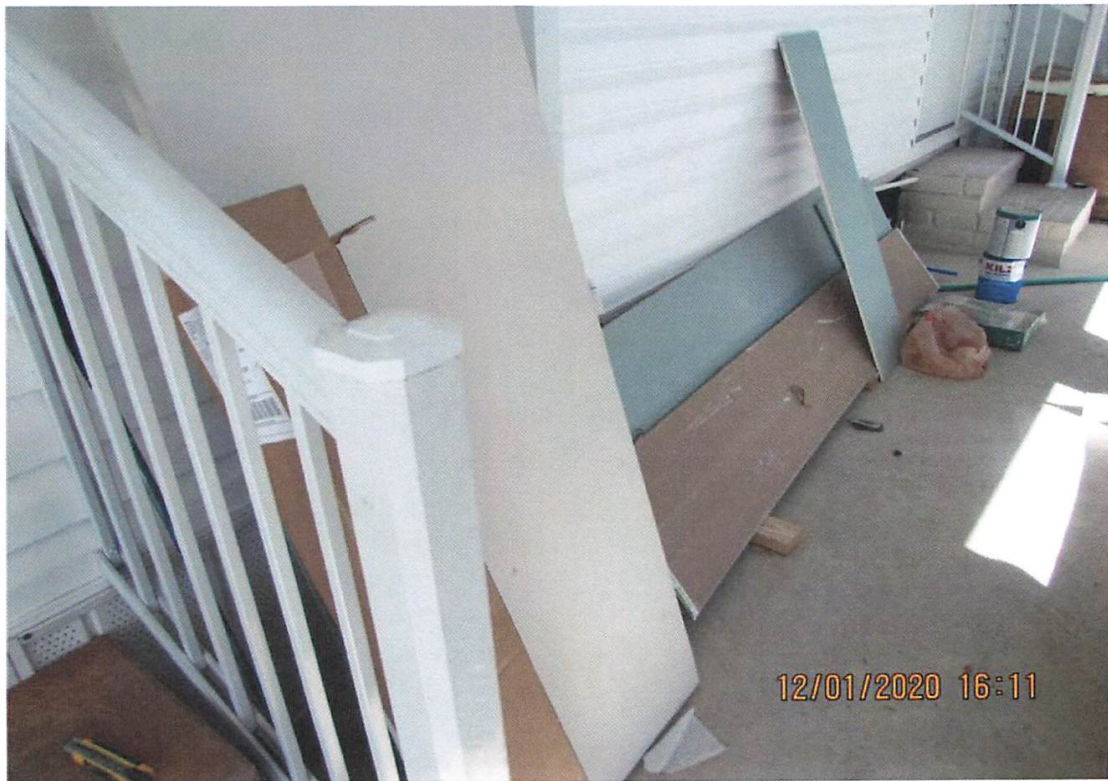


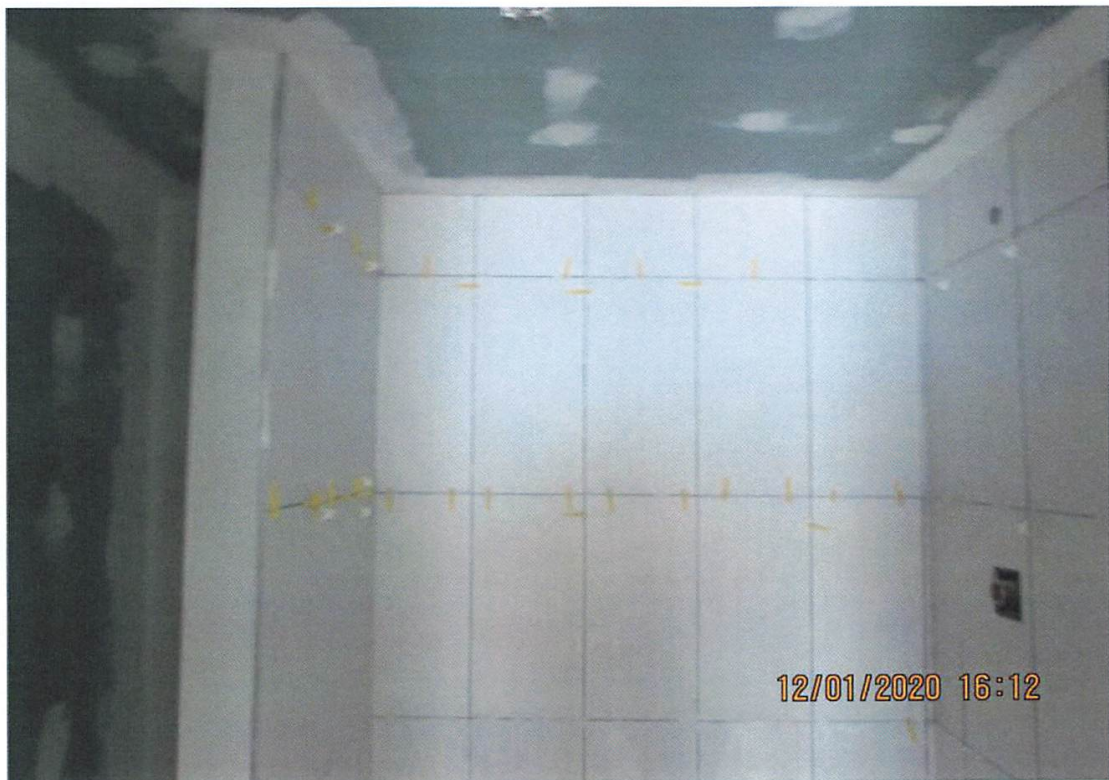




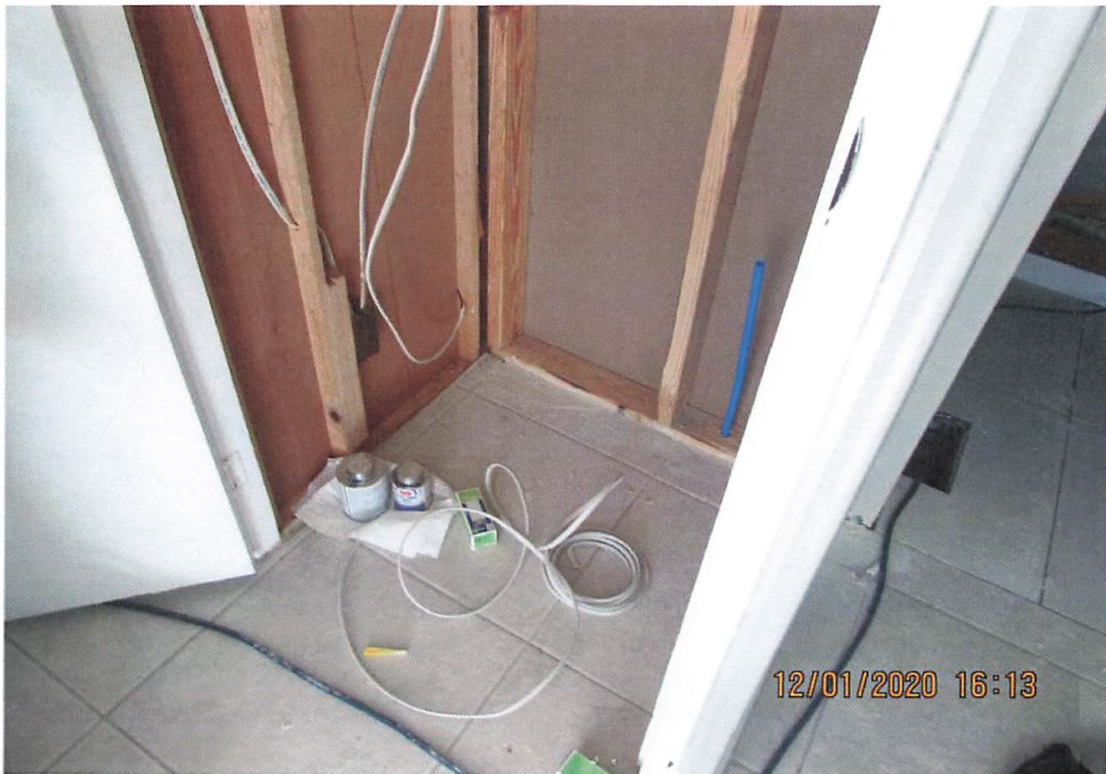












Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 4381

Notes New fence installation prior to issuance of Building Permit. Property Owner will need to obtain permit before further construction.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/8/2019		Notice of Violation	Hand
2/21/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/21/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail
3/31/2024		Affidavit of Non-Compliance	Certified Mail 4/4/24
3/31/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/4/24
4/12/2024		Notice of Formal Hearing - Extension of Time	Email 4/12/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/1/0001

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$84,250.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$84,350.00
--	--	--	--------------------	--------------------

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$84,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC)

Respondent

CASE NO. 4381

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 1:38 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

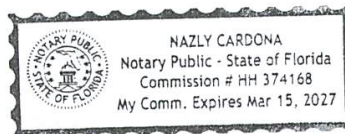
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona GA
Signature

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



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

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

Petitioner,
vs.

**HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To: HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	Case #: 4381	Date: 04/12/2024
Property Owner: HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	Property Description: 514229000300	Certified Mail #:
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	AKA: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

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

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/12/2024

Phone: 954-981-4414

Email: MaHernandez@lakeshoremhc.com

Property Address: 3120 W Hallandale Bch. Blvd. Pembroke Park, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4381 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 17th day of April, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 03/31/2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Fence installed without permit

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Marlene Hernandez

Petitioner's Name (Print)

Marlene Hernandez
Petitioner's Signature

State of Florida)

County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Hernandez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12th day of April, 20 24.

Sandra A. Williams
Notary

My Commission expires 1/24/2027



SANDRA A. WILLIAMS
Notary Public
State of Florida
Comm# HH353742
Expires 1/24/2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC	4381	03/31/2024
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC	514229000300	
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4381

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 3/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HOLIDAY HALLANDALE MHC LLC
Address: 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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: 3/31/2024

Notes/Mean of Correction:

Fence installed without a permit. Permit expired.

23357489-0 | 3140 W HALLANDALE BEACH BLVD, | HOLIDAY MOBILE HOME PARK | Expired

Further, Affiant sayeth naught

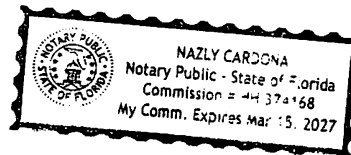
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4381
Petitioner,)
vs.)
HOLIDAY HALLANDALE MHC LLC)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: HOLIDAY HALLANDALE MHC LLC

PROPERTY OWNER: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

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

TOWN OF PEMBROKE PARK



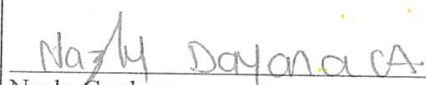
Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9282 08

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Postage \$ **8.93**
Total Postage and Fee \$
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City, State, ZIP+4® NCH #7531 HCF #4381, #4882; #4885
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Street and Apt. No., HOLIDAY HALLANDALE MHC LLC
City, State, ZIP+4® HCF #4381
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
PS Form 3800, Jan 2019

9589 0710 5270 1605 9282 22

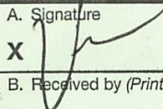
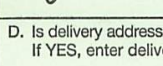
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Postage \$ **8.69**
Total Postage and Fee \$
Sent To
Street and Apt. No. HOLIDAY HALLANDALE MHC LLC
City, State, ZIP+4® HCF #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 9590 9402 8582 3244 8722 83 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 22	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 4/8/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

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Postage
\$ 7.85

Total Postage and Fees
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Sent To **CORPORATION SERVICE COMPANY**
FO #4381
1201 HAYS STREET
TALLAHASSEE, FL 3230

City, State, ZIP+4®

PS Form 3800, Apr 2012

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☐ Adult Signature Restricted Delivery \$

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
FO #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0002 7328 8837

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

Postage
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Total Postage and Fees
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
FO #4381
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, Apr 2012

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fee \$

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TALLAHASSEE, FL 3230

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PS Form 3800, April 2012 PSN 7530-02-000-9057

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

Postage
\$

Total Postage and Fee \$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #4381, #5713
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

PS Form 3800, April 2012 PSN 7530-02-000-9057

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

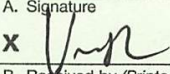
Postage
\$ 7.85

Total Postage and Fee \$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2012 PSN 7530-02-000-9057

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  B. Received by (Printed Name) C. Date of Delivery 2/28/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 9590 9402 7912 2234 7839 98		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8110		Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 HOLIDAY HALLANDALE MHC LLC) CASE NO.4381
)
 Respondent)

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

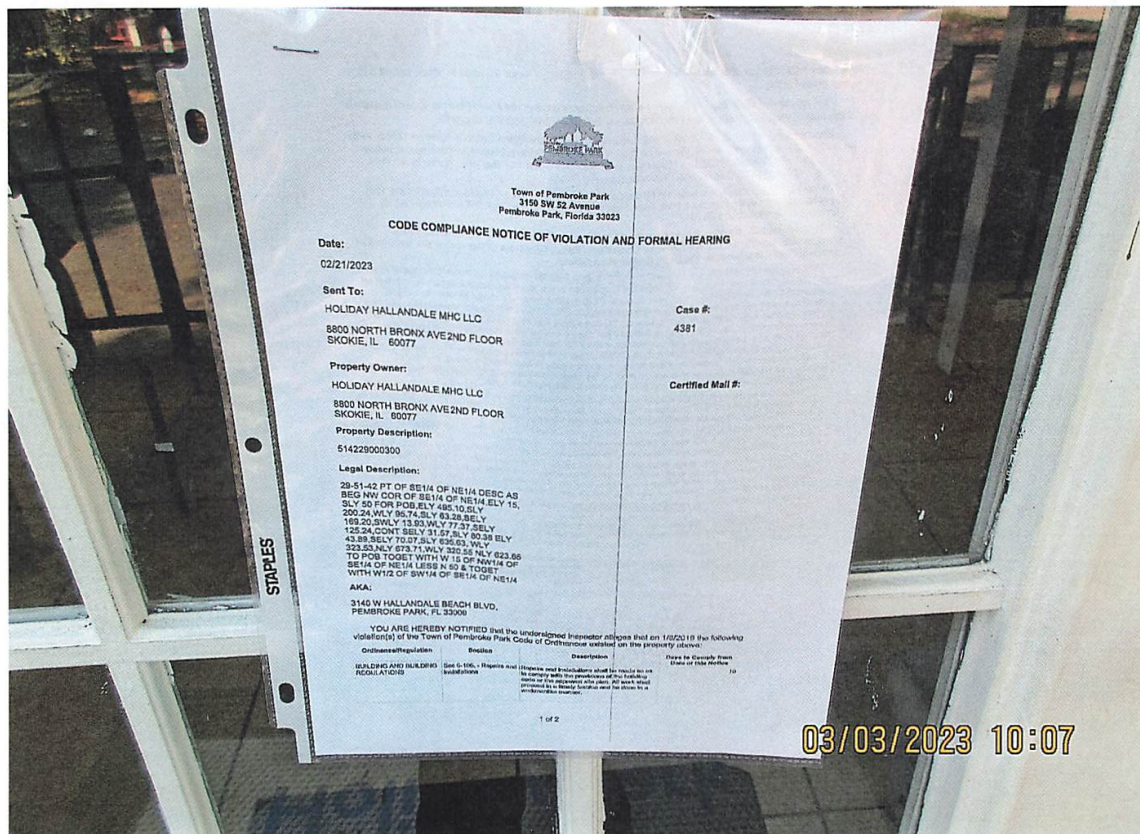
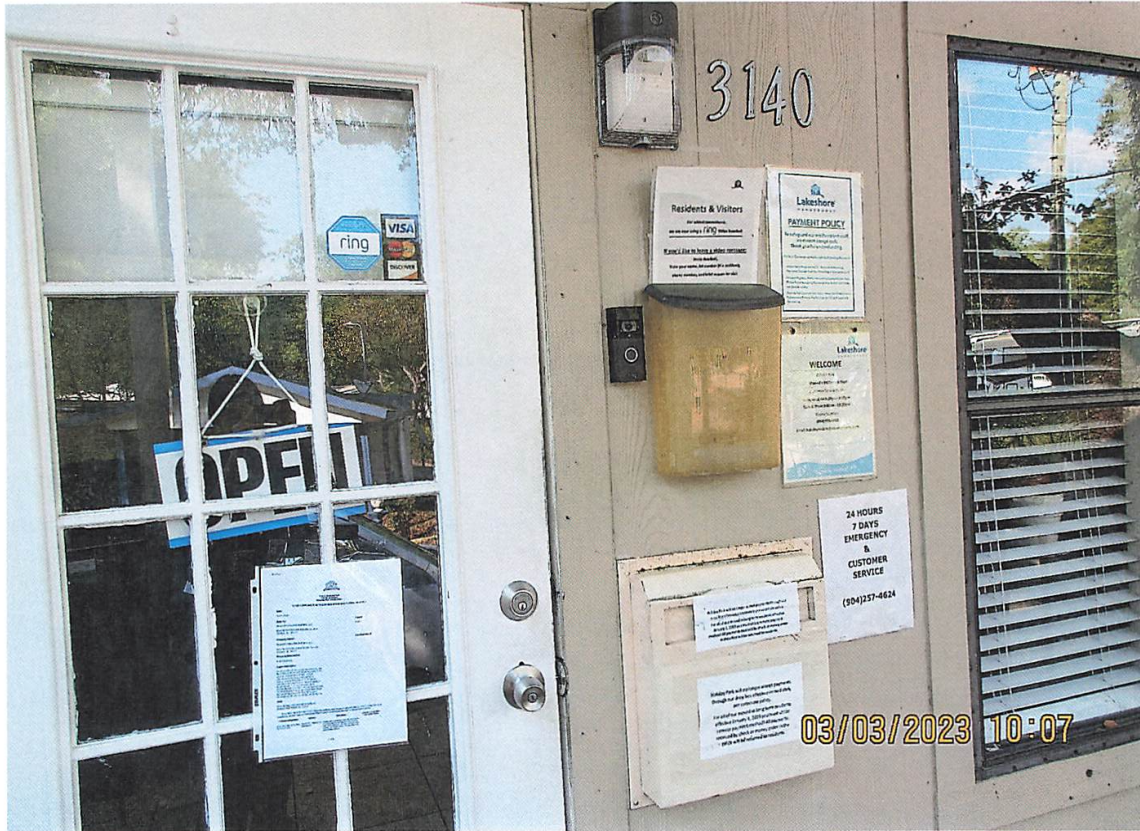
(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

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

City Hall.
AFFIANT 3/6/23

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of March, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

 **JEFFREY LOUIS**
Notary Public - State of Florida
Commission # MH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/21/2023

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Case #:

4381

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2019 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.	10

New fence installation prior to issuance of Building Permit. Property Owner will need to obtain permit before further construction.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

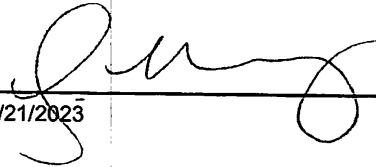
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


2/21/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4381

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 2/21/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HOLIDAY HALLANDALE MHC LLC

Address: 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000300

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

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2023

Notes/Mean of Correction:

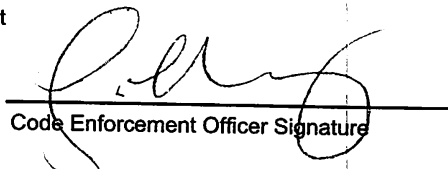
Fence installed without a permit. Permit expired.

189873-0 | 3140 W HALLANDALE BEACH BLVD, | HOLIDAY MOBILE HOME PARK | Expired

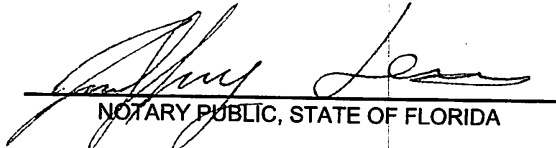
Further, Affiant sayeth naught

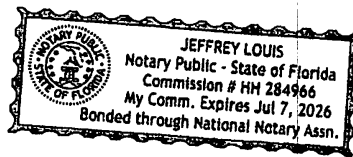
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

* Denotes Multi-Parcel Sale (See Deed)



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number	M14000003856
FEI/EIN Number	47-1194906
Date Filed	06/04/2014
State	DE
Status	ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

7022 2410 0002 7328 8127

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
 \$ 8.09

Total Postage and Fee
 \$

Sent To
 CORPORATION SERVICE COMPANY
 NOH #4381, #5713
 1201 HAYS STREET
 TALLAHASSEE, FL 3230

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

7022 2410 0002 7328 8134

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
 \$ 8.09

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

Postage
 \$

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #4381, #5713
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

7022 2410 0002 7328 8110

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

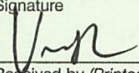
Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #4381
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  B. Received by (Printed Name) _____ C. Date of Delivery 2/28/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 Barcode: 9590 9402 7912 2234 7839 98	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8110	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #4381, #5713 1201 HAYS STREET TALLAHASSEE, FL 3230		A. Signature X <i>Sheena Black</i> B. Received by (Printed Name) Sheena Black C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8127		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 7912 2234 7840 01		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381, #5713 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		A. Signature X <i>Alvinacion</i> B. Received by (Printed Name) Alvinacion C. Date of Delivery 2.27.23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8134		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 7912 2234 7840 18		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	





2019/01/08 15:14:11





Case Overview

Property/Incident Information

Owner	Address	Site Address
HENRY GUTIERREZ/GLORIA MUNOZ	105 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	4882	Date Next Inspection	3/31/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand 1/30/20 Regular Mail 2/5/20
1/10/2023	1/25/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 1/13/23 Property Certified Mail
1/26/2023	1/25/2023	Final Order	Certified Mail 1/27/23 Hand
4/6/2023		Affidavit of Non-Compliance	Hand
3/31/2024		Affidavit of Non-Compliance	Certified Mail 4/4/24
3/31/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to 4/5/24 Property Certified Mail 4/4/24

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: 3/31/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 3/31/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/31/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,900.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$38,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$38,000.00

Town of Pembroke Park

INVOICE

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



DATE: April 10, 2024
INVOICE # 435
FOR:

Case #4882
HENRY GUTIERREZ
GLORIA MUNOZ
105 LORI LANE,
PEMBROKE PARK, FL 33023

Bill To:
HENRY GUTIERREZ
GLORIA MUNOZ
105 LORI LANE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(o); 5-105 and 12-48		
	Final Order 01/25/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
387	Day(s) of Per Diem from (03/27/2023 - 04/17/2024)	\$ 100.00	\$ 38,700.00
Balance			\$ 38,800.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

HENRY GUTIERREZ/GLORIA MUNOZ

CASE NO. 4882

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HENRY GUTIERREZ/GLORIA MUNOZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 105 LORI LANE, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HENRY GUTIERREZ/GLORIA MUNOZ
AT 2:22 P.M. ON THE 05 DAY OF APRIL, 2024.

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

TYPE OF SERVICE

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

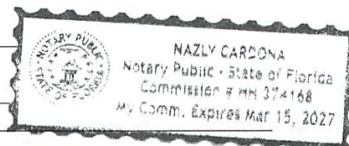
 DATE: 04/08/2024
AFFIANT

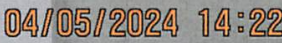
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

HENRY
GUTIERREZ/GLORIA
MUNOZ

2701 S PARK RD, PEMBROKE PARK, FL
33009 #105 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HENRY GUTIERREZ/GLORIA MUNOZ	4882	03/31/2024
105 Lori Lane Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
HENRY GUTIERREZ/GLORIA MUNOZ	514229000030	
105 Lori Lane Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4882

Petitioner,

vs.

HENRY
GUTIERREZ/GLORIA
MUNOZ

2701 S PARK RD, PEMBROKE PARK, FL
33009 #105 Lori Lane

Respondent(s)

On 3/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	HENRY GUTIERREZ/GLORIA MUNOZ
Address:	105 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 3/31/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 3/31/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/31/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/31/2024

Notes/Mean of Correction:

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

No permit have been obtain for alterations.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

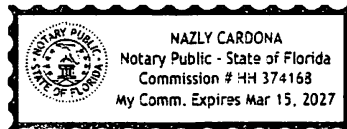


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2024



NOTARY PUBLIC, STATE OF FLORIDA



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

B# 835447

Identification Number Year Make Body WT-L-BHP Vessel Regis. No. Title Number
FLMDXMF09686 1970 STRE HS 55' 44259935

Registered Owner:
HENRY A GUTIERREZ
4000 SW 31ST DR
WEST PARK, FL 33023

Date of Issue 12/19/2020

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

IMPORTANT INFORMATION

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

Mail To:

HENRY A GUTIERREZ
4000 SW 31ST DR
WEST PARK, FL 33023

CERTIFICATE OF TITLE

Identification Number Year Make Body WT-L-BHP Vessel Regis. No. Title Number
FLMDXMF09686 1970 STRE HS 55' 44259935

Lien Release
Interest in the described vehicle is hereby released

Prev State Color Primary Brand Secondary Brand No of Brands Use Prev Issue Date By
FL UNK PRIVATE 03/25/2005

Odrometer Status or Vessel Manufacturer or OH Use Engine Drive Hull Material Prop Date of Issue Date
12/19/2020

Registered Owner
HENRY A GUTIERREZ
4000 SW 31ST DR
WEST PARK, FL 33023

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kyrach
Robert R. Kyrach
Director



Terry L. Rhodes
Terry L. Rhodes
Executive Director

Control Number 147863147

10 /12 147863147

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

Seller Must Enter Purchaser's Name: _____ Address: _____
Seller Must Enter Selling Price: _____ Seller Must Enter Date Sold: _____
I/We state that this ☐ 3 or ☐ 6 digit odometer now reads ☐ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading
☐ 1 reflects ACTUAL MILEAGE ☐ 2 is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3 is NOT THE ACTUAL MILEAGE
UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.
SELLER Must CO-SELLER Must
Sign Here Sign Here
Print Here Henry Gutierrez Print Here
Selling Dealer's License Number _____ Tax No. _____ Tax Collected: _____
Auxiliary Name: _____ License Number: _____
PURCHASER Must CO-PURCHASER Must
Sign Here Sign Here
Print Here
NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

FLORIDA
HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

9589 0710 5270 1605 9283 07

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ <u>8.69</u>	
Total Postage and	\$	
Sent To	LAKESHORE MOBILE HOME PARK LLC HCF #4882	
Street and Apt. No.	2701 S PARK ROAD,	
City, State, ZIP+4®	PEMBROKE PARK FL 33009	

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

9589 0710 5270 1605 9282 84

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

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OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ <u>8.69</u>	
Total Postage and	\$	
Sent To	HENRY GUTIERREZ/GLORIA MUNOZ HCF #4882	
Street and Apt. No.	4000 SW 31 ST DR	
City, State, ZIP+4®	WEST PARK, FL 33023	

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

9589 0710 5270 1605 9282 91

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

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$ <u>8.69</u>	
Total Postage and	\$	
Sent To	HENRY GUTIERREZ/GLORIA MUNOZ HCF #4882	
Street and Apt. No.	105 LORI LANE	
City, State, ZIP+4®	PEMBROKE PARK, FL 33009	

PS Form 3800, January 2023 PSN 7530-02-000-9001 See Reverse for Instructions

9589 0710 5270 1605 9282 46

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

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

OFFICIAL USE

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

Postage
\$ **8.93**

Total Postage and F
\$

Sent To
Street and Apt. No., LAKESHORE MOBILE HOME PARK LLC
HCF #4882, #4885
City, State, ZIP+4® 2701 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2019 PSN 7530-01-000-9047 See reverse for instructions

9589 0710 5270 1605 9282 53

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
\$ **8.93**

Total Postage and F
\$

Sent To
Street and Apt. No., LAKESHORE MOBILE HOME PARK LLC
HCF #4882, #4885
City, State, ZIP+4® 6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, January 2019 PSN 7530-01-000-9047 See reverse for instructions

9589 0710 5270 1605 9282 08

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
\$ **8.93**

Total Postage and F
\$

Sent To
Street and Apt. No., CORPORATION SERVICE COMPANY
NOV #7531 HCF #4381, #4882, #4885
City, State, ZIP+4® 1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2019 PSN 7530-01-000-9047 See reverse for instructions

9589 0710 5270 1605 9280 79

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

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

OFFICIAL USE

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

Postage
\$ **8.69**

Total Postage and F
\$

Sent To
Street and Apt. No., GLORIA MUNOZ
HCF #4882
City, State, ZIP+4® 105 LORI LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2019 PSN 7530-01-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC HCF #4882, #4885 2701 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 46		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC HCF #4882 2701 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9283 07		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: HENRY GUTIERREZ/GLORIA MUNOZ HCF #4882 4000 SW 31ST DR WEST PARK, FL 33023		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 84		D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Gloria Munoz

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #105 Lori Lane**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Gloria Munoz	4882	03/31/2024
105 Lori Lane		
Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Gloria Munoz	514229000030	
105 Lori Lane		
Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4882

Petitioner,

vs.

Gloria Munoz
2701 S PARK RD, PEMBROKE PARK, FL
33009 #105 Lori Lane
Respondent(s)

On 3/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Gloria Munoz
Address:	105 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/31/2024

Notes/Mean of Correction:

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No permit have been obtain for alterations.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

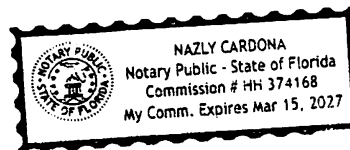


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4882

Petitioner,

vs.

Gloria Munoz

2701 S PARK RD, PEMBROKE PARK, FL
33009 #105 Lori Lane

Respondent(s)

On 4/6/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Gloria Munoz
Address:	105 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #105 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bul...	Not in Compliance - Reinspection Date: 4/6/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/6/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/6/2023

Notes/Mean of Correction:

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress.

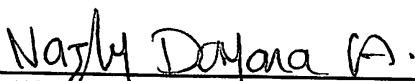
No permits has been obtained.

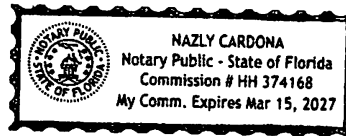
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/6/2023


NOTARY PUBLIC, STATE OF FLORIDA



OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60
04/07/2023 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

Gloria Munoz

105 Lori Lane
Pembroke Park, FL 33009

Case #:

4882

N OF PEMBROKE PARK

52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.84
04/07/2023 ZIP 33023
043M30245597

US POSTAGE

LAKE SHORE MOBILE HOME PARK LLC
AONC #4770, #4772, #4882, #4892, #4635
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
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\$000.84⁹
04/07/2023 ZIP 33023
043M30245597

US POSTAGE

LAKESHORE MOBILE HOME PARK LLC
AONC #4770, #4772, #4882, #4892, #4635
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

N OF PEMBROKE PARK

2ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant
FIRST-CLASS MAIL
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\$000.84⁹
04/07/2023 ZIP 33023
043M30245597

US POSTAGE

VCORP SERVICES, LLC
AONC #4770, #4772, #4882, #4892, #4635
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4882
Petitioner,)
)
vs.)
)
)
GLORIA MUNOZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 105 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: GLORIA MUNOZ

FOLIO NO.: 5142 29 00 0030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(o); 5-105 and 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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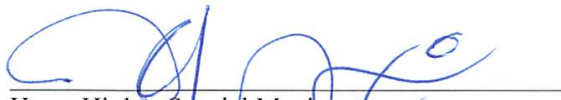
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(o); 5-105 and 12-48 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE. A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 25th day of January 2023.

TOWN OF PEMBROKE PARK



Harry Hippler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 9216

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

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OFFICIAL USE

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

Postage
\$ 7.82

Total Postage and Fees
\$ 7.82

Sent To
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882

Street and Apt. No.
2701 S PARK ROAD

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

PS Form 3800, April 2012

Postmark Here

CREST POSTAL

7022 2410 0002 7328 9223

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

Postage
\$ 7.82

Total Postage and Fees
\$ 7.82

Sent To
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882

Street and Apt. No.
6400 TELEGRAPH RD #2000

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, April 2012

Postmark Here

CREST POSTAL

7022 2410 0002 7328 9230

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

Postage
\$ 7.82

Total Postage and Fees
\$ 7.82

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882

Street and Apt. No.
1200 S PINE ISLAND ROAD

City, State, ZIP+4®
PLANTATION, FL 33324

PS Form 3800, April 2012

Postmark Here

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

Postage
\$ 7.82

Total Postage and Fees
\$ 7.82

Sent To
GLORIA MUNOZ
FO #4882

Street and Apt. No.
107 LORI LANE,

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

PS Form 3800, April 2012

Postmark Here

CREST POSTAL

TOWN OF PEMBROKE PARK

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

NOV case # 4882

LAKE SHORE MOBILE HOME
Park LLC
2701 S PARK RD
PEMBROKE PARK, FL 33009

Hasler

FIRST-CLASS MAIL

02/05/2020

US POSTAGE

\$000.80⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV case # 4882

JULIO DILEO
105 LOZI LANE
PEMBROKE PARK, FL 33009

Hasler

FIRST-CLASS MAIL

02/05/2020

US POSTAGE

\$000.80⁰



ZIP 33023
011D10656696

7020 0640 0000 5918 7955

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 7.82

Total Postage and

\$ LAKESHORE MOBILE HOME PARK LLC

Sent To NOH #4883, #4882

2701 S PARK ROAD,

Street and Apt. No. PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800, A

7020 0640 0000 5918 7979

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 7.82

Total Postage and

\$ VCORP SERVICES, LLC

Sent To LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No. NOH #4883, #4882

1200 S PINE ISLAND ROAD

City, State, ZIP+4 PLANTATION, FL 33324

PS Form 3800, A

7020 0640 0000 5918 7962

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\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 7.82

Total Postage and

\$ LAKESHORE MOBILE HOME PARK LLC

Sent To NOH #4883, #4882

6400 TELEGRAPH RD #2000

Street and Apt. No. BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4

PS Form 3800, A

7020 0640 0000 5918 7993

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$ 7.82

Total Postage and

\$ GLORIA MUNOZ

Sent To NOH #4882

107 LORI LANE,

Street and Apt. No. PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800, A

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	RECEIVED A. Signature ☒ Agent ☒ Addressee B. Received by (Printed Name) <u>??</u> C. Date of Delivery D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☒ No
1. Article Addressed to: VCORP SERVICES, LLC LAKESHORE MOBILE HOME PARK LLC NOH #4883, #4882 1200 S PINE ISLAND ROAD PLANTATION, FL 33324	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 7979	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☒ Addressee B. Received by (Printed Name) <u>Capri Adams</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #4883, #4882 2701 S PARK ROAD, PEMBROKE PARK FL 33009	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 7955	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
)
 GLORIA MUNOZ)
)
 Respondent)

CASE NO. 4882

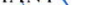
TO BE SERVED: 105 LORI LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 105 LORI LANE, PEMBROKE PARK, FL 33009

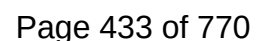
(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

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


AFFIANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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






 Town of Pembroke Park
 3150 SW 12 Avenue
 Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 01/10/2023

Sent To:
 Gloria Munoz
 105 Lori Lane
 Pembroke Park, FL 33009

Case #:
 4582

Property Owner:
 Gloria Munoz
 105 Lori Lane
 Pembroke Park, FL 33009

Certified Mail #:

Property Description:
 S14229000030

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 #105 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following
 violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 - 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 discrepancies throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park as adopted by Resolution. Trim paint shall be uniform in color without discrepancies and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the unoccupied spaces of the buildings, commercial, industrial or other non-residential buildings or structures.	30

01/13/2023 10:20



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/10/2023

Sent To:

Gloria Munoz

105 Lori Lane
Pembroke Park, FL 33009

Case #:

4882

Property Owner:

Gloria Munoz

105 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 #105 Lori Lane

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BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

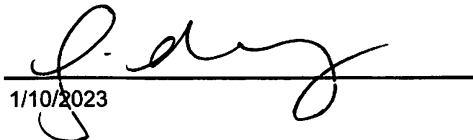
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


1/10/2023



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	01/11/2021
2022	01/25/2022

Document Images

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

For data provided by State Division of Corporations



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

10/30/20
No Permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Julio Dileo
105 Lori Lane
Pembroke Park, FL 33009

Case #: 4882

Date: 01/30/2020

Property Owner: Julio Dileo
105 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Julio Dileo 105 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwellings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the time of the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year from the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Mean of Correction:

Addition, front/back patio, central a/c unit, mobile home alterations (steps, roof overs, shed, plywood) done without permits. Exterior maintenance needed. Prohibited out door storage. No means of egress. Owner must go to the Building Dept. and obtain permits for all alterations. Remove shutters and lift awnings from windows or doors. Remove all loose items. Paint house number.

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



MARTY KIARD
BRWARD
 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).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$1,876,680	\$217,900	\$2,094,580	\$2,094,580	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42
2018	\$1,787,770	\$7,470	\$1,795,240	\$1,795,240	\$38,646.32

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Portability	0	0	0	0
Assessed/SOH	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,094,580	\$2,094,580	\$2,094,580	\$2,094,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$5.25	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
			6299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Julio Dileo
Site Address 105 Lori Lane
Permit # _____

Date 1/30/20
Case # 4882
Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-103(a) 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Addition, Back patio, central a/c unit, mobile home alterations (steps, plywood) & exterior maintenance. Prohibited outdoor storage. No means of egress.

Corrective Action(s)

Owner must obtain permits for all alterations done at the Building Dept. Remove all shutters, tiles, awnings & loose items.

☒ Structural
☒ Code Enf.

☐ Plumbing
☒ Zoning

☒ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

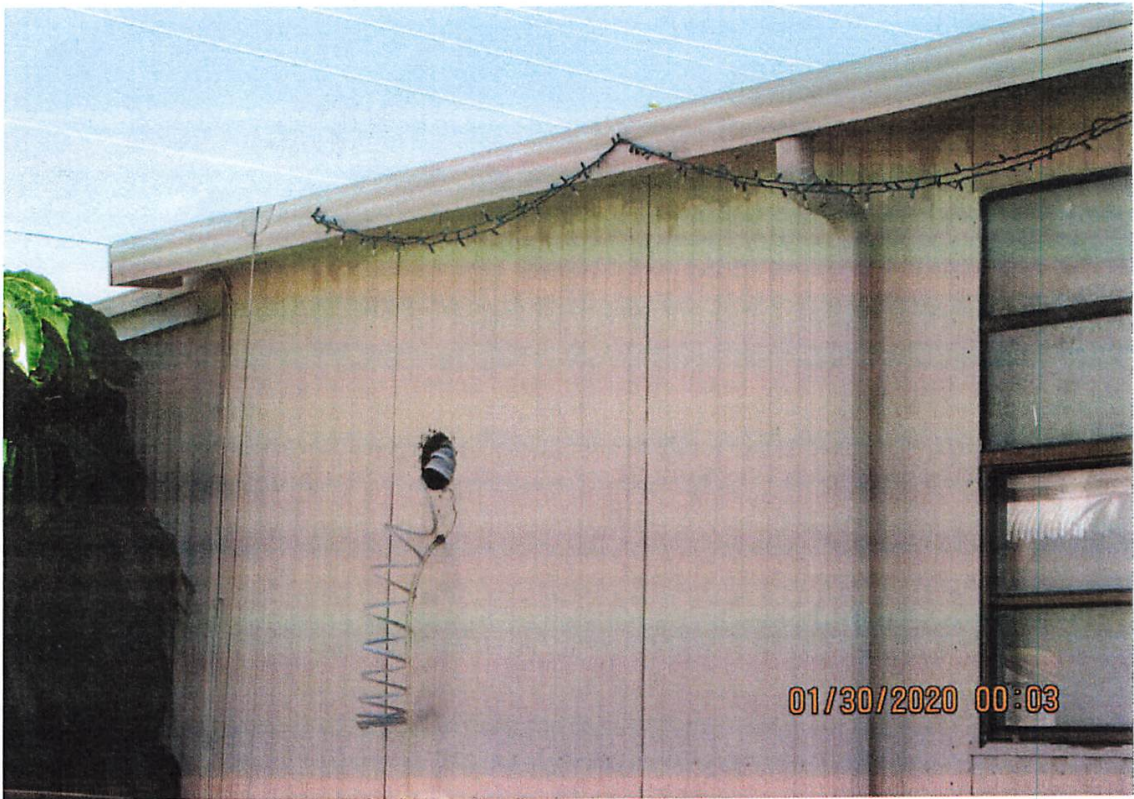
Joseline Ramirez
Code Enforcement Officer

Handed to Mrs. Dileo
Posted on door
Received by

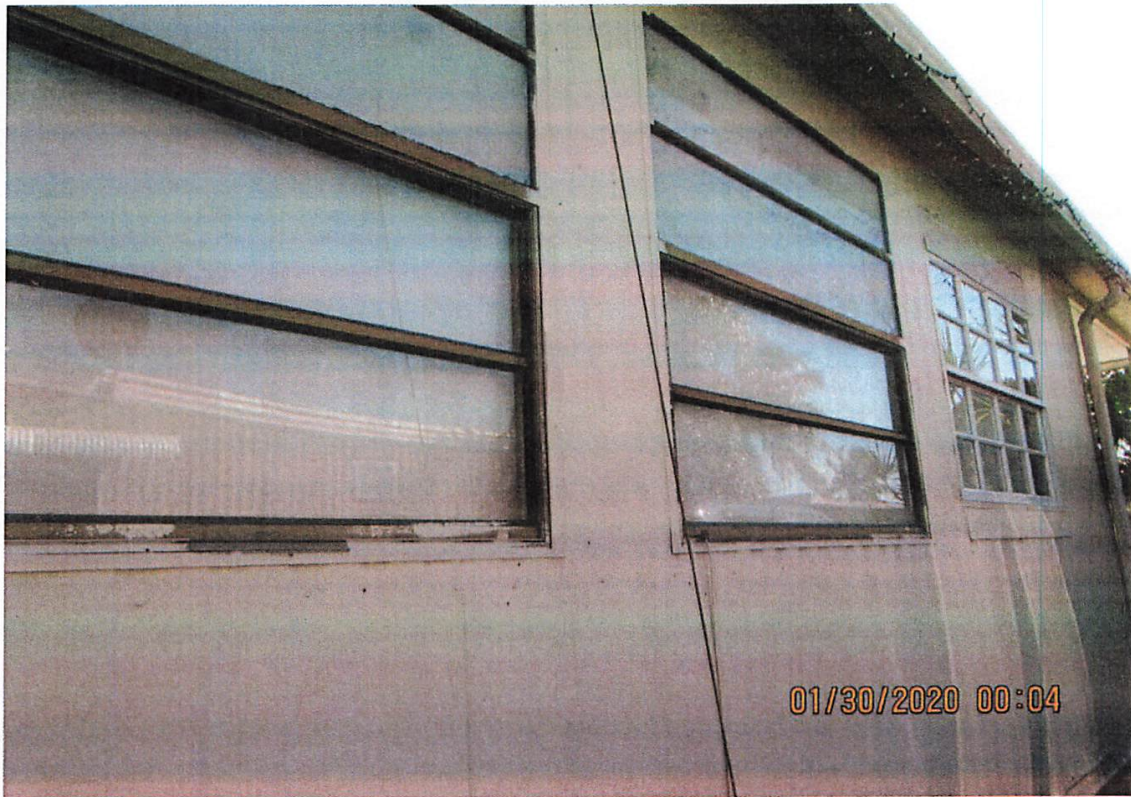
White: Original Copy

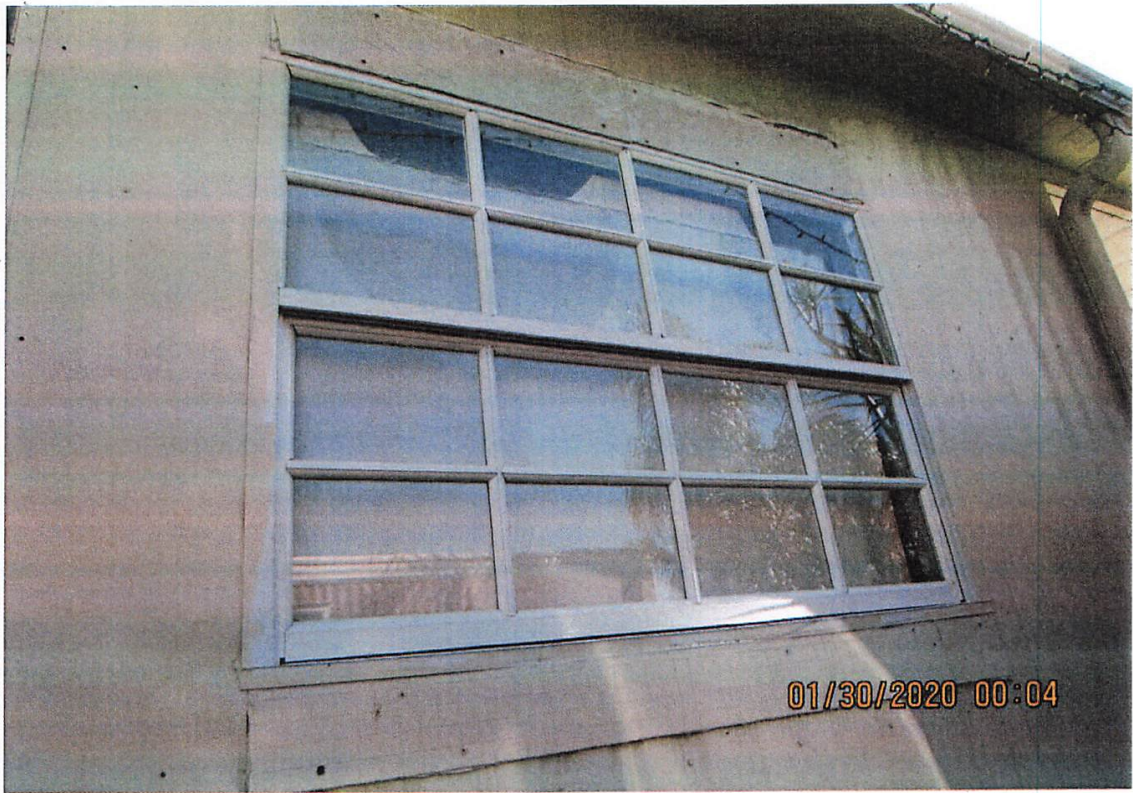
Yellow: Officer's Copy

Pink: Violator



















Case Overview

Property/Incident Information

Owner	Address	Site Address
Jorge Heridia/Zarela Montoya	111 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jorge Heridia/Zarela Montoya 111 Lori Lane

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	4885	Date Next Inspection	3/29/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer, dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	Certified Mail 06/2021
3/29/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to 4/5/24 Property Certified Mail 4/4/24
4/3/2024		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: 3/29/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 3/29/2024

Case Overview

HEALTH AND
SANITATION

Sec. 12-49. - Storm event
debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)

Not in Compliance -
Reinspection Date:
3/29/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$46,900.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$47,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
6/22/2021	Credit	\$100.00
Total Payments		\$100.00
Fees Outstanding		\$46,900.00

Town of Pembroke Park

INVOICE

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



DATE: April 10, 2024
INVOICE # 435
FOR:

Case #4885
JORGE HERIDIA
ZARELA MONTOYA
111 LORI LANE,
PEMBROKE PARK, FL 33023

Bill To:
JORGE HERIDIA
ZARELA MONTOYA
111 LORI LANE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 12-48 and 12-49		
	Final Order 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
946	Day(s) of Per Diem from (09/14/2021 - 04/17/2024)	\$ 50.00	\$ 47,300.00
Balance			\$ 47,400.00

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

LS034

T# 812616583
B# 4134766

Identification Number: FLA67363 Year: 0 Make: UNKNOWN Body: HS WT-L-BHP: 57.5" Vessel Reg. No.: Title Number: 112519932

Registered Owner:

JORGE ARTURO HEREDIA
111 LORI LN LOT 34
HALLANDALE BEACH, FL 33009

Date of Issue: 07/24/2014

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

IMPORTANT INFORMATION

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

Mail To:

JORGE ARTURO HEREDIA
111 LORI LN LOT 34
HALLANDALE BEACH, FL 33009

CERTIFICATE OF TITLE

Identification Number: FLA67363 Year: 0000 Make: UNKNOWN Body: HS WT-L-BHP: 57.5" Vessel Reg. No.: Title Number: 112519932
Free State: FL Color: Primary Brand: Secondary Brand: No. of Brands: List: Private Issue Date: 08/08/2013
Odometer Status of Vessel Manufacturer or OH use: Hull Material: Prop: Date of Issue: 07/24/2014

Registered Owner

JORGE ARTURO HEREDIA
111 LORI LN LOT 34
HALLANDALE BEACH, FL 33009

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Boyd Welden
Boyd Welden
Director



Terry L. Rhodes
Terry L. Rhodes
Executive Director

Control Number: 115165961
4 / 7 115165961

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

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

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☒ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1 reflects ACTUAL MILEAGE ☐ 2 is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3 is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must

CO-SELLER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Agent Name:

License Number:

PURCHASER Must

CO-PURCHASER Must

Sign Here:

Sign Here:

Print Here:

Print Here:

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JORGE HERIDIA/ZARELA MONTOYA)

CASE NO. 4885

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JORGE HERIDIA/ZARELA MONTOYA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 111 LORI LANE PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JORGE HERIDIA/ZARELA MONTOYA
AT 2:24 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

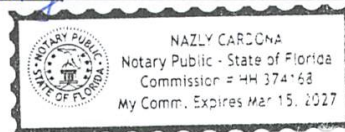
[Signature] DATE: 04/08/2024
AFFIANT

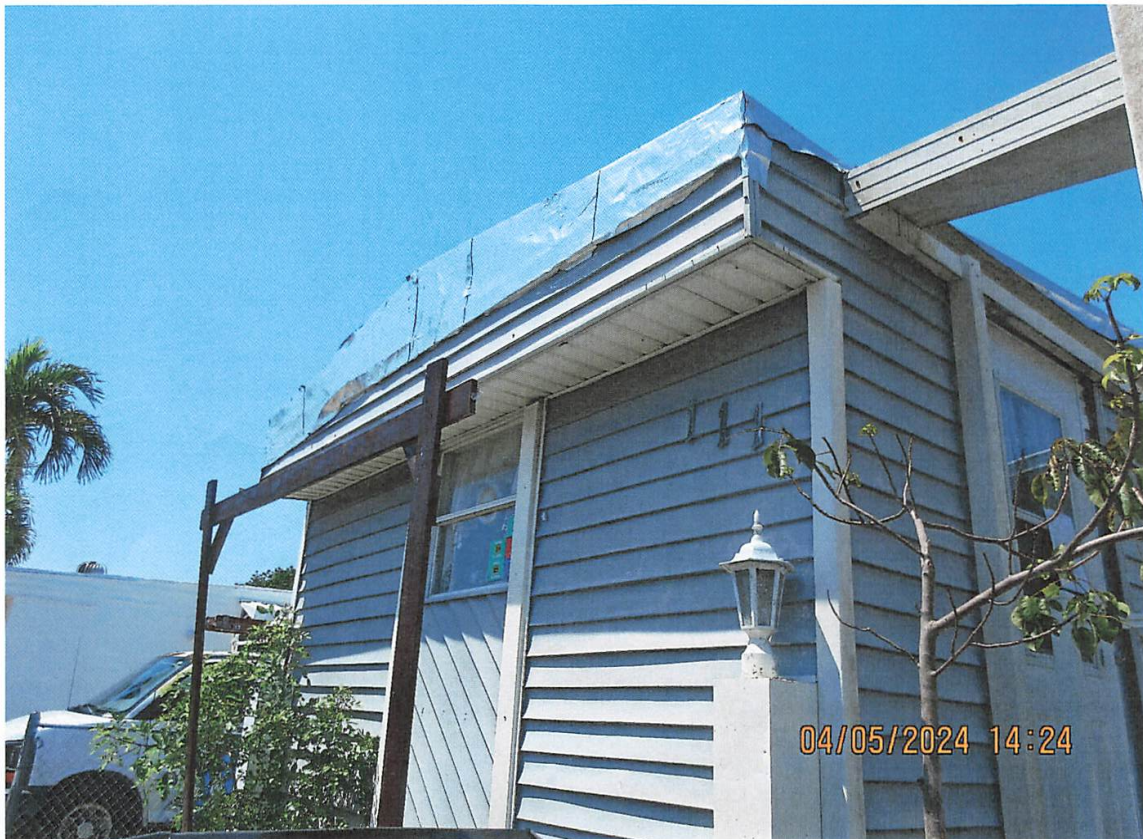
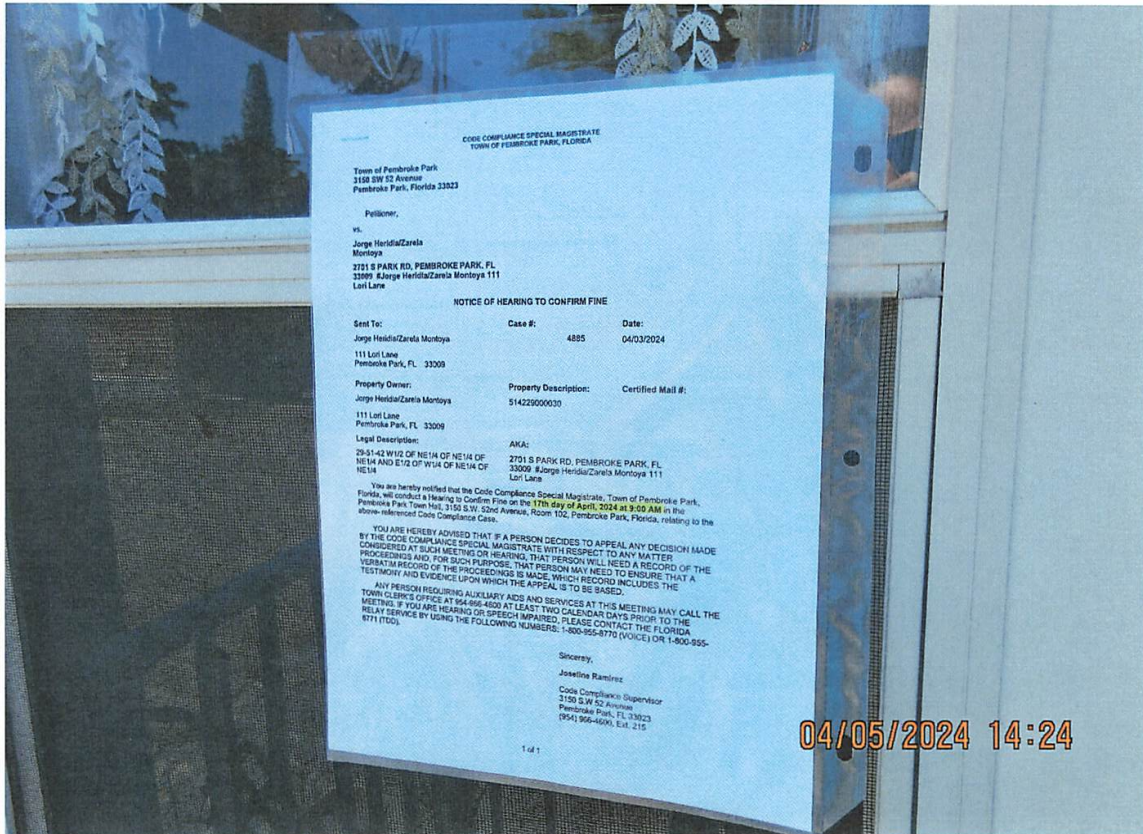
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

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 \$ **8.93**
Total Postage and F \$
Sent To
Street and Apt. No., LAKESHORE MOBILE HOME PARK LLC
City, State, ZIP+4® HCF #4882, #4885
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053 See Reverse for Instructions

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

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

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

Postage \$ **8.93**
Total Postage and F \$
Sent To
Street and Apt. No., LAKESHORE MOBILE HOME PARK LLC
City, State, ZIP+4® HCF #4882, #4885
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, January 2020 PSN 7530-02-000-9053 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 \$ **8.93**
Total Postage and F \$
Sent To
Street and Apt. No., CORPORATION SERVICE COMPANY
City, State, ZIP+4® NOA #7531 HCF #4381, #4882, #4885
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2020 PSN 7530-02-000-9053 See Reverse for Instructions

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

Postage \$ **8.69**
Total Postage and F \$
Sent To
Street and Apt. No., Jorge Heridia/Zarela Montoya
City, State, ZIP+4® HCF #4885
111 LORI LANE
PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9053 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC HCF #4882, #4885 2701 S PARK ROAD, PEMBROKE PARK FL 33009 9590 9402 8582 3244 8699 93 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 46	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Jorge Heridia/Zarela
Montoya

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jorge Heridia/Zarela Montoya 111
Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Jorge Heridia/Zarela Montoya 111 Lori Lane Pembroke Park, FL 33009	4885	04/03/2024
Property Owner:	Property Description:	Certified Mail #:
Jorge Heridia/Zarela Montoya 111 Lori Lane Pembroke Park, FL 33009	514229000030	
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jorge Heridia/Zarela Montoya 111 Lori Lane	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4885

Petitioner,
vs.

Jorge Heridia/Zarela
Montoya
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Jorge Heridia/Zarela Montoya 111
Lori Lane
Respondent(s)

On 4/3/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Jorge Heridia/Zarela Montoya
Address:	111 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jorge Heridia/Zarela Montoya 111 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 4/3/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/3/2024
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 4/3/2024

Notes/Mean of Correction:

Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer, dryer, water heater, bin, construction materials).

No permit for addition or back patio or electrical.

No permit for shed.

carport, rail, windows, vinyl siding - According to 2006 Broward County Property Appraiser, there is no evidential support of modifications. Violation removed. However, carport requires repair.

Further, Affiant sayeth naught

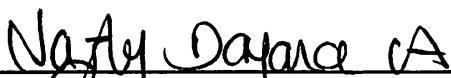
STATE OF FLORIDA

COUNTY OF BROWARD



Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/3/2024



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4885
Petitioner,)
)
vs.)
)
)
JORGE HERIDIA)
ZARELA MONTOYA)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 111 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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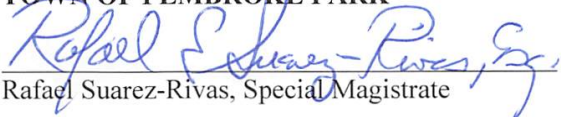
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 12-48; 12-49 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16TH day of June 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Lakeshore Mobile Home Park LLC P.O. 4880, 4881, 4884, 4885, 4887, 4938, 4939, 4940, 4941, 4942 4965 2701 S Park Rd Pembroke Park, FL 33009		A. Signature X <u>Y. L. R. + 7119</u> ☐ Agent ☐ Addressee	
		B. Received by (Printed Name) <u>LAKESHORE MOBILE</u>	C. Date of Delivery <u>7-21-2017</u>
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
9590 9402 5384 9189 1574 22 7021 0350 0001 0297 6672		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™ ☐ Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 0350 0001 0297 6719

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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$ 8.27
Sent To	Riverstone Communities, LLC
Street and Apt. No.	F.O. 4880, 4881, 4884, 4885, 4887, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0001 0297 6672

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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	\$ 8.27
Sent To	Lakeshore Mobile Home Park, LLC
Street and Apt. No.	F.O. 4880, 4881, 4884, 4885, 4887, 4938, 4939, 4940, 4941, 4942, 4965
City, State, ZIP+4®	2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

TOWN OF PEMBROKE PARK

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

NOV CASE #4885

Hasler

FIRST-CLASS MAIL

02/04/2020

US POSTAGE \$000.95⁰



ZIP 33023
011D10656696

Lakeshore Mobile Home Park LLC

2701 S PARK RD

Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV CASE #4885

Hasler

FIRST-CLASS MAIL

02/04/2020

US POSTAGE \$000.95⁰



ZIP 33023
011D10656696

Jorge Heredia &
Zarela Montoya

111 Lori Lane

Pembroke Park, FL 33009

7019 2260 0002 0486 1471

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Certified Mail Fee \$
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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 Postage \$
 Total Postage and Fees \$
 Sent To NOH #4885
 Street and Apt. No. 111 Lori Lane
 City, State, ZIP+4® Pembroke Park, FL 33009
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
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7019 2260 0002 0486 1518

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942 4965
 Street and Apt. No. 2701 S Park Rd
 City, State, ZIP+4® Pembroke Park, FL 33009
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 MAY 28 2021
 HOLLYWOOD FL 33023

7019 2260 0002 0486 1525

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OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 Street and Apt. No. 6400 Telegraph Road, Suite 2000
 City, State, ZIP+4® Bloomfield Township, MI 48301
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
 MAY 28 2021
 HOLLYWOOD FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
Jorge Heridia/Zarela Montoya NOH #4885 111 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
9590 9402 5384 9189 1571 49		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7019 2280 0002 0486 1471		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.

Lakeshore Mobile Home Park LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 2701 S Park Rd
 Pembroke Park, FL 33009



9590 9402 5384 9189 1571 87

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1518

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X YIC R47C19

☐ Agent☐ Addressee

B. Received by (Printed Name)

Lakeshore mobile 6-1-2011

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☒ 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.

Riverstone Communities, LLC
 NOH 4880, 4881, 4884, 4885, 4487,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301



9590 9402 5384 9189 1571 94

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1525

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

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☐ Agent☐ Addressee

B. Received by (Printed Name)

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C. Date of Delivery

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D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

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Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE 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 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*	\$2,499,060	\$217,900	\$2,716,960	\$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	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960	
Portability	0	0	0	0	
Assessed/SOH	\$2,389,450	\$2,716,960	\$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	\$2,716,960	\$2,389,450	\$2,389,450	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400
8/20/1997	WD*	\$3,262,200	26945 / 137		
2/22/1989	CP*	\$100	16299 / 977		
				Adj. Bldg. S.F. (Card, Sketch)	
				550	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

JORGE HERIDIA
ZARELA MONTOYA

)

Respondent

CASE NO. 4885

AFFIDAVIT OF SERVICE

TO BE SERVED: JORGE HERIDIA / ZARELA MONTIYA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 111 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JORGE HERIDIA / ZARELA MONTIYA AT 1:04 P.M. ON
THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

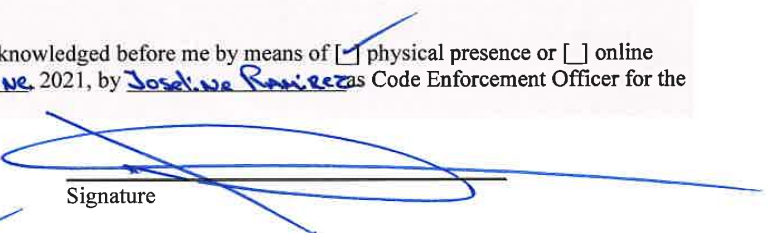
() **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me,
to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior
officer as defined in F.S. 48.081.

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 10 day of JUNE, 2021, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.


Signature

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jorge Heredia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Case #:

4885

Property Owner:

Jorge Heredia/Zarela Montoya
111 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 #Jorge Heredia/Zarela Montoya 111
Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/20/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply With Date of this Notice
BUILDING AND BUILDINGS	Sec 5-102 - Repairs and	Repairs and maintenance shall be made in a timely manner to the property with the provisions of the Code of Ordinances.	30

06/03/2021 01:04



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Jorge Heridia/Zarela Montoya

111 Lori Lane
Pembroke Park, FL 33009

Case #:

4885

Property Owner:

Jorge Heridia/Zarela Montoya

111 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 #Jorge Heridia/Zarela Montoya 111
Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND
SANITATION

Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

30

(Ord. No. 12-06-01, § 1, 6-13-12)

HEALTH AND
SANITATION

Sec. 12-49. - Storm
event debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture.

30

(Ord. No. 12-06-01, § 2, 6-13-12)

Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer, dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


5/27/2021



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

6/9/21
WATER ~~HEAT~~ HEATER
Removed per owner

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Jorge Heridia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Case #: 4885

Date: 01/30/2020

Property Owner: Jorge Heridia/Zarela Montoya
111 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Jorge Heridia/Zarela Montoya 111 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

HEALTH AND SANITATION Sec. 12-49. - Storm
event debris.

All allowable items stored, placed or
maintained outdoors at any location in the
Town, including items stored in carports for
single family homes, mobile homes, or
recreational vehicles shall be either secured
as required by the Building Official or removed
during the period between June 1 through
November 30 of each year. By way of
example, this shall include, but is not limited
to, operable appliances (i.e.
refrigerator/freezer/washer/dryer), flower pots,
barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

30

Notes/Mean of Correction:

Addition, sheds, car port, rail, stairs, doors, vinyl siding, windows, back patio, and outdoor electrical outlet
done without permits. Exterior maintenance (improper ventilation). Prohibited outdoor storage (washer,
dryer, water heater, bin, construction materials).

Owner must go to the Building Dept. and obtain permits for all work done. Remove washer, dryer and
water heater (put inside). Remove electrical outlets with permits.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Jorge Heredia / Zarela Montoya Date 1/30/20
Site Address 111 Lori Lane Case # 4885
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 # _____ 12-48
5-103

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Addition, sheds, car port, stairs, doors, vinyl
siding, windows, back patio & outdoor electrical outlets.
Exterior maintenance (improper ventilation). Prohibited outdoor
Storage (washer, dryer & water heater) (bin, construction material).

Corrective Action(s)

Owner must go to the Building Dept and obtain permits
for all work done. Remove washer, dry & heater (put inside).
Remove electrical outlets w/permits.

☒ Structural
☒ Code Enf.

☒ Plumbing
☒ Zoning

☒ Mechanical
☐ Business Tax Receipt

☒ Electrical
☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext.215
☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227
☐ Public Works Ext. 238

Josefine Ramirez
Code Enforcement Officer

Zarela Montoya
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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).

2020 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments













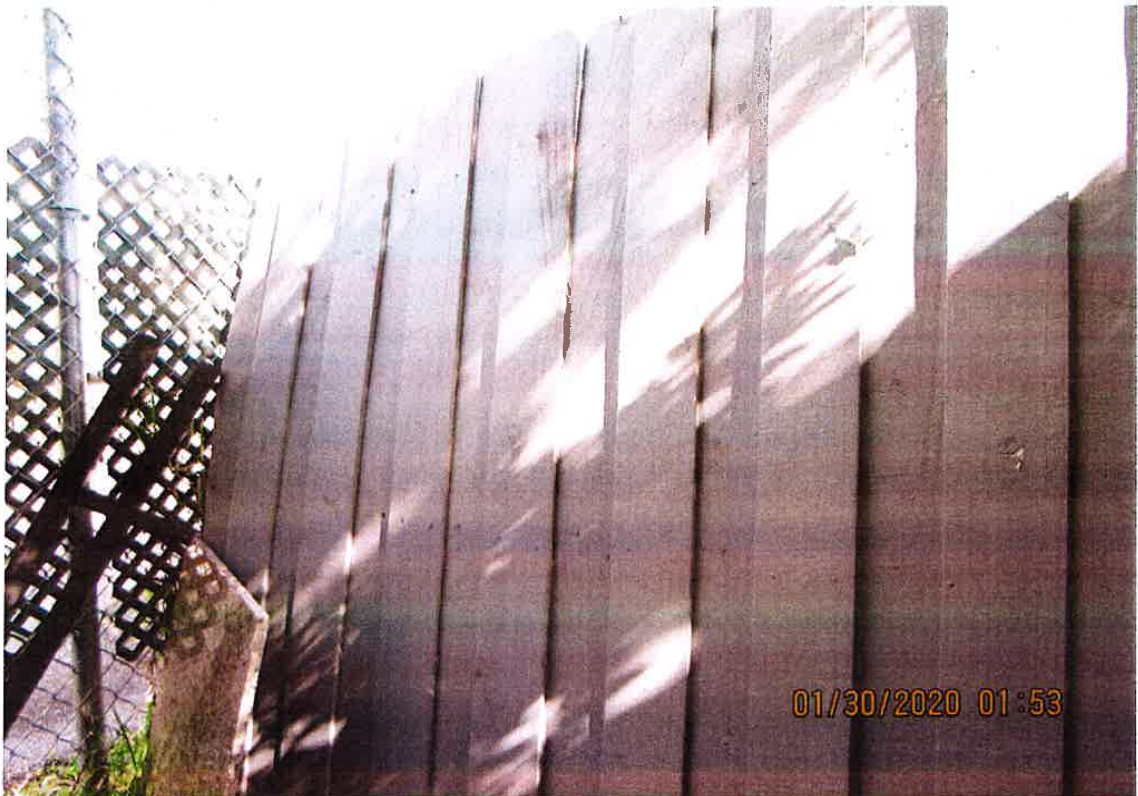
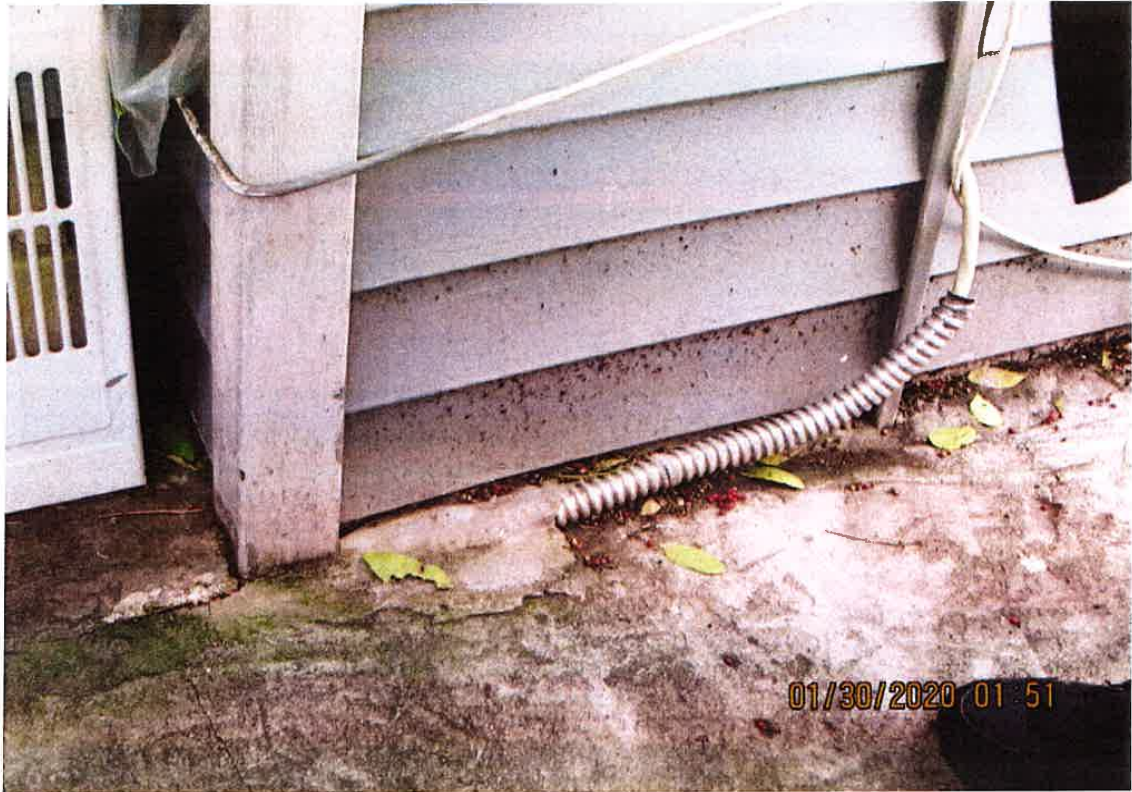


























Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	8352	Date Next Inspection	4/17/2024
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand
9/20/2023	9/20/2023	Amended Final Order	Certified Mail
12/12/2023		Affidavit of Non-Compliance	Hand
4/4/2024		Affidavit of Non-Compliance	Certified Mail
4/4/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/5/24 4/5/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(I). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/4/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	4/4/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	12/12/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	4/4/2024
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 4/17/2024

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$35,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$35,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
9/29/2023	Credit	\$200.00
Total Payments		\$200.00
Fees Outstanding		\$35,500.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YESYM 5401 LLC) CASE NO. 8352
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 12:50 P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

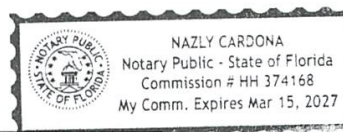
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

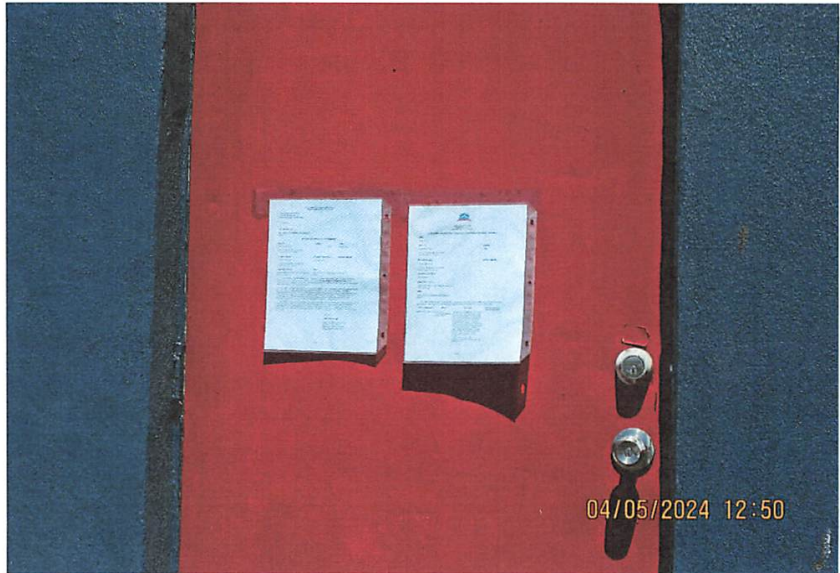
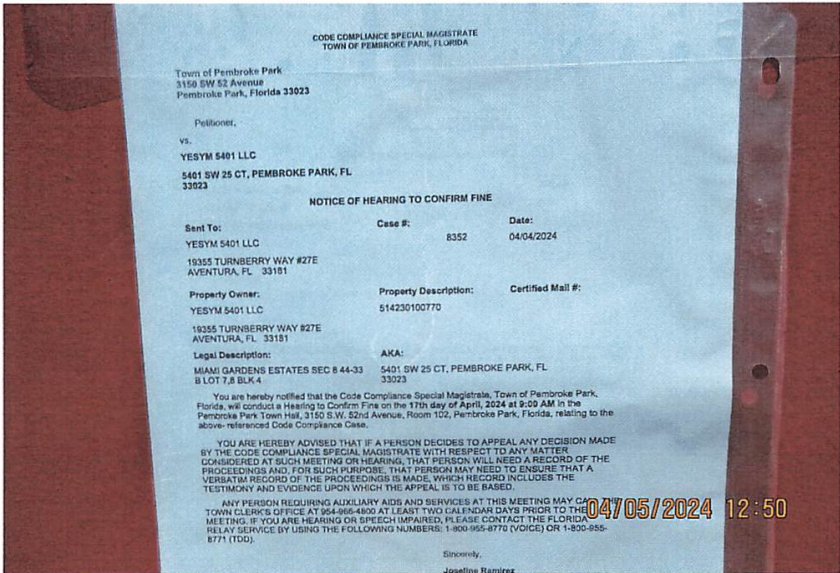
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:

8352

Date:

04/04/2024

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description:

514230100770

Certified Mail #:

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 4/4/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: YESYM 5401 LLC
Address: 19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio: 514230100770
Site Address: 5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Partially corrected.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Not Corrected.
3. Swale area has bare spots and requires new sod. On backend of property. Corrected, but damaged by tow trucks.

Further, Affiant sayeth naught

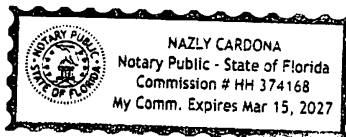
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/4/2024


NOTARY PUBLIC, STATE OF FLORIDA



Town of Pembroke Park

INVOICE

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



DATE: April 10, 2024
INVOICE # 435
FOR:

Case #8352
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE
PARK, FL 33023

Bill To:
YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE
PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(c)(l); 12-48; 22-27; 22-28; 22-29 and 28-208.2(a).		
	Amended Final Order 09/20/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
150	Day(s) of Per Diem from (11/19/2023 - 04/17/2024)	\$ 250.00	\$ 37,500.00
Balance			\$ 37,600.00

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

9589 0710 5270 1605 9282 60

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

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

OFFICIAL USE

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

Postmark Here

Postage
\$ 8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 NOH #9501 HCF #8352

Street and Apt. No
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See back for restrictions and limitations.

9589 0710 5270 1605 9282 77

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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	\$	
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☐ Adult Signature Restricted Delivery	\$	

Postmark Here

Postage
\$ 8.69

Total Postage and
 \$

Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER

Street and Apt. No
 NOH #9501 HCF #8352
 19355 TURNBERRY WAY #27E

City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800, January 2020 (PSN 7530-02-000-9000) See back for restrictions and limitations.

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

YESYM 5401 LLC
5401 SW 25 CT
PEMBROKE PARK, FL 33023

Date 9/29/2023 3:05:47 PM**Invoice #** 26813**For** Code Enforcement Case#
8352**Site Address:**

5401 SW 25 CT, PEMBROKE PARK, FL
33023

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$200.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	11/19/2023		\$250.00	0	\$0.00
Admin Fixed	6/22/2023		\$100.00	0	\$100.00
Admin Fixed	9/20/2023		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
9/29/2023	Credit	\$200.00
Total		\$200.00

Balance **\$0.00**

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
)
vs.)
)
YESYM 5401 LLC)
Respondent(s) _____

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

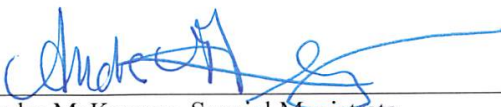
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THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208(a) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 20th day of September 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of September, 2023.


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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5711	A. Signature X <i>[Signature]</i> B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER FO #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6305	A. Signature X <i>Receptionist</i> B. Received by (Printed Name) <i>Receptionist</i> C. Date of Delivery <i>6-26-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery

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

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Certified Mail Fee
\$ *8.53*

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

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

Postage
\$

Total Postage and
\$

Sent To YESYM 5401 LLC
AFO #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

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

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

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

Postage
\$ *8.53*

Total Postage and
\$

Sent To YESYM 5401 LLC / MIMOUN, ROGER
AFO #8352
19355 TURNBERRY WAY #27E
AVENTURA FL 33181

City, State, ZIP+4®

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	8352	Date Next Inspection	9/20/2023
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/20/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	8352	09/15/2023
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Sept 18 - 2023 Phone: 786-558-7754
Email: ddrm551@hotmail.com
Property Address: 5401 SW 25 S.W. COURT PEMBROKE PARK

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ROGER MIMOUN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8352 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/20/23 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 6/21/23 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Sec 5-103 (c) ; 5-103 (1) ; 12-48
22-27 ; 22-28 ; 22-29 ; 28 -2082.(a).

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

ROGER MIMOUN MGR
Petitioner's Name (Print)

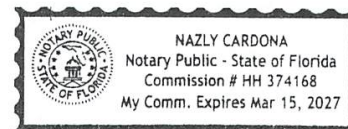
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Roger Mimoun, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Sept., 20 23.

Nazly Cardona
Notary
My Commission expires Mar 15, 2027



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
vs.)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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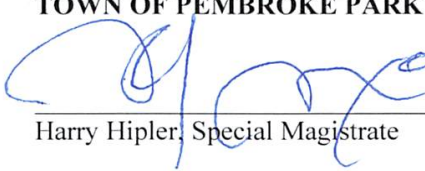
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

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

7022 2410 0001 1497 5711

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

Postage
 \$ 7.85
 Total Postage and Fees
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 Sent To
 YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #8352
 Street and Apt. No.,
 19355 TURNBERRY WAY #27E
 City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800, Apr

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

Postage
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 Total Postage and Fees
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 YESYM 5401 LLC
 NOH #8352
 Street and Apt. No.,
 5401 SW 25 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, Apr

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

Postage
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 YESYM 5401 LLC
 MIMOUN, ROGER
 NO #8352
 Street and Apt. No.,
 19355 TURNBERRY WAY #27E
 City, State, ZIP+4®
 AVENTURA FL 33181

PS Form 3800,

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OFFICIAL USE

Certified Mail Fee	\$		
Extra Services & Fees (check box, add fee as appropriate)			
☐ Return Receipt (hardcopy)	\$		
☐ Return Receipt (electronic)	\$		
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 YESYM 5401 LLC
 FO #8352
 Street and Apt. No.,
 5401 SW 25 CT,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner:

NOV
Case #.

8352

Property Desr

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 CT,
Pembroke Park, FL 33023.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5711	A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
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☐ Insured Mail Restricted Delivery																	

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
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☐ Collect on Delivery Restricted Delivery																	
☐ Insured Mail																	
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7022 2410 0001 1497 6312



quadiant

CORRECTION
IMI

\$007.85⁰

06/23/2023 ZIP 33023
043M30245597

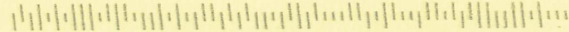
US POSTAGE

YESYM 5401 LLC
FO #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0007/01/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2506-02885-23-46



.. 9327020041942280

IA

330235413501

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

YESYM 5401 LLC
 FO #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7763 41

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6312

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

☐ Agent

☐ Addressee

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

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

3. Service Type

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

ail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

3 APR 2023 PM 1 L



quadiënt

FIRST-CLASS MAIL
IMI

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03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023

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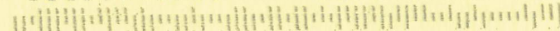
331 DE 1

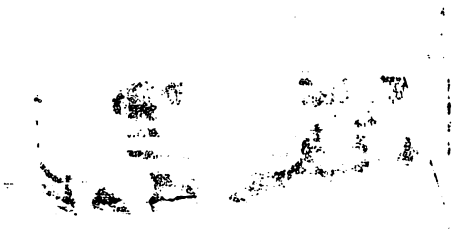
0004/13/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-02130-03-43







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



MIAMI FL 330

8 JUN 2023 PM 5 L

7022 2410 0001 1497 5698



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CORRECTION
IMI

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06/08/2023 ZIP 33023
043M30245597

US POSTAGE

YESYM 5401 LLC
NOH #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

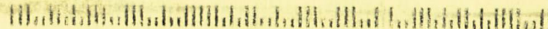
BC

-R-T-S- 330235557-1N

07/31/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

33023-41860



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: YESYM 5401 LLC NOH #8352 5401 SW 25 CT, PEMBROKE PARK, FL 33023		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5698		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

Case Status	Open	Case #	8352	Date Next Inspection	6/21/2023
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not In Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:03 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

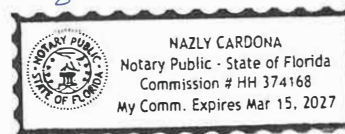
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/08/2023

Sent To: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #: 8352

Certified Mail #:

Property Owner: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description: 514230100770

Legal Description: MIAMI GARDENS ESTATES SEC 6 44-33 B
LOT 7, 8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c) - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trails, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j) - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent, shall comply with all landscaping requirements in effect at the time of alteration, unless said in effect at the time of alteration is repealed or amended.	7

06/09/2023 10:03

STAPLES



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

8352

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
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ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

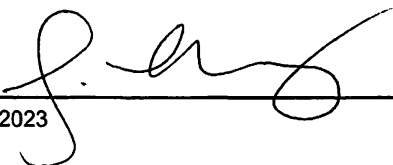
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


6/8/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 6/21/2023

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
 2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Corrected.
 3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Partially corrected, all items have to be stored inside.
 3. Swale area has bare spots and requires new sod. On backend of property. Not corrected.
- Call for re-inspection when all items are corrected at 954-551-7147.

Further, Affiant sayeth naught

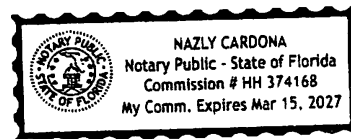
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: YESYM 5401 LLC
Case #: 8352
Date: 03/30/2023
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner: YESYM 5401 LLC
Property Description: 514230100770
Certified Mail #:
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	7
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.	7

(Ord. No. 12-06-01, § 1, 6-13-12)

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way.	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	(Ord. No. 82-1-1, § 3, 1-13-82) It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.	7
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82) The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

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

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

Joseline Ramirez
Chief Code Compliance Officer



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

March 30, 2023

Greetings Property Owner

The Town of Pembroke Park (“Town”) takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town’s swales. Recently, the Town has undertaken an increased role in the maintenance of the Town’s swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$91,040	\$381,700	\$472,740	\$472,740	
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47
2021	\$91,040	\$347,400	\$438,440	\$438,440	\$9,428.48

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$472,740	\$472,740	\$472,740	\$472,740
Portability	0	0	0	0
Assessed/SOH	\$472,740	\$472,740	\$472,740	\$472,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$472,740	\$472,740	\$472,740	\$472,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4302
				Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number L17000234172
FEI/EIN Number 82-3420392
Date Filed 11/13/2017
Effective Date 11/14/2017
State FL
Status ACTIVE

Principal Address

19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Mailing Address

PO Box 2914
 Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
 19355 TURNBERRY WAY
 27E
 AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
 PO Box 2914
 Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
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2021	02/01/2021
2022	02/02/2022
2023	03/06/2023

Document Images

03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

7022 2410 0001 1497 5711

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	MIMOUN, ROGER
City, State, ZIP+4®	NOH #8352
	19355 TURNBERRY WAY #27E
	AVENTURA FL 33181
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5698

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	NOH #8352
City, State, ZIP+4®	5401 SW 25 CT,
	PEMBROKE PARK, FL 33023
PS Form 3800, April 2013 PSN 7530-02-000-9001	

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

NOV
Case #.

8352

Property Owner:

Property Desr

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023.

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

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quadiant

FIRST-CLASS MAIL

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03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #B352

5401 SW 25 Ct,
Pembroke Park, FL 33023

VAC

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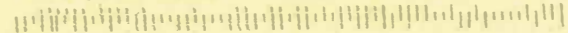
331 DE 1

0004/13/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-02130-03-43



.. 9327020151561202

ANK

33023541350













Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 4381

Notes New fence installation prior to issuance of Building Permit. Property Owner will need to obtain permit before further construction.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/8/2019		Notice of Violation	Hand
2/21/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/21/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/15/2023	3/15/2023	Final Order	Certified Mail
3/31/2024		Affidavit of Non-Compliance	Certified Mail 4/4/24
3/31/2024	4/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 4/4/24
4/12/2024		Notice of Formal Hearing - Extension of Time	Email 4/12/24

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/1/0001

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$84,250.00
Admin Fixed		Admin Fixed		\$100.00

Case Overview

			Total Fines	\$84,350.00
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Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$84,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLIDAY HALLANDALE MHC LLC)

Respondent

CASE NO. 4381

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC LLC AT 1:38
P.M. ON THE 05 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

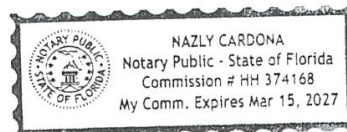
[Signature] DATE: 04/08/2024
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona GA
Signature

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



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

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

Petitioner,
vs.

**HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	4381	04/12/2024
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

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

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/12/2024

Phone: 954-981-4414

Email: MaHernandez@lakeshoremhc.com

Property Address: 3120 W Hallandale Bch. Blvd. Pembroke Park, FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Marlene Hernandez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4381 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 17th day of April, 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 03/31/2024 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Fence installed without permit

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Marlene Hernandez

Petitioner's Name (Print)

Marlene Hernandez
Petitioner's Signature

State of Florida)

County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Marlene Hernandez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 12th day of April, 20 24.

Sandra A. Williams
Notary

My Commission expires 1/24/2027



SANDRA A. WILLIAMS
Notary Public
State of Florida
Comm# HH353742
Expires 1/24/2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC	4381	03/31/2024
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC	514229000300	
8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4381

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 3/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HOLIDAY HALLANDALE MHC LLC
Address: 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077
Folio: 514229000300
Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

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: 3/31/2024

Notes/Mean of Correction:

Fence installed without a permit. Permit expired.

23357489-0 | 3140 W HALLANDALE BEACH BLVD, | HOLIDAY MOBILE HOME PARK | Expired

Further, Affiant sayeth naught

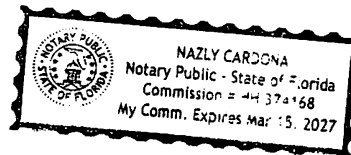
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/31/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4381
Petitioner,)
vs.)
HOLIDAY HALLANDALE MHC LLC)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: HOLIDAY HALLANDALE MHC LLC

PROPERTY OWNER: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0300

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of March 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

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

TOWN OF PEMBROKE PARK

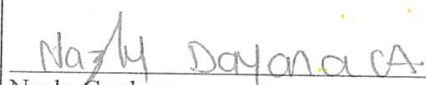

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9282 08

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

Postage \$ **8.93**
Total Postage and Fee \$
Sent To
Street and Apt. No., CORPORATION SERVICE COMPANY
City, State, ZIP+4® NCH #7531 HCF #4381, #4882; #4885
1201 HAYS STREET
TALLAHASSEE, FL 32301
PS Form 3800, Jan 2019

9589 0710 5270 1605 9282 15

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Postage \$ **8.69**
Total Postage and Fee \$
Sent To
Street and Apt. No., HOLIDAY HALLANDALE MHC LLC
City, State, ZIP+4® HCF #4381
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077
PS Form 3800, Jan 2019

9589 0710 5270 1605 9282 22

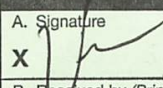
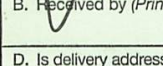
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.69**
Total Postage and Fee \$
Sent To
Street and Apt. No. HOLIDAY HALLANDALE MHC LLC
City, State, ZIP+4® HCF #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
PS Form 3800, Jan 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name)  C. Date of Delivery 4/8/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC HCF #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 9590 9402 8582 3244 8722 83	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9282 22	4. Signature Confirmation Restricted Delivery ☐

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

7022 2410 0002 7328 8820

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OFFICIAL USE

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\$

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To **CORPORATION SERVICE COMPANY**
FO #4381
1201 HAYS STREET
TALLAHASSEE, FL 3230

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0002 7328 8806

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Certified Mail Fee
\$

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
FO #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0002 7328 8837

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OFFICIAL USE

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

Postage
\$ 7.85

Total Postage and Fees
\$

Sent To **HOLIDAY HALLANDALE MHC LLC**
FO #4381
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, Apr 2012

7022 2410 0002 7328 8127

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

Postage
\$ 8.09

Total Postage and Fee \$

Sent To
CORPORATION SERVICE COMPANY
NOH #4381, #5713
1201 HAYS STREET
TALLAHASSEE, FL 3230

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

PS Form 3800, April 2012 PSN 7530-02-000-9057

7022 2410 0002 7328 8134

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

Postage
\$

Total Postage and Fee \$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #4381, #5713
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

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

PS Form 3800, April 2012 PSN 7530-02-000-9057

7022 2410 0002 7328 8110

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

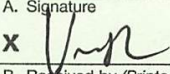
Postage
\$ 7.85

Total Postage and Fee \$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #4381
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2012 PSN 7530-02-000-9057

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7022 2410 0002 7328 8110 PS Form 3811, July 2020 PSN 7530-02-000-9053	A. Signature x  B. Received by (Printed Name) C. Date of Delivery 2/28/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Mail Restricted Delivery Domestic Return Receipt

TOWN OF PEMBROKE PARK, FLORIDA)
)
 Petitioner)
)
 vs.)
)
 HOLIDAY HALLANDALE MHC LLC) CASE NO.4381
)
 Respondent)

TO BE SERVED: HOLIDAY HALLANDALE MHC LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

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

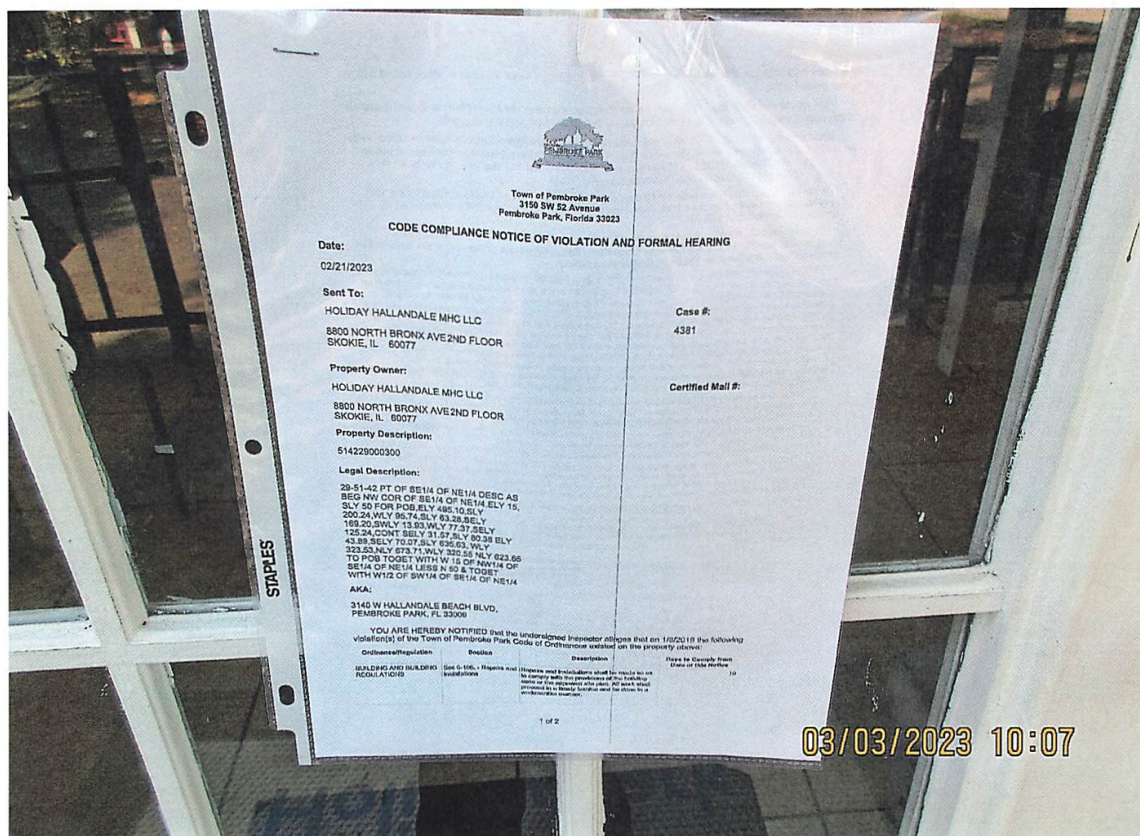
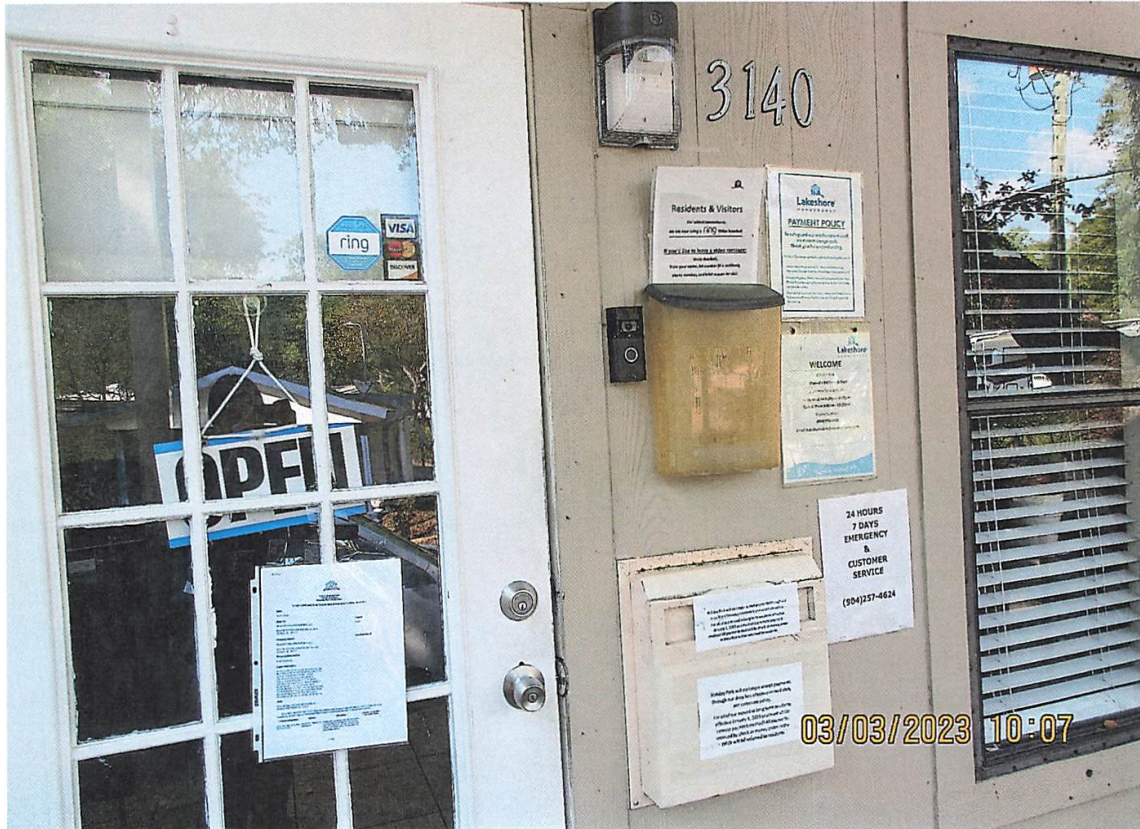
(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

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

City Hall.
AFFIANT J. May 3/6/23

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of March, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

 **JEFFREY LOUIS**
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/21/2023

Sent To:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Owner:

HOLIDAY HALLANDALE MHC LLC

8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Case #:

4381

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/8/2019 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.	10

New fence installation prior to issuance of Building Permit. Property Owner will need to obtain permit before further construction.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of March, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

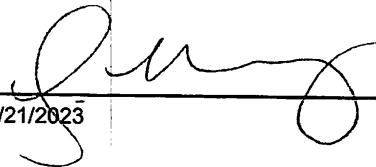
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


2/21/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
4381

Petitioner,

vs.

HOLIDAY HALLANDALE
MHC LLC
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 2/21/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: HOLIDAY HALLANDALE MHC LLC

Address: 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2023

Notes/Mean of Correction:

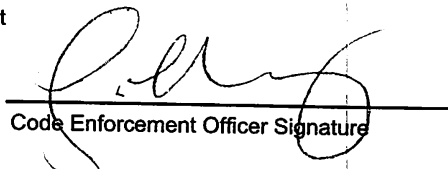
Fence installed without a permit. Permit expired.

189873-0 | 3140 W HALLANDALE BEACH BLVD, | HOLIDAY MOBILE HOME PARK | Expired

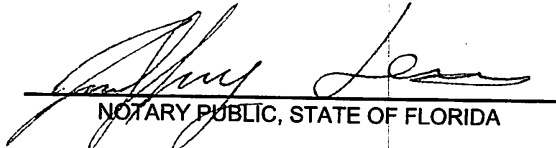
Further, Affiant sayeth naught

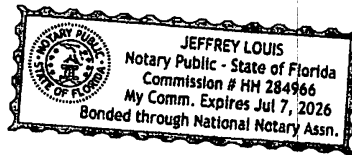
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/21/2023


NOTARY PUBLIC, STATE OF FLORIDA





The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$8.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Page 574 of 770



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

7022 2410 0002 7328 8127

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
 \$ 8.09

Total Postage and Fee
 \$

Sent To
 CORPORATION SERVICE COMPANY
 NOH #4381, #5713
 1201 HAYS STREET
 TALLAHASSEE, FL 3230

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

7022 2410 0002 7328 8134

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
 \$ 8.09

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

Postage
 \$

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #4381, #5713
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

7022 2410 0002 7328 8110

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery

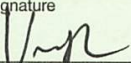
Postage
 \$ 7.85

Total Postage and Fee
 \$

Sent To
 HOLIDAY HALLANDALE MHC LLC
 NOH #4381
 3140 W HALLANDALE BEACH BLVD
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9057

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery <u>2/28/23</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 Barcode: 9590 9402 7912 2234 7839 98	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8110	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CORPORATION SERVICE COMPANY NOH #4381, #5713 1201 HAYS STREET TALLAHASSEE, FL 3230		A. Signature X <i>Sheena Black</i> B. Received by (Printed Name) Sheena Black C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8127		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 7912 2234 7840 01		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #4381, #5713 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		A. Signature X <i>Alvinacion</i> B. Received by (Printed Name) Alvinacion C. Date of Delivery 2.27.23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 8134		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 7912 2234 7840 18		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	









Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA	1000 BRICKELL AVE STE 201 MIAMI, FL 33131	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130162

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS

Case Status Closed **Case #** 6829

Notes

VIOLATIONS/CORRECTIVE ACTIONS
 1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. **CORRECTIVE ACTIONS:** 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
 2) There is trash and debris all throughout the property. **CORRECTIVE ACTIONS:** 2) Remove all trash and debris from the property.
 3) There is graffiti on the sidewall of this property. **CORRECTIVE ACTIONS:** 3) Remove all graffiti from the walls of this property.
 4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. **CORRECTIVE ACTIONS:** Submit new application (plans) for permit and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2022		Notice of Violation	Certified Mail
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/6/2022		Affidavit of Non-Compliance	Regular Mail
4/21/2022	4/20/2022	Final Order	Certified Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail
6/16/2023	7/19/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2023		Affidavit of Non-Compliance	Certified Mail
6/30/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/18/2024		Affidavit of Compliance	Regular Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	1/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/18/2024
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	1/18/2024	\$28,850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$28,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,950.00

Town of Pembroke Park**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 15, 2024
INVOICE # 435
FOR:

Case #8439

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

5525 SW 41 ST PEMBROKE
LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 28-346(f)		
	Final Order 08/16/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
168	Day(s) of Per Diem from (10/16/2023 - 04/01/2024)	\$ 250.00	\$ 42,000.00
1	Recorded Lien 03/06/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 6,300.00
	\$42,000.00 + \$100.00 + \$48.50 + \$8.50		\$ 6,457.00
Balance			\$ 42,148.50

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO. 6829

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 12:33 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

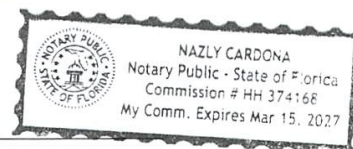
DATE: 04/08/2024

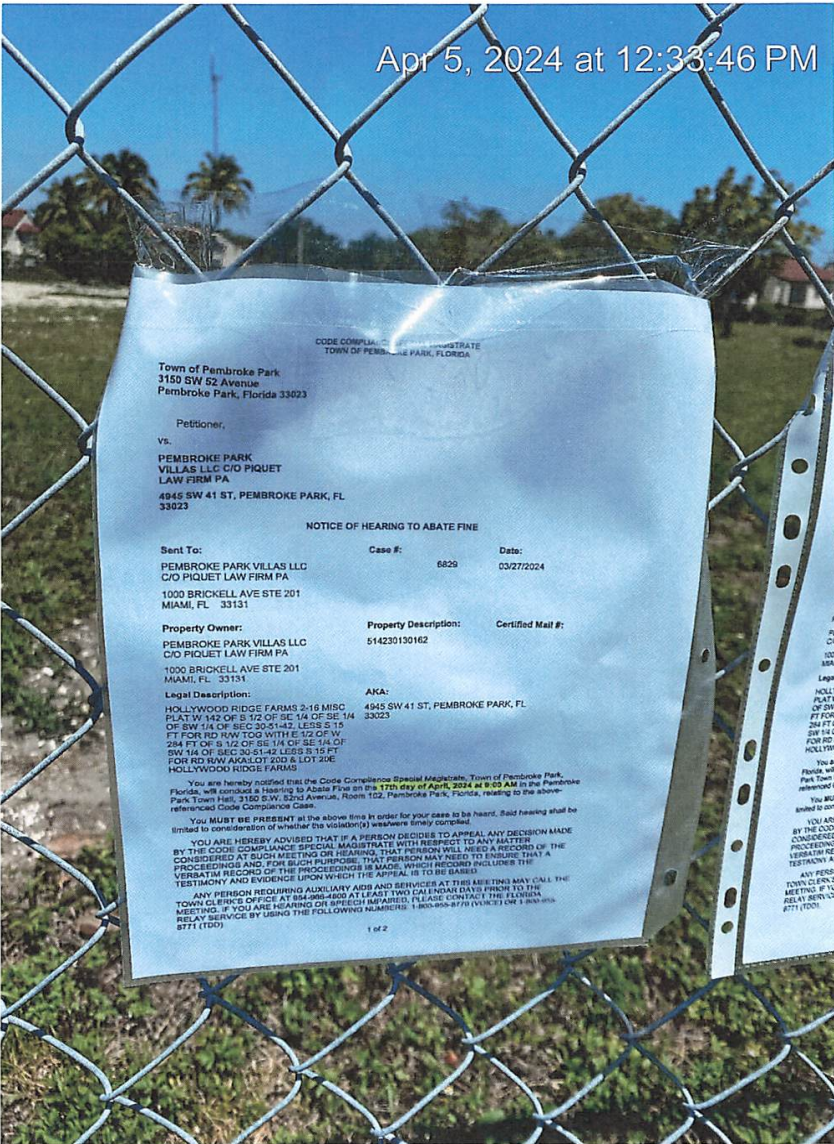
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA
4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To: PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #: 6829

Date: 03/27/2024

Property Owner: PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description: 514220130162

Certified Mail #: 33023

Legal Description: HOLLYWOOD RIDGE FARMS 2-18 MISC
PLAT W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS 5.15
FT FOR RD R/W TOG WITH E 1/2 OF W
2/4 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS 5.15 FT
FOR RD R/W AKA LOT 203 & LOT 206
HOLLYWOOD RIDGE FARMS

AKA: 4945 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 17th day of April, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Compliance Case.

You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) were/were timely corrected.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR EACH PURPOSE, THAT PERSON MAY NEED TO ENLIST 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 884-988-4800 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: 1-800-468-8778 (TOLL FREE) 1-888-8771 (TDD)

9589 0710 5270 1605 9278 316

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No. PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

City, State, ZIP+4® BTU INTERNATIONAL CONSULTING LLC
 HAF #8595, #6829
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark Here MAR 28 2024

PS Form 3800, J

9589 0710 5270 1605 9278 43

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No. PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

City, State, ZIP+4® HAF #8595, #6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark Here MAR 28 2024

PS Form 3800, J

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

6829

Date:

03/27/2024

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description:

514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: March 15, 2024

Phone #: (305) 615-1434

Case # 6829

E-mail: rodrigo@rdasilvalaw.com

Address of Violation: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Rodrigo Da Silva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6829 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 17/4/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/22/2023 imposing the fine of \$ 28,950 for violation(s) of the Town's Code of Ordinances: 5-103(c)(h)(i)(l); 5-105 5-17 and 12-61

Brief summary for request: Case is in compliance with building regulations and health and sanitation regulations

Rodrigo Da Silva
Petitioner's Name (Print)

Rodrigo D. Silva
Petitioner's Signature

MIAMI-DADE
State of Florida, County of ~~Broward~~

Personally appeared before me the undersigned authority, RODRIGO DA SILVA and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on MAR 29, 2024.

Notary Public State of Florida: Martha Terra dos Reis My Commission expires: Sep 28, 2027



**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON
EXHIBIT A
Respondent(s)

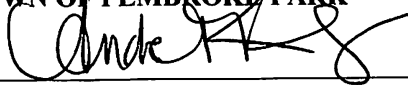
**ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE
AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of August, 2023.

TOWN OF PEMBROKE PARK

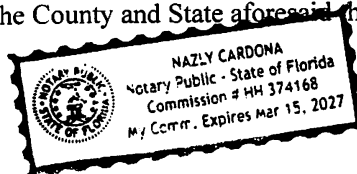

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Josefine Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
August 16, 2023.

Nazly Dayana CA
Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXHIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4763	JESUS JAIME RODRIGUEZ LYDIA RODRIGUEZ	115 LORI LANE, PEMBROKE PARK, FL 33009	NO
	2	4795	JALIN PUELLO	22 TRACI TERR W, PEMBROKE PARK, FL, 33009	NO
	3	6829	PEMBROKE PARK VILLAS LLC PIQUET LAW FIRM PA	4945 SW 41 ST, PEMBROKE PARK, FL 33023	NO

Foreclosure order was send by error. we corrected, and send it back
 through email: rodrigo@dasilvalaw.com 10/2/2023
 martha@dasilvalaw.com
 vitor@ancamerica.com

Certificate of Service

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 10 day of August, 2023.

Nazly Cardona A

Nazly Cardona
 Code Clerk
 Town of Pembroke Park
 3150 SW 52 AVE
 Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023 • BROWARD (954) 966-4600 •

CODE COMPLIANCE SPECIAL MAGISTRATE TOWN OF PEMBROKE PARK

06/28/2023

TO: PEMBROKE PARK VILLAS LLC
PIQUET LAW FIRM PA
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

RE: CASE NO. 6829

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE
DATE OF THE CODE COMPLIANCE SPECIAL MAGISTRATE
HEARING JULY 19, 2023 AT WHICH YOUR CASE SHALL BE
HEARD HAS BEEN RESCHEDULED TO:

WEDNESDAY, AUGUST 16, 2023 AT 9:00 A.M.

If you have any questions, please contact our office at 954-966-4600, ext. 213.

Respectfully,

Nazly Cardona GA
Nazly Cardona
Code Compliance Clerk

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE201 MIAMI, FL 33131	6829	06/30/2023
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE201 MIAMI, FL 33131	514230130162	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA:LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **16th day of August, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6829

Petitioner,

vs.

PEMBROKE PARK VILLAS
LLC C/O PIQUET LAW
FIRM PA
4945 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/30/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA
Address:	1000 BRICKELL AVE STE 201 MIAMI, FL 33131
Folio:	514230130162
Site Address:	4945 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/30/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

Notes/Mean of Correction:

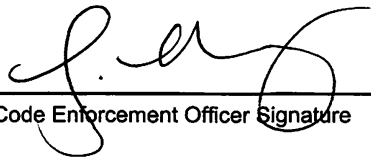
VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. **CORRECTIVE ACTIONS:** 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence. Overgrown vegetation has been trimmed.
2) There is trash and debris all throughout the property. **CORRECTIVE ACTIONS:** 2) Remove all trash and debris from the property. Trash has been removed.
3) There is graffiti on the sidewall of this property. **CORRECTIVE ACTIONS:** 3) Remove all graffiti from the walls of this property. Graffiti and dirt buildup on the sidewall still exist.

Further, Affiant sayeth naught

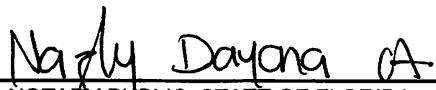
STATE OF FLORIDA

COUNTY OF BROWARD

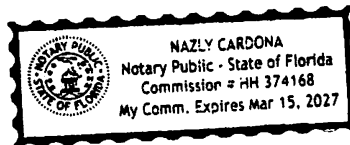


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/30/2023



NOTARY PUBLIC, STATE OF FLORIDA





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number	L21000389404
FEI/EIN Number	36-4999995
Date Filed	08/31/2021
Effective Date	08/30/2021
State	FL
Status	ACTIVE

Principal Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Mailing Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Registered Agent Name & Address

BTU INTERNATIONAL CONSULTING LLC
1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Name Changed: 10/28/2022

Address Changed: 10/28/2022

Authorized Person(s) Detail

Name & Address

Title MGR

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

**PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA**
4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	06/16/2023
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **19th day of July, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA
4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	06/16/2023
Property Owner:	Property Description:	Certified Mail #:
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Legal Description:	AKA:	
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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
Respondent(s)

Morten Markell
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Code Enforcement Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 17 day of Oct, 2022.

Dated at Pembroke Park, Broward County, Florida,
on this 28 day of March, 2023

By *[Signature]*

Town Clerk



SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☐ NO ☒?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

FOLIO NO.: 5142 30 13 0162

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(c)(h)(i)(l); 5-105; 5-17 and 12-61. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
Respondent(s)

Maken Markell
I, Maken Markell, The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Judgment of Special Magistrate Case Number
6829
The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 19 day of Oct, 2022.
Dated at Pembroke Park, Broward County, Florida,
on this 28 day of March, 2023.
By *Maken Markell*
Town Clerk



SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

FOLIO NO.: 5142 30 13 0162

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(c)(h)(i)(l); 5-105; 5-17 and 12-61. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **\$6,100.00** (SIX THOUSAND ONE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS**

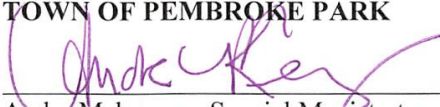
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October, 2022.

TOWN OF PEMBROKE PARK

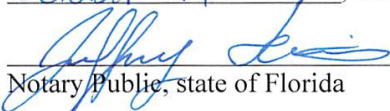

Andre Mckenney, Special Magistrate

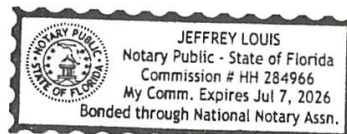
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

October 19, 2022.


Notary Public, state of Florida



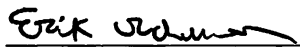
Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6829
Petitioner,)
vs.)
PEMBROKE PARK VILLAS LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC

FOLIO NO.: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

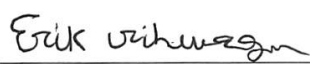


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROFESSIONAL CORPORATE SERVICES, LLC
(HCF-6829)
1000 BRICKELL AVENUE SUITE 201
MIAMI, FL 33131

9590 9402 6921 1104 9955 00

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3264

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(HCF-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

9590 9402 6921 1104 9955 24

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3240

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

9590 9402 6921 1104 9960 57

2. Article Number (Transfer from service label)
7020 0640 0000 5909 9821

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10-24-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☒ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

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Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **8.09**

Total Postage and
\$

Sent To
PEMBROKE PARK VILLAS LLC C/O
PIQUET LAW FIRM PA
NHA F#6829
1000 BRICKELL AVE STE 201
City, State, ZIP+4® MIAMI FL 33131

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **8.09**

Total Postage and
\$

Sent To
PEMBROKE PARK VILLAS LLC C/O
PIQUET LAW FIRM PA
NHA F#6829
4945 SW 41 ST,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

PS Form 3800, April 2013 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
\$ **8.09**

Total Postage and
\$

Sent To
BTU INTERNATIONAL CONSULTING LLC
NHA F#6829
1110 BRICKELL AVENUE, SUITE 200
City, State, ZIP+4® MIAMI, FL 33131

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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **8.53**

Total Postage and
\$

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BTU INTERNATIONAL CONSULTING LLC
OAFFL #6829
1110 BRICKELL AVENUE, SUITE 200
City, State, ZIP+4® MIAMI, FL 33131

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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage
\$ **8.53**

Total Postage and
\$

Sent To
PEMBROKE PARK VILLAS LLC C/O PIQUET
LAW FIRM PA
OAFFL #6829
4945 SW 41 ST,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

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☐ Return Receipt (hardcopy)	\$	
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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
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Postage
\$ **8.53**

Total Postage and
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PEMBROKE PARK VILLAS LLC C/O PIQUET
LAW FIRM PA
OAFFL #6829
1000 BRICKELL AVE STE 201
City, State, ZIP+4® MIAMI FL 33131

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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PROFESSIONAL CORPORATE SERVICES, LLC
(SOCL-6829)
1000 BRICKELL AVENUE SUITE 201
MIAMI, FL 33131

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$

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PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total \$

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PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$7.85

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PIQUET LAW FIRM PA
OAAFL #6829
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and Fee \$7.85

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BTU INTERNATIONAL CONSULTING LLC
OAAFL #6829
1110 BRICKELL AVENUE, SUITE 200
MIAMI, FL 33131

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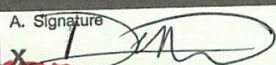
OFFICIAL USE

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 Fee \$7.85

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PEMBROKE PARK VILLAS LLC C/O
PIQUET LAW FIRM PA
OAAFL #6829
1000 BRICKELL AVE STE 201
MIAMI FL 33131

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BTU INTERNATIONAL CONSULTING LLC OAFFL #6829 1110 BRICKELL AVENUE, SUITE 200 MIAMI, FL 33131		A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1034		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BTU INTERNATIONAL CONSULTING LLC OAFFL #6829 1110 BRICKELL AVENUE, SUITE 200 MIAMI, FL 33131		A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0473		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA OAFFL #6829 1000 BRICKELL AVE STE 201 MIAMI FL 33131		A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0480		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 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
 \$ _____

To
 \$ _____

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 (HCF-6829)
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark Here
 OCT - 4 2022

Instructions

7020 0640 0000 5922 3257

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Certified Mail Fee
 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
 \$ _____

To
 \$ _____

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 (HCF-6829)
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark Here
 OCT - 4 2022

Instructions

7020 0640 0000 5922 3264

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
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To
 \$ _____

PROFESSIONAL CORPORATE SERVICES, LLC
 (HCF-6829)
 1000 BRICKELL AVENUE SUITE 201
 MIAMI, FL 33131

Postmark Here
 OCT - 4 2022

Instructions

7021 1970 0000 4565 8296

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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
 \$ **7.33**

Sent To
 PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 F.O 6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

City, State, Zip+4
 PEMBROKE PARK, FL 33023

PS Form 3800

7021 1970 0000 4565 8289

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage
 \$ **7.33**

Sent To
 PEMBROKE PARK VILLAS LLC
 F.O 6829
 1000 BRICKELL AVE, STE 201
 MIAMI FL 33131

City, State, Zip+4
 MIAMI FL 33131

PS Form 3800

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
 F.O 6829
 1000 BRICKELL AVE, STE 201
 MIAMI FL 33131

9590 9402 6921 1104 8198 68

2. Article Number (Transfer from service label)
 7021 1970 0000 4565 8289

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
 [Signature]

C. Date of Delivery
 APR 25 2022

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 0350 0000 2802 3429

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.33

Total
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Sent To
 PEMBROKE PARK VILLAS LLC
 4945 SW 41 ST (NOV- 6829)
 City, State, ZIP+4®
 HOLLYWOOD FL 33023

Postmark
 Here

PS Form Instructions

7021 0350 0000 2802 3450

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Sent To
 PEMBROKE PARK VILLAS LLC
 4945 SW 41 ST (NOH- 6829)
 City, State, ZIP+4®
 HOLLYWOOD FL 33023

Postmark
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PS Form Instructions

7021 0350 0000 2802 3443

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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Sent To
 PROFESSIONAL CORPORATE
 SERVICES, LLC (NOV-6829)
 1000 BRICKELL AVENUE
 SUITE 201
 City, State, ZIP+4®
 MIAMI, FL 33131

Postmark
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PS Form Instructions

7021 0350 0000 2802 3467

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Sent To
 PROFESSIONAL CORPORATE
 SERVICES, LLC (NOH-6829)
 1000 BRICKELL AVENUE
 SUITE 201
 City, State, ZIP+4®
 MIAMI, FL 33131

Postmark
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PS Form Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2022
US POSTAGE \$000.53⁰



ZIP 33023
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ADNC-6829

Professional Corporate Services, LLC
1000 Brickell Ave, Suite 201
Miami, FL 33131

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2022
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

ADNC-6829

Sent To:
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:
6829

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO 6829

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 11:43 ON THE 5TH DAY OF OCTOBER 2022.

- (X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

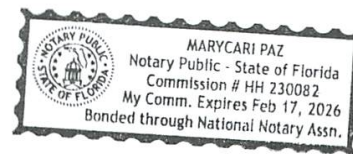
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.



Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



Oct 5, 2022 at 11:43:30 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

6829

Date:

10/04/2022

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description:

514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Oct 5, 2022 at 11:43:36 AM



Oct 5, 2022 at 11:43:40 AM



Oct 5, 2022 at 11:43:49 AM



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA
4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	10/04/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6829
Petitioner,)
)
vs.)
PEMBROKE PARK VILLAS LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC

FOLIO NO.: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of April 2022.

TOWN OF PEMBROKE PARK

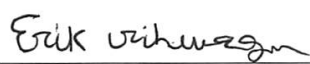


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC	4945 SW 41 ST HOLLYWOOD, FL 33023	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6829	Date Next Inspection	4/20/2022
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Notes VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.

2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.

3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.

4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2022		Notice of Violation	Certified Mail 3/22/22
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/22/22
4/6/2022		Affidavit of Non-Compliance	Regular Mail 4/6/22 7

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC

CASE NO. 6829.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC AT 11:50 A.M.
ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

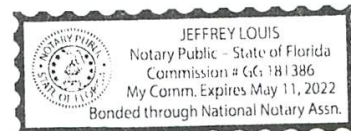
Erik Richwagen
AFFIANT

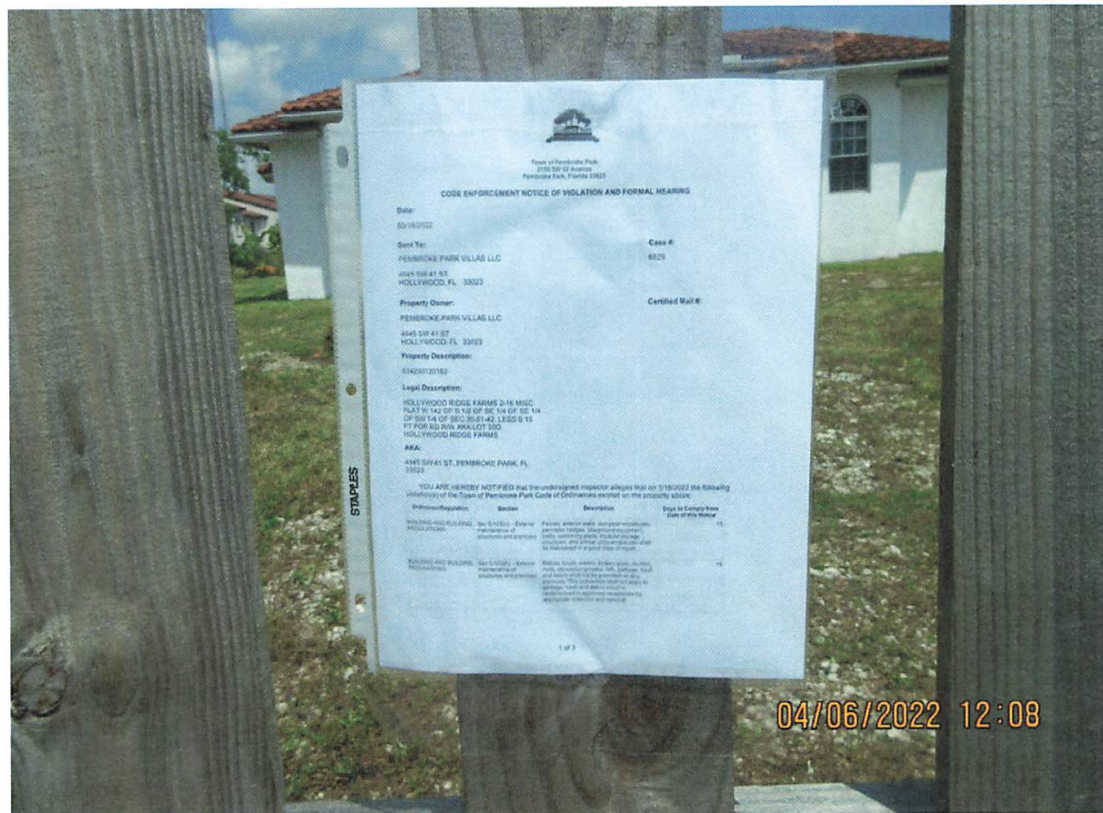
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____











Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6829

Petitioner,

vs.

PEMBROKE PARK VILLAS
LLC
4945 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 4/6/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK VILLAS LLC
Address:	4945 SW 41 ST HOLLYWOOD, FL 33023
Folio:	514230130162
Site Address:	4945 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

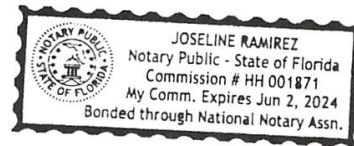
Erik Vithusen

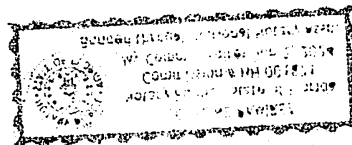
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/6/2022

J. Ramirez

NOTARY PUBLIC, STATE OF FLORIDA





[Handwritten signature]

THE ABOVE SIGNED AND SEALED CERTIFICATE IS VALID FOR THE TERM OF TWO YEARS FROM THE DATE OF ISSUANCE. IT IS THE POLICY OF THE DISTRICT OF COLUMBIA TO MAINTAIN A HIGH STANDARD OF INTEGRITY AND ETHICS IN THE PRACTICE OF THE PROFESSION OF COURT REPORTING AND TO PROVIDE A HIGH QUALITY OF SERVICE TO THE PUBLIC.

[Handwritten signature]
[Handwritten text]

1/1/2010 10:00 AM



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/18/2022

Sent To:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:

6829

Property Owner:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Certified Mail #:

Property Description:

514230130162

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W AKA: LOT 20D
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15

VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer



3/18/2022



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4945 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0162
Property Owner	PEMBROKE PARK VILLAS LLC	Millage	0613
Mailing Address	4945 SW 41 ST HOLLYWOOD FL 33023	Use	00
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022*	\$724,430		\$724,430	\$724,430				
2021	\$701,790		\$701,790	\$99,600	\$6,033.27			
2020	\$90,550		\$90,550	\$90,550	\$1,954.25			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$724,430	\$724,430	\$724,430	\$724,430				
Portability	0	0	0	0				
Assessed/SOH	\$724,430	\$724,430	\$724,430	\$724,430				
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	\$724,430	\$724,430	\$724,430	\$724,430				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/16/2021	WD-Q	\$810,000	117592769	\$16.00	45,277	SF		
2/29/2012	SWD-Q-DS	\$65,000	48605 / 605					
8/23/2011	CET-T	\$100	48199 / 1814					
2/24/2006	WD	\$100	41555 / 1480					
10/3/2003	WD	\$160,000	36213 / 1998	Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number	L21000389404
FEI/EIN Number	36-4999995
Date Filed	08/31/2021
Effective Date	08/30/2021
State	FL
Status	ACTIVE

Principal Address

1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Mailing Address

C/O PIQUET LAW FIRM PA
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Registered Agent Name & Address

PROFESSIONAL CORPORATE SERVICES, LLC
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

RAMOS GOMES, EDUARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

FURLANI, RICARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

NEVES NETO, ADERBAL
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #: 6829

Date: 03/18/2022

Property Owner: PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Property Description: 514230130162

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W AKA: LOT 20D
HOLLYWOOD RIDGE FARMS

AKA: 4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	15
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	(Ord. No. 13-09-01, § 2, 9-11-13) The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15

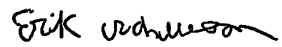
Notes/Mean of Correction:

VIOLATIONS/CORRECTIVE ACTIONS

- 1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
- 2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
- 3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
- 4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Erik Richwagen
Code Enforcement Officer









Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA	1000 BRICKELL AVE STE 201 MIAMI, FL 33131	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130162

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS

Case Status	Closed	Case # 6829
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Notes

VIOLATIONS/CORRECTIVE ACTIONS
 1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. **CORRECTIVE ACTIONS:** 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
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Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2022		Notice of Violation	Certified Mail
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
4/6/2022		Affidavit of Non-Compliance	Regular Mail
4/21/2022	4/20/2022	Final Order	Certified Mail
10/4/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail
6/16/2023	7/19/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
6/30/2023		Affidavit of Non-Compliance	Certified Mail
6/30/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/18/2024		Affidavit of Compliance	Regular Mail
3/27/2024	4/17/2024	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	1/18/2024
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/18/2024
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	1/18/2024	\$28,850.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$28,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,950.00

Town of Pembroke Park**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 15, 2024
INVOICE # 435
FOR:

Case #8439

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

5525 SW 41 ST PEMBROKE
LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 28-346(f)		
	Final Order 08/16/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
168	Day(s) of Per Diem from (10/16/2023 - 04/01/2024)	\$ 250.00	\$ 42,000.00
1	Recorded Lien 03/06/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 6,300.00
	\$42,000.00 + \$100.00 + \$48.50 + \$8.50		\$ 6,457.00
	Balance		\$ 42,148.50

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO. 6829

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 12:33 P.M. ON THE 05 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

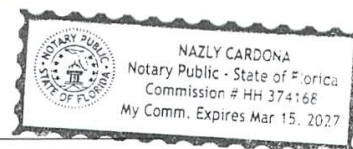
DATE: 04/08/2024

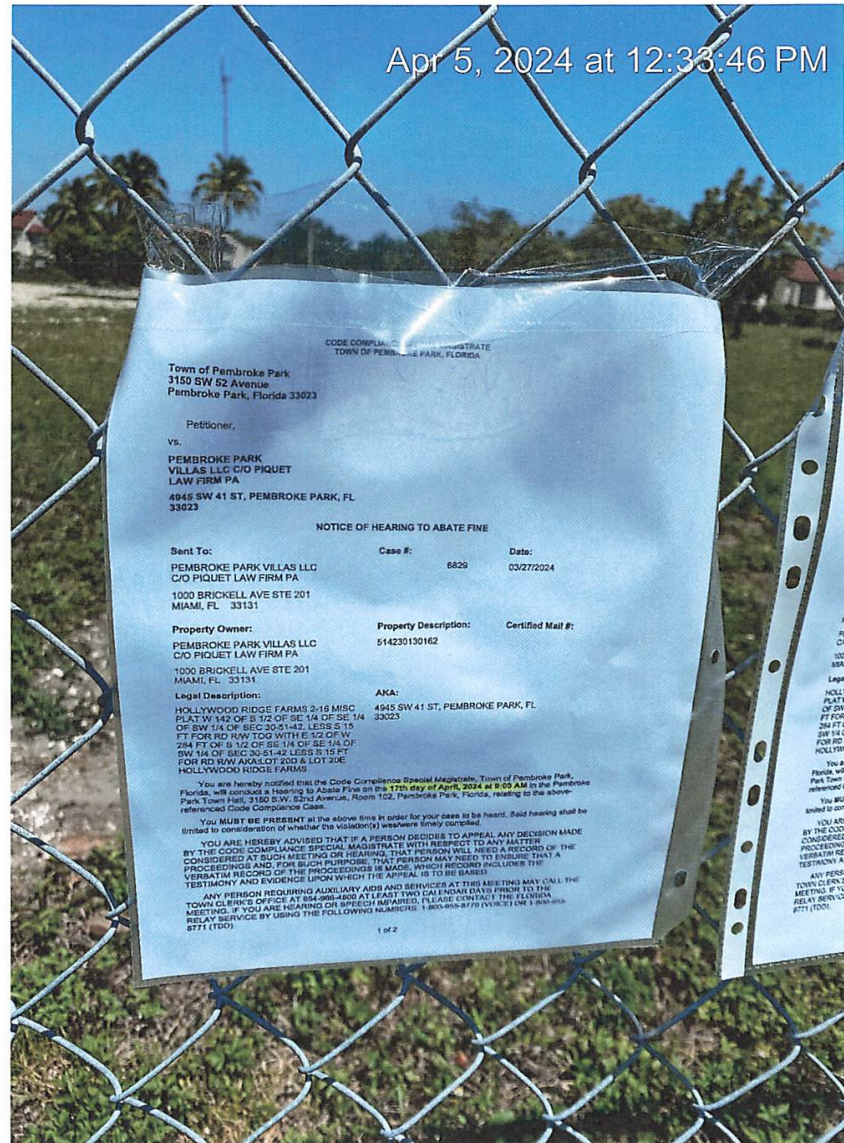
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 05 day of April, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and \$

Sent To

Street and Apt. No

City, State, ZIP+4[®]

PEMBROKE PARK VILLAS LLC C/O PIQUET
 LAW FIRM PA
 BTU INTERNATIONAL CONSULTING LLC
 HAF #8595, #6829
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark Here

FLORIDA 33021

PS Form 3800, J

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

9589 0710 5270 1605 9278 43

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Total Postage and \$

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Street and Apt. No

City, State, ZIP+4[®]

PEMBROKE PARK VILLAS LLC C/O
 PIQUET LAW FIRM PA
 HAF #8595, #6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark Here

FLORIDA 33021

PS Form 3800, J

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO ABATE FINE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

6829

Date:

03/27/2024

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description:

514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of April, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: March 15, 2024

Phone #: (305) 615-1434

Case # 6829

E-mail: rodrigo@rdasilvalaw.com

Address of Violation: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Rodrigo Da Silva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6829 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 17/4/2024 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 6/22/2023 imposing the fine of \$ 28,950 for violation(s) of the Town's Code of Ordinances: 5-103(c)(h)(i)(l); 5-105 5-17 and 12-61

Brief summary for request: Case is in compliance with building regulations and health and sanitation regulations

Rodrigo Da Silva

Petitioner's Name (Print)

Rodrigo D. Silva
Petitioner's Signature

State of Florida, County of MIAMI-DADE ~~Broward~~

Personally appeared before me the undersigned authority, RODRIGO DA SILVA and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on MAR 29, 2024.

Notary Public State of Florida: Martha Terra dos Reis

My Commission expires: Sep 28, 2027



**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON
EXHIBIT A
Respondent(s)

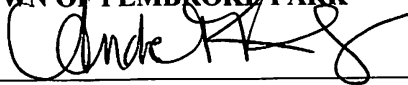
**ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE
AND LIEN**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023 to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of August, 2023.

TOWN OF PEMBROKE PARK

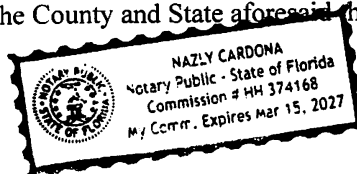

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Josefine Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
August 16, 2023.

Nazly Dayana CA
Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXHIBIT A	NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
	1	4763	JESUS JAIME RODRIGUEZ LYDIA RODRIGUEZ	115 LORI LANE, PEMBROKE PARK, FL 33009	NO
	2	4795	JALIN PUELLO	22 TRACI TERR W, PEMBROKE PARK, FL, 33009	NO
	3	6829	PEMBROKE PARK VILLAS LLC PIQUET LAW FIRM PA	4945 SW 41 ST, PEMBROKE PARK, FL 33023	NO

Foreclosure order was send by error. we corrected, and send it back
 through email: rodrigo@dasilvalaw.com 10/2/2023
 martha@dasilvalaw.com
 vitor@ancamerica.com

Certificate of Service

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
 set forth above in this Final Order on this 10 day of August, 2023.

Nazly Cardona A

Nazly Cardona
 Code Clerk
 Town of Pembroke Park
 3150 SW 52 AVE
 Pembroke Park, FL 33023



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023 • BROWARD (954) 966-4600 •

CODE COMPLIANCE SPECIAL MAGISTRATE TOWN OF PEMBROKE PARK

06/28/2023

TO: PEMBROKE PARK VILLAS LLC
PIQUET LAW FIRM PA
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

RE: CASE NO. 6829

THIS LETTER SHALL SERVE AS YOUR NOTICE THAT THE
DATE OF THE CODE COMPLIANCE SPECIAL MAGISTRATE
HEARING JULY 19, 2023 AT WHICH YOUR CASE SHALL BE
HEARD HAS BEEN RESCHEDULED TO:

WEDNESDAY, AUGUST 16, 2023 AT 9:00 A.M.

If you have any questions, please contact our office at 954-966-4600, ext. 213.

Respectfully,

Nazly Cardona GA
Nazly Cardona
Code Compliance Clerk

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	06/30/2023
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023	

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **16th day of August, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6829

Petitioner,

vs.

PEMBROKE PARK VILLAS
LLC C/O PIQUET LAW
FIRM PA
4945 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/30/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA
Address:	1000 BRICKELL AVE STE 201 MIAMI, FL 33131
Folio:	514230130162
Site Address:	4945 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/30/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/30/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/30/2023
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

Notes/Mean of Correction:

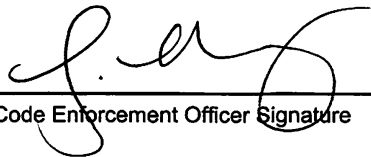
VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. **CORRECTIVE ACTIONS:** 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence. Overgrown vegetation has been trimmed.
2) There is trash and debris all throughout the property. **CORRECTIVE ACTIONS:** 2) Remove all trash and debris from the property. Trash has been removed.
3) There is graffiti on the sidewall of this property. **CORRECTIVE ACTIONS:** 3) Remove all graffiti from the walls of this property. Graffiti and dirt buildup on the sidewall still exist.

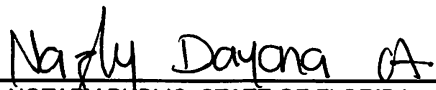
Further, Affiant sayeth naught

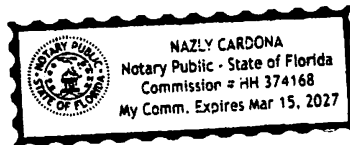
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number L21000389404
FEI/EIN Number 36-4999995
Date Filed 08/31/2021
Effective Date 08/30/2021
State FL
Status ACTIVE

Principal Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Mailing Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Registered Agent Name & Address

BTU INTERNATIONAL CONSULTING LLC
1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Name Changed: 10/28/2022

Address Changed: 10/28/2022

Authorized Person(s) Detail

Name & Address

Title MGR

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

**PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA**
**4945 SW 41 ST, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	06/16/2023
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	
Legal Description:	AKA:	
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Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

6829

Date:

06/16/2023

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description:

514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 1/4 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

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Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
Respondent(s)

Morten Markell
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Code Enforcement Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted

Case No. 68229
this on the 17 day of Oct. 2022

Dated at Pembroke Park, Broward County, Florida,
on this 28 day of March 2023

By *[Signature]*

Town Clerk



SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☐ NO ☒?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

FOLIO NO.: 5142 30 13 0162

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(c)(h)(i)(l); 5-105; 5-17 and 12-61. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
Respondent(s)

Maken Markell
I, *Maken Markell*, The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Judgment of Special Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 19 day of Oct, 2022

Case No. 6829

Dated at Pembroke Park, Broward County, Florida,
on this 28 day of March, 2023

By *Maken Markell*

Town Clerk



SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ___ NO X?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

FOLIO NO.: 5142 30 13 0162

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(c)(h)(i)(l); 5-105; 5-17 and 12-61. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 20, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$50.00 (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **\$6,100.00** (SIX THOUSAND ONE HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS**

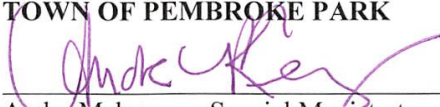
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October, 2022.

TOWN OF PEMBROKE PARK

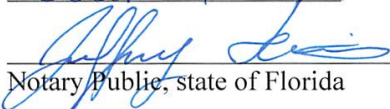

Andre Mckenney, Special Magistrate

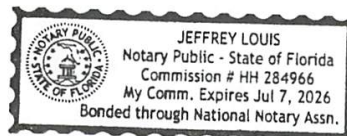
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

October 19, 2022.


Notary Public, state of Florida



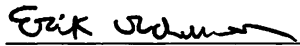
Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6829
Petitioner,)
)
vs.)
PEMBROKE PARK VILLAS LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC

FOLIO NO.: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of April 2022.

TOWN OF PEMBROKE PARK

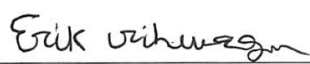


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROFESSIONAL CORPORATE SERVICES, LLC
(HCF-6829)
1000 BRICKELL AVENUE SUITE 201
MIAMI, FL 33131

9590 9402 6921 1104 9955 00

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3264

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10/6

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
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(HCF-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

9590 9402 6921 1104 9955 24

2. Article Number (Transfer from service label)
7020 0640 0000 5922 3240

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10/6

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
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

9590 9402 6921 1104 9960 57

2. Article Number (Transfer from service label)
7020 0640 0000 5909 9821

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
10-24-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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
 \$ **8.09**

Total Postage and
 \$

Sent To
 PEMBROKE PARK VILLAS LLC C/O
 PIQUET LAW FIRM PA
 NHAFF#6829
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark
 Here

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.09**

Total Postage and
 \$

Sent To
 PEMBROKE PARK VILLAS LLC C/O
 PIQUET LAW FIRM PA
 NHAFF#6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark
 Here

PS Form 3800, April 2013 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
 \$ **8.09**

Total Postage and
 \$

Sent To
 BTU INTERNATIONAL CONSULTING LLC
 NHAFF#6829
 1110 BRICKELL AVENUE, SUITE 200
 MIAMI, FL 33131

Postmark
 Here

PS Form 3800, April 2013 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
 \$ **8.53**

Total Postage and
 \$

Sent To
 BTU INTERNATIONAL CONSULTING LLC
 OAFFL #6829
 1110 BRICKELL AVENUE, SUITE 200
 MIAMI, FL 33131

Postmark
 Here

PS Form 3800, April 2013 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
 \$ **8.53**

Total Postage and
 \$

Sent To
 PEMBROKE PARK VILLAS LLC C/O PIQUET
 LAW FIRM PA
 OAFFL #6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark
 Here

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and
 \$

Sent To
 PEMBROKE PARK VILLAS LLC C/O PIQUET
 LAW FIRM PA
 OAFFL #6829
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark
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PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7020 0640 0000 5922 5749

**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

PROFESSIONAL CORPORATE SERVICES, LLC
(SOCL-6829)
1000 BRICKELL AVENUE SUITE 201
MIAMI, FL 33131

PS Form 3800, April 2016 For Instructions

7020 0640 0000 5909 9838

**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

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, April 2016 For Instructions

7020 0640 0000 5909 9821

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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
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Postmark Here

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA
(SOCL-6829)
1000 BRICKELL AVE STE 201
MIAMI FL 33131

PS Form 3800, April 2016 For Instructions

7022 2410 0001 1497 5872

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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 7.85

Postmark Here

PEMBROKE PARK VILLAS LLC C/O
PIQUET LAW FIRM PA
OAAFL #6829
4945 SW 41 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, April 2016 For Instructions

7022 2410 0001 1497 5858

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 7.85

Postmark Here

BTU INTERNATIONAL CONSULTING LLC
OAAFL #6829
1110 BRICKELL AVENUE, SUITE 200
MIAMI, FL 33131

PS Form 3800, April 2016 For Instructions

7022 2410 0001 1497 5865

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$ 7.85

Postmark Here

PEMBROKE PARK VILLAS LLC C/O
PIQUET LAW FIRM PA
OAAFL #6829
1000 BRICKELL AVE STE 201
MIAMI FL 33131

PS Form 3800, April 2016 For Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☒ Addressee	
1. Article Addressed to: BTU INTERNATIONAL CONSULTING LLC OAFFL #6829 1110 BRICKELL AVENUE, SUITE 200 MIAMI, FL 33131		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 1034		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☒ Addressee	
1. Article Addressed to: BTU INTERNATIONAL CONSULTING LLC OAFFL #6829 1110 BRICKELL AVENUE, SUITE 200 MIAMI, FL 33131		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0473		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
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1. Article Addressed to: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA OAFFL #6829 1000 BRICKELL AVE STE 201 MIAMI FL 33131		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0480		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053

7020 0640 0000 5922 3240

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
 \$ _____

To
 \$ _____

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 (HCF-6829)
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

Postmark Here
 OCT - 4 2022

PS Instructions

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U.S. Postal Service™
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☐ Return Receipt (hardcopy)	\$ _____
☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
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To
 \$ _____

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 (HCF-6829)
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark Here
 OCT - 4 2022

PS Instructions

7020 0640 0000 5922 3264

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
 \$ _____

To
 \$ _____

PROFESSIONAL CORPORATE SERVICES, LLC
 (HCF-6829)
 1000 BRICKELL AVENUE SUITE 201
 MIAMI, FL 33131

Postmark Here
 OCT - 4 2022

PS Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$ **7.33**

Sent To

Street and Apt.

City, State, Zip

PS Form 3800

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 F.O 6829
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

Postmark
 Here

7021 1970 0000 4565 8289

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage at

\$ **7.33**

Sent To

Street and Apt.

City, State, Zip

PS Form 3800

PEMBROKE PARK VILLAS LLC
 F.O 6829
 1000 BRICKELL AVE, STE 201
 MIAMI FL 33131

Postmark
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SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
 - Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:

PEMBROKE PARK VILLAS LLC
 F.O 6829
 1000 BRICKELL AVE, STE 201
 MIAMI FL 33131



9590 9402 6921 1104 8198 68

2. Article Number (Transfer from service label)

7021 1970 0000 4565 8289

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
☒ Agent
☐ Addressee
- B. Received by (Printed Name)
 C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 0350 0000 2802 3429

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.33

Total
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Sent To
 PEMBROKE PARK VILLAS LLC
 4945 SW 41 ST (NOV- 6829)
 City, State, ZIP+4®
 HOLLYWOOD FL 33023

Postmark
 Here

PS Form Instructions

7021 0350 0000 2802 3450

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CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Sent To
 PEMBROKE PARK VILLAS LLC
 4945 SW 41 ST (NOH- 6829)
 City, State, ZIP+4®
 HOLLYWOOD FL 33023

Postmark
 Here

PS Form Instructions

7021 0350 0000 2802 3443

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
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Postage
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Sent To
 PROFESSIONAL CORPORATE
 SERVICES, LLC (NOV-6829)
 1000 BRICKELL AVENUE
 SUITE 201
 City, State, ZIP+4®
 MIAMI, FL 33131

Postmark
 Here

PS Form Instructions

7021 0350 0000 2802 3467

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
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Postage
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Sent To
 PROFESSIONAL CORPORATE
 SERVICES, LLC (NOH-6829)
 1000 BRICKELL AVENUE
 SUITE 201
 City, State, ZIP+4®
 MIAMI, FL 33131

Postmark
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PS Form Instructions

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2022
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

ADNC-6829

Professional Corporate Services, LLC
1000 Brickell Ave, Suite 201
Miami, FL 33131

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
04/07/2022
US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

ADNC-6829

Sent To:
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:
6829

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO 6829

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 11:43 ON THE 5TH DAY OF OCTOBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.



AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

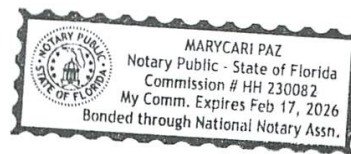
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 14 day of Oct, 2022, by Erik Richwagen as Code Enforcement Officer for the
Town of Pembroke Park.



Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



Oct 5, 2022 at 11:43:30 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

6829

Date:

10/04/2022

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Property Description:

514230130162

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Oct 5, 2022 at 11:43:36 AM



Oct 5, 2022 at 11:43:40 AM



Oct 5, 2022 at 11:43:49 AM



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK
VILLAS LLC C/O PIQUET
LAW FIRM PA

4945 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	6829	10/04/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA 1000 BRICKELL AVE STE 201 MIAMI, FL 33131	514230130162	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS	4945 SW 41 ST, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6829
Petitioner,)
)
vs.)
PEMBROKE PARK VILLAS LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PEMBROKE PARK VILLAS LLC

FOLIO NO.: 514230130162

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(h)(i)(l), 5-105, 5-17 and 12-61 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of April 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 20th day of April 2022.

TOWN OF PEMBROKE PARK

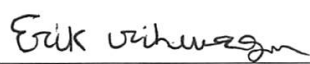


Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of April, 2022.



Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK VILLAS LLC	4945 SW 41 ST HOLLYWOOD, FL 33023	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	6829	Date Next Inspection	4/20/2022
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Notes VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.

2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.

3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.

4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/18/2022		Notice of Violation	Certified Mail 3/22/22
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail 3/22/22
4/6/2022		Affidavit of Non-Compliance	Regular Mail 4/6/22 7

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/20/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK VILLAS LLC

CASE NO. 6829.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC AT 11:50 A.M.
ON THE 6 DAY OF APRIL 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

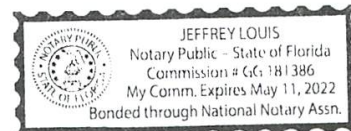
Erik Richwagen
AFFIANT

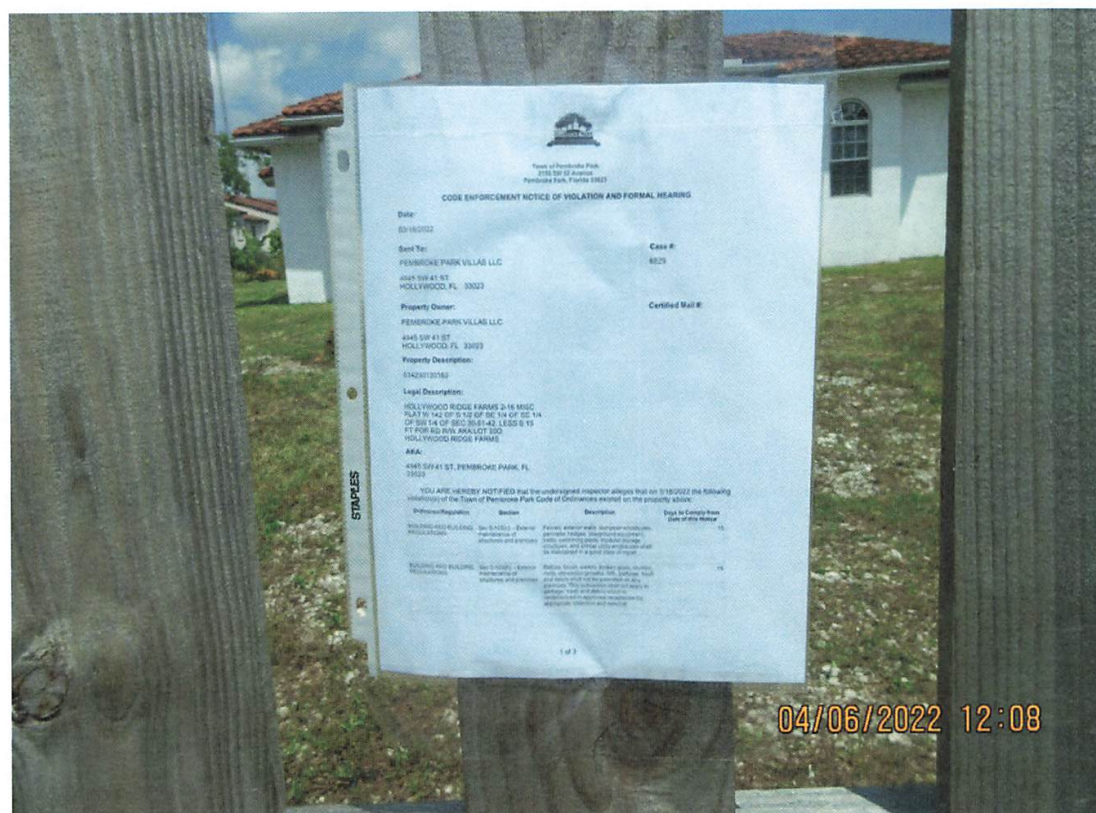
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Jeffrey Louis
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____











Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
6829

Petitioner,

vs.

PEMBROKE PARK VILLAS
LLC
4945 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 4/6/2022 I ERIK RICHWAGEN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK VILLAS LLC
Address:	4945 SW 41 ST HOLLYWOOD, FL 33023
Folio:	514230130162
Site Address:	4945 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	4/6/2022
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HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	4/6/2022

Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

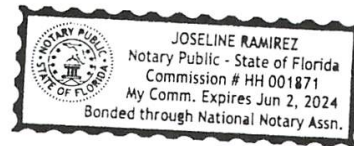
Erik Vithusen

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/6/2022

J. Ramirez

NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/18/2022

Sent To:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:

6829

Property Owner:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Certified Mail #:

Property Description:

514230130162

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W AKA: LOT 20D
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
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VIOLATIONS/CORRECTIVE ACTIONS

1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of April, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer



3/18/2022



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4945 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0162
Property Owner	PEMBROKE PARK VILLAS LLC	Millage	0613
Mailing Address	4945 SW 41 ST HOLLYWOOD FL 33023	Use	00
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W AKA: LOT 20D HOLLYWOOD RIDGE FARMS		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022*	\$724,430		\$724,430	\$724,430				
2021	\$701,790		\$701,790	\$99,600	\$6,033.27			
2020	\$90,550		\$90,550	\$90,550	\$1,954.25			
2022* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$724,430	\$724,430	\$724,430	\$724,430				
Portability	0	0	0	0				
Assessed/SOH	\$724,430	\$724,430	\$724,430	\$724,430				
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	\$724,430	\$724,430	\$724,430	\$724,430				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
9/16/2021	WD-Q	\$810,000	117592769	\$16.00	45,277	SF		
2/29/2012	SWD-Q-DS	\$65,000	48605 / 605					
8/23/2011	CET-T	\$100	48199 / 1814					
2/24/2006	WD	\$100	41555 / 1480					
10/3/2003	WD	\$160,000	36213 / 1998	Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number	L21000389404
FEI/EIN Number	36-4999995
Date Filed	08/31/2021
Effective Date	08/30/2021
State	FL
Status	ACTIVE

Principal Address

1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Mailing Address

C/O PIQUET LAW FIRM PA
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Registered Agent Name & Address

PROFESSIONAL CORPORATE SERVICES, LLC
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

RAMOS GOMES, EDUARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

FURLANI, RICARDO
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Title MGR

NEVES NETO, ADERBAL
1000 BRICKELL AVENUE, SUITE 201
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #: 6829

Date: 03/18/2022

Property Owner: PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023

Property Description: 514230130162

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W AKA: LOT 20D
HOLLYWOOD RIDGE FARMS

AKA: 4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15
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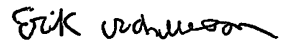
Notes/Mean of Correction:

VIOLATIONS/CORRECTIVE ACTIONS

- 1) The entire property is overgrown and has overgrown trees/bushes/Vines on fence. CORRECTIVE ACTIONS: 1) Mow entire property and trim back all overgrown brush/trees and remove all vines from fence.
- 2) There is trash and debris all throughout the property. CORRECTIVE ACTIONS: 2) Remove all trash and debris from the property.
- 3) There is graffiti on the sidewall of this property. CORRECTIVE ACTIONS: 3) Remove all graffiti from the walls of this property.
- 4) This house was built and constructed without a permit, previous permit #135279-0 is expired and no longer valid. CORRECTIVE ACTIONS: Submit new application (plans) for permit and inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Erik Richwagen
Code Enforcement Officer









Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio
514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status	Open	Case #	8439	Date Next Inspection	4/17/2024
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Notes

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2023		Affidavit of Non-Compliance	Certified Mail
7/19/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	
1/31/2024		Affidavit of Non-Compliance	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
4/4/2024	4/17/2024	Notice of Formal Hearing - Abate Fine	Hand 4/4/24

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: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/17/2024

Case Overview

ZONING

Sec. 28-346 (f) - Portable storage units

(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...

7/19/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$44,000.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$48.50
Total Fines				\$44,148.50

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$44,148.50

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: April 15, 2024
INVOICE # 435
FOR:

Case #8439

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

Bill To:

5525 SW 41 ST PEMBROKE
LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 28-346(f)		
	Final Order 08/16/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
168	Day(s) of Per Diem from (10/16/2023 - 04/01/2024)	\$ 250.00	\$ 42,000.00
1	Recorded Lien 03/06/2024	\$ 48.50	\$ 48.50
1	Release of Lien	\$ 8.50	\$ 8.50
	Recommend to Abate Per Diem Fine by 85%		\$ 6,300.00
	\$6,300.00 + \$100.00 + \$48.50 + \$8.50		\$ 6,457.00
	Balance		\$ 42,148.50

If you have any questions concerning this invoice, Department of Code Compliance, 954-966-4600 ext. 215



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/4/24

Phone #: 631-972-8207

Case # 8439

E-mail: RossL@AORRemodeling.com

Address of Violation: 5525 SW 41 ST, Pembroke Park, FL

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Willard Ross Lanham (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8439 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 4/17/24 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 8/16/24 imposing the fine of \$ 42,898 for violation(s) of the Town's Code of Ordinances: 5-17, 5-105, 28-346 (f) ;

Brief summary for request: _____

Willard Ross Lanham
Petitioner's Name (Print)

Willard Ross Lanham
Petitioner's Signature

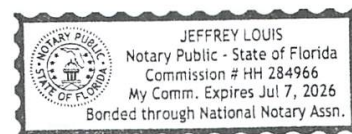
State of Florida, County of Broward

Personally appeared before me the undersigned authority, Willard Lanham and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on April 4 2024.

Notary Public State of Florida:

Jeffrey Louis

My Commission expires: 7/7/26



TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

vs.

5525 SW 41 ST PEMBROKE LLC
Respondent(s)

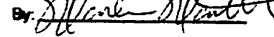
**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**


The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Clear of
Lien for Special Magistrate Case Number

Case No. 8439

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Feb, 24.

Dated at Pembroke Park, Broward County, Florida,
on this 16 day of March, 24.

By: 

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 16th, 2023. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 5525 SW 41 ST PEMBROKE LLC

FOLIO NO.: 5142 30 13 0011

1. The Special Magistrate entered a Final Order on August 16th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 28-346(f). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 16th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 16th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$32,100.00 (THIRTY TWO THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

5525 SW 41 ST PEMBROKE LLC
Respondent(s)


The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Lien for Special Magistrate Case Number

Case No.: 8439

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of Feb. 24.

Dated at Pembroke Park, Broward County, Florida,
on this 26 day of March 24.

By: 

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 21st, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 16th, 2023. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 5525 SW 41 ST PEMBROKE LLC

FOLIO NO.: 5142 30 13 0011

1. The Special Magistrate entered a Final Order on August 16th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 28-346(f). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 16th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 16th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$32,100.00** (THIRTY TWO THOUSAND ONE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of February 2024.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

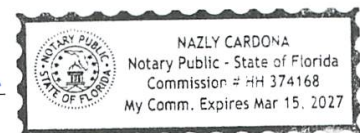
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
Feb 21, 2024.



Notary Public, state of Florida



Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No ____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Feb., 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8439
Petitioner,)
)
vs.)
)
5525 SW 41 ST PEMBROKE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 5525 SW 41 ST PEMBROKE LLC

FOLIO NO.: 5142 30 13 0011

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 28-346(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-346(f) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

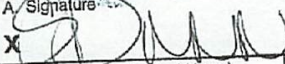
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

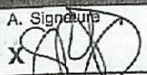
This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.

Nazly Cardona CA.
Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 	
1. Article Addressed to: 5525 SW 41 ST PEMBROKE LLC NOH #8243 HCF #8439 5525 SW 41 ST, PEMBROKE PARK, FL 33023  9590 9402 8582 3244 8693 82		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 0673 4060 52		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Domestic Return Receipt	

PS Form 3811, July 2020 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X 	
1. Article Addressed to: 5525 SW 41 ST PEMBROKE LLC FO #8243 HCF #8439 5525 SW 41 ST, PEMBROKE PARK, FL 33023  9590 9402 8582 3244 8724 67		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9291 13		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Domestic Return Receipt	

PS Form 3811, July 2020 PSN 7530-02-000-9053

13
9589 0710 5270 1605 9291

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Official Use

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage and
\$ 8.69

Sent To
5525 SW 41 ST PEMBROKE LLC
FO #8243 HCF #8439
Street and Apt. No.
5525 SW 41 ST,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023

Postmark
Here

PS Form 3800, J

90
9589 0710 5270 1605 9290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Official Use

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage and
\$ 8.69

Sent To
5525 SW 41 ST PEMBROKE LLC
FO #8243 HCF #8439
Street and Apt. No.
38 E 29 ST 5 FL
City, State, ZIP+4®
NEW YORK NY 10016

Postmark
Here

PS Form 3800, J

45
9589 0710 5270 1605 9290

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Official Use

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	

Postage

Total Postage and
\$ 8.69

Sent To
UNITED CORPORATED SERVICES, INC.
FO #8243 HCF #8439
Street and Apt. No.
3458 LAKESHORE DRIVE
City, State, ZIP+4®
TALLAHASSEE, FL 32312

Postmark
Here

PS Form 3800, J

Case Overview

Property/Incident Information

Owner	Address	Site Address
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio
514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status	Open	Case #	8439	Date Next Inspection	2/21/2024
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Notes

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2023		Affidavit of Non-Compliance	Certified Mail
7/19/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	
1/31/2024		Affidavit of Non-Compliance	Certified Mail
1/31/2024	2/21/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/21/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/21/2024

Case Overview

ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/19/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$31,750.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$31,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$31,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

5525 SW 41 ST PEMBROKE LLC)

CASE NO. 8439

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 10:46 A.M. ON THE 09 DAY OF FEBRUARY 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

[Signature] Date: 02/09/2024
AFFIANT

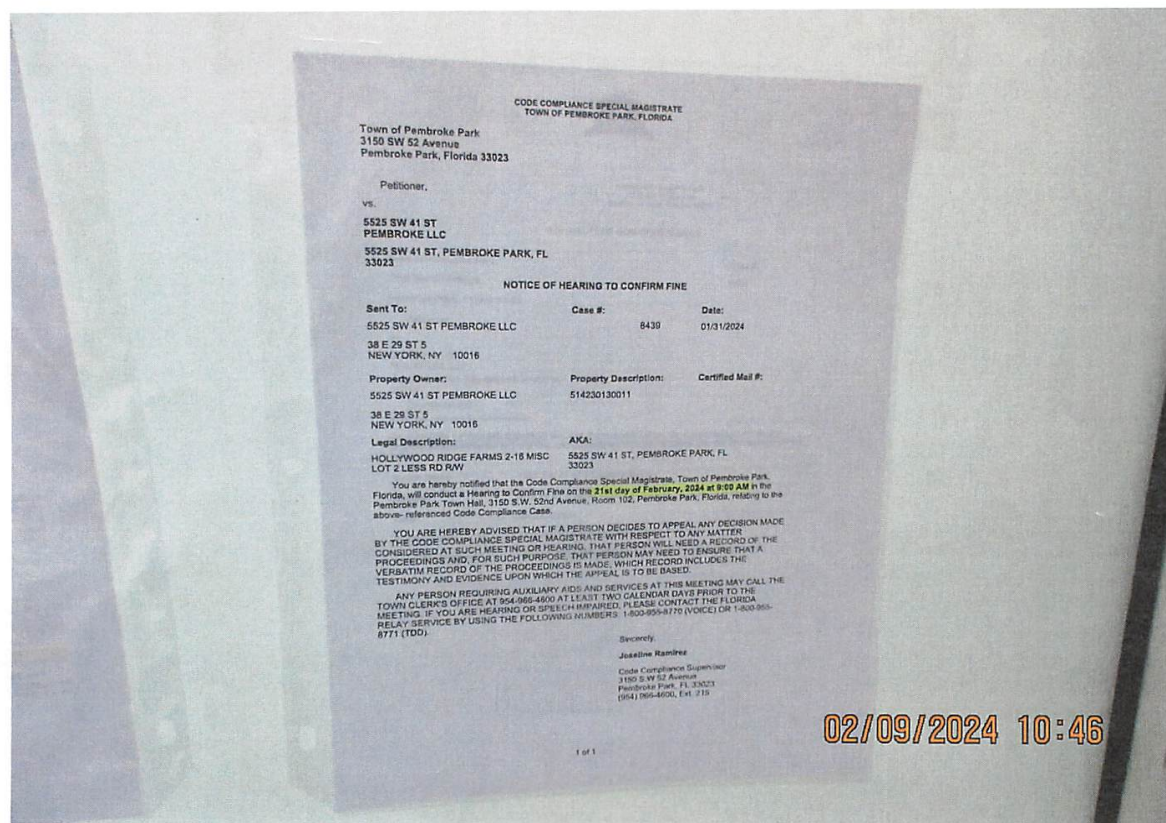
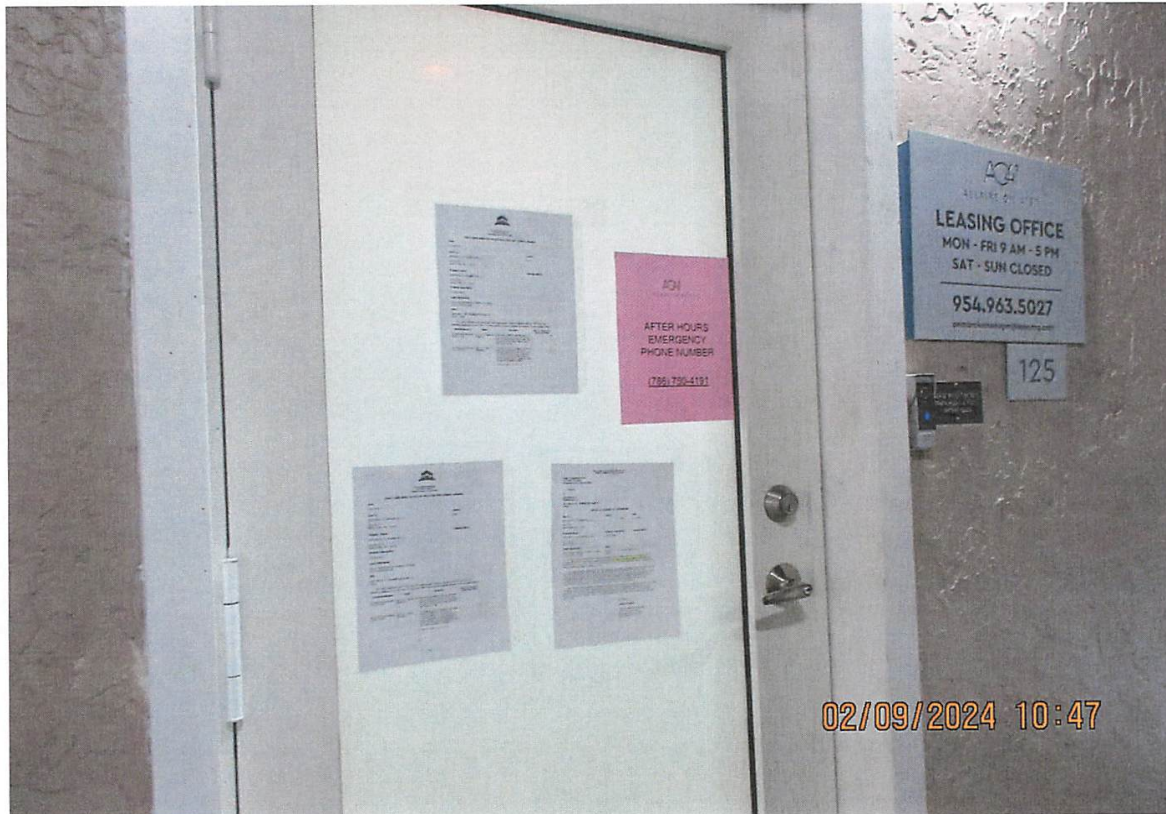
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: February 14, 2024
INVOICE # 435
FOR:

Case #8439

5525 SW 41 ST PEMBROKE LLC
5525 SW 41 ST, PEMBROKE
PARK, FL 33023

Bill To:
5525 SW 41 ST PEMBROKE
LLC
5525 SW 41 ST,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 28-346(f)		
	Final Order 08/16/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
128	Day(s) of Per Diem from (10/16/2023 - 02/21/2024)	\$ 250.00	\$ 32,000.00
Balance			\$ 32,100.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC

5525 SW 41 ST, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Date:

01/31/2024

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Property Description:

514230130011

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8439

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 1/31/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/31/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/31/2024
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/19/2023

Notes/Mean of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE.
Obtain plans for an after the fact permit and complete all inspections. Not corrected, permit required.
2. Bulk trash on ground near waste container more than 24 hours, remove bulk trash immediately.
Corrected.
3. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections. Corrected.

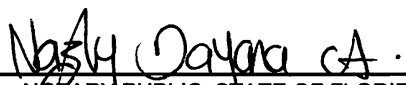
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD

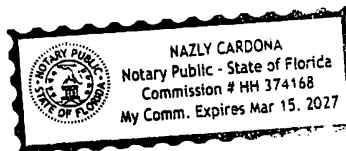


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2024



NOTARY PUBLIC, STATE OF FLORIDA



Joseline Ramirez

From: HICKORY BAY <hickorybay@yahoo.com>
Sent: Wednesday, August 16, 2023 7:56 AM
To: Joseline Ramirez
Subject: CASE NO. 8439 OFFICIAL Response via Email

CASE NO. 8439
OFFICIAL Response via Email

Vincent Architects / Hickory Bay Design

Florida Registration No. AR0092207

American Institutes of Architects No. 30010560

National Council of Architectural Registration Boards No. 35,257

Re: CASE NO. 8439

Joceline Ramírez
Town of Pembroke Park
Chief Code Compliance Officer
3150 SW 52nd Avenue
Pembroke Park, FL 33023
(954) 966-4600
JRamirez@tppfl.gov

Ms. Ramírez,

As discussed mid July, our office has been retained by the owner to review the plumbing work done and Permit Application for the above referenced case located at 5525 SW 41 ST, PEMBROKE PARK, FL 33023.

The reason why we were hired is due to Vincent Architects being the City Architect for the City of Bonita Springs Bldg Dept.

Our office performed it's initial on site inspection on 8/3/23.

We have instructed the owner's staff to remove, disconnect the plumbing line ran to the property behind. It is our opinion that this work was done innocently and with no malice.

We have recommended a study be made to better determine the most efficient, code complaint drain solution.

The project designer assigned, Ivan Ferris, who went on site and inspected the work is on bereavement as his father passed away and the funeral was this past Saturday.

We request an extension on this matter to allow both the management to undo the work and Mr. Ferris a chance to get back from bereavement next week.

Thank You for your diligence and cooperation in this matter,

Vincent Architects / Hickory Bay Design

Ivan's direct number is (239) 561-8565

Sent from my iPhone

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8439
Petitioner,)
)
vs.)
)
5525 SW 41 ST PEMBROKE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 5525 SW 41 ST PEMBROKE LLC

FOLIO NO.: 5142 30 13 0011

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 28-346(f). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 28-346(f) WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of August 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of August 2023.

TOWN OF PEMBROKE PARK

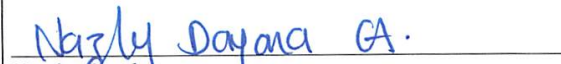

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of August, 2023.


Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 0673 4060 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Official Use

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$8.93
Total Postage and Fee \$

Sent To UNITED CORPORATED SERVICES, INC.
Street and Apt. No., NOH #8243 HCF #8439
City, State, ZIP+4® 3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

PS Form 3800, Jan 2020 PSN 7530-02-000-9000-9001 See reverse for instructions

9589 0710 5270 0673 4060 45

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 \$8.93
Total Postage and Fee \$

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No. NOH #8243 HCF #8439
City, State, ZIP+4® 38 E 29 ST 5 FL
NEW YORK NY 10016

PS Form 3800, Jan 2020 PSN 7530-02-000-9000-9001 See reverse for instructions

9589 0710 5270 0673 4060 52

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 \$8.93
Total Postage and Fee \$

Sent To 5525 SW 41 ST PEMBROKE LLC
Street and Apt. No. NOH #8243 HCF #8439
City, State, ZIP+4® 5525 SW 41 ST,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2020 PSN 7530-02-000-9000-9001 See reverse for instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
NOH #8243 HCF #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312



9590 9402 8582 3244 8693 51

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4060 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ Agent

☒ Addressee

B. Received by (Printed Name)

[Handwritten: Eric Whitford]

C. Date of Delivery

[Handwritten: 2/15/24]

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

722 2410 0001 1497 1379

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **7.85**
Total Postage and Fee \$
Sent To UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

7022 2410 0001 1497 1386

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **7.85**
Total Postage and Fee \$
Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

7022 2410 0001 1497 1362

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **7.85**
Total Postage and Fee \$
Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439
5525 SW 41 STREET,
PEMBROKE PARK FL 33023
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

7022 2410 0001 1497 6428

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
Total Postage and Fee \$
Sent To 5525 SW 41 ST PEMBROKE LLC
FO #8439
5525 SW 41 STREET,
PEMBROKE PARK FL 33023
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

7022 2410 0001 1497 6411

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
Total Postage and Fee \$
Sent To 5525 SW 41 ST PEMBROKE LLC
FO #8439
38 E 29 ST 5 FL
NEW YORK NY 10016
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023

7022 2410 0001 1497 6404

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**
Total Postage and Fee \$
Sent To UNITED CORPORATED SERVICES, INC.
FO #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312
City, State, ZIP+4®
PS Form 3800, Apr 2019

WEST HOLLYWOOD HILLS
AUG 17 2023
HOLLYWOOD FL 33023



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
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05/02/2023 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
05/02/2023 ZIP 33023
043M30245597

US POSTAGE

UNITED CORPORATED
SERVICES, INC.

Nov #8439

3458 LAKE SHORE DRIVE,
TALLAHASSEE, FL 32312

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312



9590 9402 7581 2098 7738 25

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1379

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Elvin W. Hugg*☐ Agent☒ Addressee

B. Received by (Printed Name)

Elvin W. Hugg

C. Date of Delivery

7/27

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016



9590 9402 7581 2098 7738 32

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1386

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

UNITED CORPORATED SERVICES, INC.
FO #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312



9590 9402 7581 2098 7743 96

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6404

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/22/23

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

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3. Service Type

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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



5525 SW 41 St Pembroke
NW #8439

5525 SW 41 St,
Pembroke Park, FL, 33023



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FIRST-CLASS MAIL
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05/02/2023 ZIP 33023
043M30245597

US POSTAGE


 Town of Pembroke Park
 3150 SW 52 Avenue
 Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
07/19/2023

Sent To:
5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016

Case #:
8439

Property Owner:
5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:
514230130011

Legal Description:
HOLLYWOOD RIDGE FARMS 2-18 MISC
LOT 2 LESS RD RW

AKA:
5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-17 - Permit Application	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, needed plans, survey, specifications, calculations and any other documents that are necessary to further	30

08/04/2023 16:28



**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
5525 SW 41 ST PEMBROKE LLC	)	CASE NO. 8439
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 04:28 P.M. ON THE 04 DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

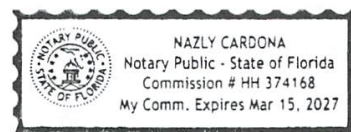
f. Ramirez 8/11/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of Aug, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/19/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

(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. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
 2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

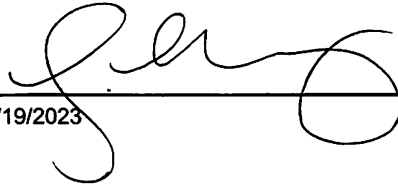
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



7/19/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8439

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/19/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/19/2023

Notes/Mean of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections. In-complete must obtain permit.
2. Bulk trash on ground near waste container more than 24 hours, remove bulk trash immediately. Corrected.
3. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Removed, Corrected.

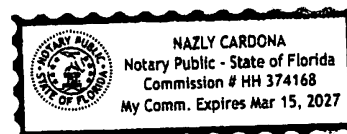
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: 5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016

Case #: 8439

Date: 04/27/2023

Property Owner: 5525 SW 41 ST PEMBROKE LLC
38 E 29 ST 5
NEW YORK, NY 10016

Property Description: 514230130011

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA: 5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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ZONING

Sec. 28-346 (f) - Portable storage units

(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site.

30

(Ord. No. 1...

Notes/Mean of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
 2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Compliance Officer



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number L22000169746
FEI/EIN Number 88-2467729
Date Filed 04/22/2022
State FL
Status ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema
1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date
-------------	------------



Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$724,260	\$9,319,560	\$10,043,820	\$10,043,820	
2022	\$724,260	\$6,244,800	\$6,969,060	\$6,969,060	\$147,189.35
2021	\$724,260	\$5,629,850	\$6,354,110	\$6,354,110	\$136,642.60

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820
Portability	0	0	0	0
Assessed/SOH	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$10,043,820	\$10,043,820	\$10,043,820	\$10,043,820

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/12/2022	WD-Q	\$10,800,000	118312924	\$8.00	90,533	SF
6/7/2002	SWD	\$3,200,000	33263 / 739			
8/31/1998	WD	\$2,600,000	28815 / 1253			
8/19/1996	SWD	\$1,307,000	25350 / 211			
7/8/1996	CET	\$100	25128 / 243			
				Adj. Bldg. S.F. (Card, Sketch)		83941
				Units		82
				Eff./Act. Year Built: 1977/1976		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

05/02/2023 ZIP 33023
043M30245597

US POSTAGE

5525 SW 41 St Pembroke

Not #8459

5525 SW 41 St,
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:

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312



9590 9402 7581 2098 7738 25

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1379

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Elmer W. Huggins*

☐ Agent
☒ Addressee

B. Received by (Printed Name)

Elmer W. Huggins

C. Date of Delivery

7/27

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016



9590 9402 7581 2098 7738 32

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1386

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

Domestic Return Receipt



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

05/02/2023 ZIP 33023
043M30245597

US POSTAGE

Nov

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Code Enforcement Department
Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

05/02/2023 ZIP 33023
043M30245597

US POSTAGE

UNITED CORPORATED
SERVICES, INC.

Nov #8439

3458 LAKE SHORE DRIVE,
TALLAHASSEE, FL 32312

722 2410 0001 1497 1379

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **7.85**

Total Postage and Fees \$

Sent To
Street and Apt. No.
City, State, ZIP+4

PS Form 3800, April 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

Postmark Here

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

7022 2410 0001 1497 1386

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **7.85**

Total Postage and Fees \$

Sent To
Street and Apt. No.
City, State, ZIP+4

PS Form 3800, April 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

Postmark Here

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016

7022 2410 0001 1497 1362

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$ **7.85**

Total Postage and Fees \$

Sent To
Street and Apt. No.
City, State, ZIP+4

PS Form 3800, April 2019

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023

Postmark Here

5525 SW 41 ST PEMBROKE LLC
NOH #8439
5525 SW 41 STREET,
PEMBROKE PARK FL 33023















