AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, April 20, 2022
Council Chambers
3150 SW 52 AVE
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER
2. SPECIAL MAGISTRATE OPENING STATEMENT
3. ROLL CALL
4. ADOPTION OF MINUTES
5. ADOPTION OF AGENDA (DEFERRALS, ADDITIONS, MODIFICAIONS)
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 OFFICER JOSELINE RAMIREZ

7.1. **CASE 4959A** - STEVEN SKOPP - SW 38TH AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 13-4 - PROCEDURE FOR ABANDONED PROPERTY LOCATED ON PUBLIC PROPERTY - **FIRST OFFENSE** — 8 - 24
Case Overview 4959A

7.2. **CASE 5397** - 2N INVESTMENT INC - 5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(e)(f)(g)(i)(k)(l)(h); EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATION; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** — 25 - 61
Case Overview 5397

7.3. **CASE 5396** - PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INC - SW 38 ST, PEMBROKE PARK, FL 33023 - SECTIONS(s) 5-103(a)(b)(c)(g)(i)k)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** — 62 - 98
Case Overview 5396

7.4. **CASE 5416** - HOLIDAY HALLANDALE MHC LLC/RAQUEL DELGADO - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #911 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 99 - 122

Case Overview 5416

7.5. **CASE 5417** - PARKER LONE PINE WEST LLC/MADELINE CAMEJO - 119 LONE PINE LANE PEMBROKE PARK, FL 33009 - 5-105 - REPIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 123 - 142

Case Overview 5417

7.6. **CASE 5498** - JUNHALLA LLC/VISIONS ELEVATOR INC. - 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 6 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE**

7.7. **CASE 5499** - JUNHALLA/CARGO LAKAY - 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 5 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **FIRST OFFENSE**

7.8. **CASE 5516** - JUNHALLA/CARGO LAKAY - 3125 JOHN P CURCI DR, PEMBROKE PARK, FL 33009 #BAY 5 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-23(a) - PERMIT - **FIRST OFFENSE**

7.9. **CASE 5525** - ANDRE MARCOUX - 2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT - **FIRST OFFENSE** 143 - 160

Case Overview 5525

7.10. **CASE 6567** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21(1) TEMPORARY SIGNS - **FIRST OFFENSE** 161 - 175

Case Overview 6567

7.11. **CASE 6771** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; SEC 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 21-19 - PROHIBITED SIGN; 28-346(a)(f) - PORTABLE STORAGE UNITS - **SECOND OFFENSE** 176 - 199

Case Overview 6771

7.12. **CASE 6832** - DREWBOY INC - W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - SECTION(s) 5-103(a)(c)(e)(h)(i)(j)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-262 - LOCATING MOBILE HOMES OUTSIDE PARKS - **SECOND OFFENSE** 200 - 231

Case Overview 6832

7.13. **CASE 6833** - DREWBOY INC. - 5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(c)(e)(f)(g)(h)(i)(j)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBTED; 27-33 - MAINTENANCE - **SECOND OFFENSE** 232 - 259

Case Overview 6833

7.14. **CASE 6874** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED; 28-333 - INDUSTRIAL ZONE AREAS - **SECOND OFFENSE** 260 - 280

Case Overview 6874

7.15. **CASE 6905** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-207 - GRAFFITI; 12-41 ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILTY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 -OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHT OF WAY; 28-215 - RESTRICTED AREA OF USE - **FOURTH OFFENSE** 281 - 307

Case Overview 6905

7.16. **CASE 6909** - 1730 PR LLC - 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED - 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES - 15-177 - INITIAL CERTIFIC OF USE; 22-85(a) - OBSTRUCTION OF PUBLIC RIGHT OF WAYS; 28-215 - RESTRICTED AREA OF USE - **SECOND OFFENSE** 308 - 329

Case Overview 6909

8. FORMAL HEARING- CODE OFFICER ERIK RICHWAGEN

8.1. **CASE 6639** - DUQUETTE, MARC ROCHON, LYNDA ETAL - 112 MARINE CT, PEMBROKE PARK, FL 33009 #502 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION. - **FIRST OFFENSE** 330 - 349

Case Overview 6639

8.2. **CASE 6642** - LAKESHORE MOBILE HOME PARK LLC - 2701 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 4-1- RUNNING AT LARGE IMPOUNDMENT; 4-13 - NUMBER OF DOGS AND CATS RESTRICTED; 4-14 (a) - DUTY OF OWNER FECES REMOVAL; 4-14 (b) - DUTY OF OWNER, CUSTODIAN OR PERSON FECES REMOVAL; 4-15 - NUISANCES; 4-17- FEEDING OF WILDLIFE PROHIBITED; 4-7 - DISTANCE REQUIREMENT FOR KEEPING CERTAIN FOWL/SANITATION OF PENS; 4-8. - DISPOSAL OF MANURE; 5-103(b)(c)(h)(i)(j)(k)(l)(m). - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATION; SEC. 5-17 - PERMIT APPLICATION;5-104 - DETERMINATION OF NEED FOR CORRECTION; 9-43 (3) - INSTALLATION OF ADDITIONS; 9-43 (4) - REPAIRS AND ALTERATIONS; 11-43 (d) -BULK TRASH PLACED OUT EARLY; 11-87 - DUMPING, BURNING OR ANOTHER DISPOSAL PERMIT; 12-41- ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 - NOTICE TO REMOVE ACCUMULATIONS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 13-3 - DECLARATION OF NUISANCE; 13-4 - PROCEDURE FOR ABANDONED PROPERTY LOCATED ON PUBLIC PROPERTY; . 13-6. - CIRCUMSTANCES FOR IMMEDIATE REMOVAL BY LAW ENFORCEMENT OFFICERS. -**THIRD OFFENSE** — 350 - 413

Case Overview-6642

8.3. **CASE 6670** - PEMBROKE GARDENS LTD - 3841 SW 52 AVE, PEMBROKE PARK, FL 33009 #101 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-76 (a) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT. - **FIRST OFFENSE** — 414 - 433

Case Overview-6670

8.4. **CASE 6710** - DALE VILLAGE INC - 4901 SW 27 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES; 5-17 - PERMIT APPLICATION. - **FIRST OFFENSE** — 434 - 466

Case Overview-6710

8.5. **CASE 6717** - AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 11-43 (d) - BULK TRASH. - **FIRST OFFENSE** — 467 - 480

Case Overview-6717

8.6. **CASE 6718** - DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 - 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES; 11-43 (d) - BULK TRASH - **FIRST OFFENSE** 481 - 502

Case Overview-6718

8.7. **CASE 6719** - LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ - 125 LORI LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION. - **FIRST OFFENSE** 503 - 517

Case Overview-6719

8.8. **CASE 6722** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-21. (7) - TEMPORARY SIGNS - **SECOND OFFENSE** 518 - 534

Case Overview-6722

8.9. **CASE 6747** - PARKER LONE PINE WEST LLC - 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE - FORMAL HEARING - SECTION(s) 105.1 PERMIT REQUIRED - **FIRST OFFENSE** 535 - 550

Case Overview-6747

8.10. 551 - 575

CASE 6829 - PEMBROKE PARK VILLAS LLC - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c)(h)(i)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Case Overview-6829

9. HEARING TO EXTEND TIME - CHIEF OFFICER JOSELINE RAMIREZ

9.1. **CASE 5364** - TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ - 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - **FIRST OFFENSE** 576 - 594

Case Overview 5364

9.2. **CASE 5485** - PARK LAKE INC. - 426 MARINE DR, PEMBROKE PARK, FL 33009 380 - HEARING TO EXTEND TIME - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - 5-87 - PERMIT - **FIRST OFFENSE** 595 - 610

Case Overview 5485

10. HEARING TO ABATE FINE - CHIEF OFFICER JOSELINE RAMIREZ

10.1. **CASE 4405** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 611 - 631

Case Overview 4405

10.2. **CASE 4447** - MICHEL DONAIS - 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS - **FIRST OFFENSE** 632 - 649

Case Overview 4447

10.3. **CASE 4523** - PARKER LONE PINE WEST LLC/ADRIANA MAGALLENES - 343 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** 650 - 670

Case Overview 4523

10.4. **CASE 4848** - GARDEN PROPERTY 786 INC /FAMILY GROCERY - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 671 - 703

Case Overview 4848

10.5. **CASE 5143** - RON B SMITH - 3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5 - HEARING TO ABATE FINE - SECTION(s) 5-103(c) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** 704 - 716

Case Overview 5143

10.6. **CASE 6001** - ARDEVCO LLC - 3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** 717 - 735

Case Overview 6001

10.7. **CASE 6168** - AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - **FIRST OFFENSE** 736 - 751

Case Overview 6168

11. HEARING TO CONFIRM FINE - CHIEF OFFICER JOSELINE RAMIREZ

11.1. **CASE 6186** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-103 (a) - EXTERIOR MAINTENANCE; 5-207 - GRAFFITI ENFORCEMENT - **FIRST OFFENSE** 752 - 780

Case Overview 6186

12. HEARING TO CONFIRM FINE - CODE OFFICER ERIK RICHWAGEN

12.1. **CASE 6155** - VIP RE 2503 LLC - 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-103 (a)(e)(g)(h)(i)(j)(m)(o) - EXTERIOR MAINTENANCE; 5-105 - REPAIRS AND INSTALLATION; 5-17 - PERMIT APPLICATION; 12-41- ACCUMULATIONS DEEMED PUBLIC NUISANCE - **FIRST OFFENSE** 781 - 856

Case Overview-6155

13. TOWN'S MOTION TO VACATE FINAL ORDER - CODE OFFICER ERIK RICHWAGEN

13.1. **CASE 6133** - HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516 - **TOWN'S MOTION TO VACATE FINAL ORDER** 857 - 860

Case Overview-6133 Town motion to vacate order

14. 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.

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: STEVE'S TRANSMISSIONS OF BROWARD COUNTY,INC. **Case # 4959A**
SKOPP, STEVEN D
3803 HALLANDALE BEACH BLVD **Date: 03/07/2022**
HOLLYWOOD, FL 33023

SKOPP, STEVEN D
933 HARBORVIEW NORTH
HOLLYWOOD, FL 33019

SITE ADDRESS: SW 38th AVE; W Hallandale Beach Blvd (Right of Way)

LEGAL DESCRIPTION: Town of Pembroke Park Right of Way

You are hereby notified that the following violations exist: YOU ARE IN VIOLATION OF SECTIONS 13-2 Storage of abandoned property in the open prohibited; Sec. 13-3(d). - Declaration of nuisance; 13-4. - Procedure for abandoned property located on public property.

The violation (s) is (are) in evidence on the property identified above in that:

Sec. 13-2. - Storage of abandoned property in the open prohibited.
No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.

Sec. 13-3. - Declaration of nuisance.
The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street.

Sec. 13-4(d). - Procedure for abandoned property located on public property.
(d)The owner of any abandoned or lost property who, after notice as provided in this section, does not remove such property within the specified period shall be liable to the Town for all costs of removal, storage, and destruction of such property, less any salvage value obtained by disposal of the property. Upon final disposition of the property, the Town shall notify the owner, if known, of the amount owed. In the case of an abandoned boat or motor vehicle, any person who neglects or refuses to pay such amount is not entitled to be issued a certificate of registration for such boat or motor vehicle, or any other boat or motor vehicle, until such costs have been paid pursuant to F.S. Chapter 705. The Town shall supply the Department of Environmental Protection with a list of persons whose boat registration privileges have been revoked under this subsection and the Department of Motor Vehicles with a list of persons whose motor vehicle privileges have been revoked.

SUMMARY: STEVE'S TRANSMISSION OF BROWARD COUNTY,INC. is storing multiple business vehicles on the Town of Pembroke Park swale. Parking is prohibited at all times. All vehicles must be removed with 5 days of this notice. Any vehicle that remains will be towed at the owner's expense.

By authority of Code of Ordinances Section 7-5, the following corrective action must be taken by March 12, 2022. All remaining vehicles will be towed at the expense of the owner.

AND

IN ALL EVENTS

There shall be a presentation of this matter to the Pembroke Park Code Enforcement Special Magistrate for a hearing to be held on **Wednesday, April 20, 2022** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 9:00 AM

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case will be presented to the Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. If the Special Magistrate determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $500.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order of the Special Magistrate to the Circuit Court of the Seventeenth Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REMEMBER: YOU MUST CALL THE CODE OFFICIAL FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY THIS NOTICE OF VIOLATION. (954) 966-4600 Ext. 215

Code Enforcement Special Magistrate
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

Joseline Ramirez, Chief Code Enforcement Officer

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954)966-4600 EXT. 1235 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

7021 0350 0000 2802 4648

U.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
STEVE'S TRANSMISSION

Street and Apt. No
STEVEN SKOPP/ NOH #4959A
3803 W HALLANDALE BEACH
BOULEVARD, WEST PARK FL 33023

City, State, ZIP+4

MAR - 8 2022

Postmark Here

PS Form 3800,

7021 0350 0000 2802 4631

U.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
STEVE'S TRANSMISSION

Street and Apt. No
STEVEN SKOPP/ NOH #4959A
933 HARBOR VIEW N
HOLLYWOOD FL 33019

City, State, ZIP+4

MAR - 8 2022

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

STEVE'S TRANSMISSION
STEVEN SKOPP/ NOH #4959A
3803 W HALLANDALE BEACH
BOULEVARD, WEST PARK FL 33023

9590 9402 6921 1104 8024 57

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4648

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
00)

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



Detail by Entity Name

Florida Profit Corporation
STEVE'S TRANSMISSIONS OF BROWARD COUNTY,INC.

Filing Information

Document Number	P09000073167
FEI/EIN Number	32-0289833
Date Filed	09/01/2009
Effective Date	08/31/2009
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/29/2012
Event Effective Date	NONE

Principal Address

3803 HALLANDALE BEACH BLVD
HOLLYWOOD, FL 33023

Mailing Address

3803 HALLANDALE BEACH BLVD
HOLLYWOOD, FL 33023

Changed: 02/01/2012

Registered Agent Name & Address

SKOPP, STEVEN D
933 HARBORVIEW NORTH
HOLLYWOOD, FL 33019

Officer/Director Detail

Name & Address

Title P, D

SKOPP, STEVEN D
933 HARBORVIEW NORTH
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2019	04/30/2019

2020	06/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/22/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/19/2018 -- ANNUAL REPORT	View image in PDF format
04/13/2017 -- ANNUAL REPORT	View image in PDF format
01/11/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
02/05/2014 -- ANNUAL REPORT	View image in PDF format
02/26/2013 -- ANNUAL REPORT	View image in PDF format
02/29/2012 -- Amendment	View image in PDF format
02/01/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
09/01/2009 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3803 W HALLANDALE BEACH BOULEVARD, WEST PARK FL 33023
Property Owner	SKOPP, STEVEN
Mailing Address	933 HARBOR VIEW N HOLLYWOOD FL 33019

ID #	5142 30 03 0831
Millage	3513
Use	27

Abbr Legal Description	HYDE PARK SECOND SECTION 26-1 B LOT 22 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).

* 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*	$68,360	$208,590	$276,950	$276,950	
2021	$68,360	$208,590	$276,950	$276,950	$6,802.59
2020	$68,360	$206,090	$274,450	$274,450	$6,770.02

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$276,950	$276,950	$276,950	$276,950
Portability	0	0	0	0
Assessed/SOH	$276,950	$276,950	$276,950	$276,950
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	$276,950	$276,950	$276,950	$276,950

Sales History

Date	Type	Price	Book/Page or CIN
10/7/2002	QC*	$100	33963 / 1913
2/18/2000	WD*	$212,000	30274 / 954
6/1/1989	PRD	$100	16549 / 723

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	6,076	SF
Adj. Bldg. S.F. (Card, Sketch)		2865
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
35								
C								
2865								

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

STEVE'S TRANSMISSION OF BROWARD COUNTY INC. CASE NO. 4959A
SKOPP, STEVEN D

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3803 HALLANDALE BEACH BLVD, HOLLYWOOD, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3803 HALLANDALE BEACH BLVD, HOLLYWOOD, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: STEVE'S TRANSMISSION OF BROWARD COUNTY INC. AT 7:53 A.M. ON THE 14 DAY OF MARCH 2022.

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

TYPE OF SERVICE

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

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

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

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

J. [signature]
AFFIANT

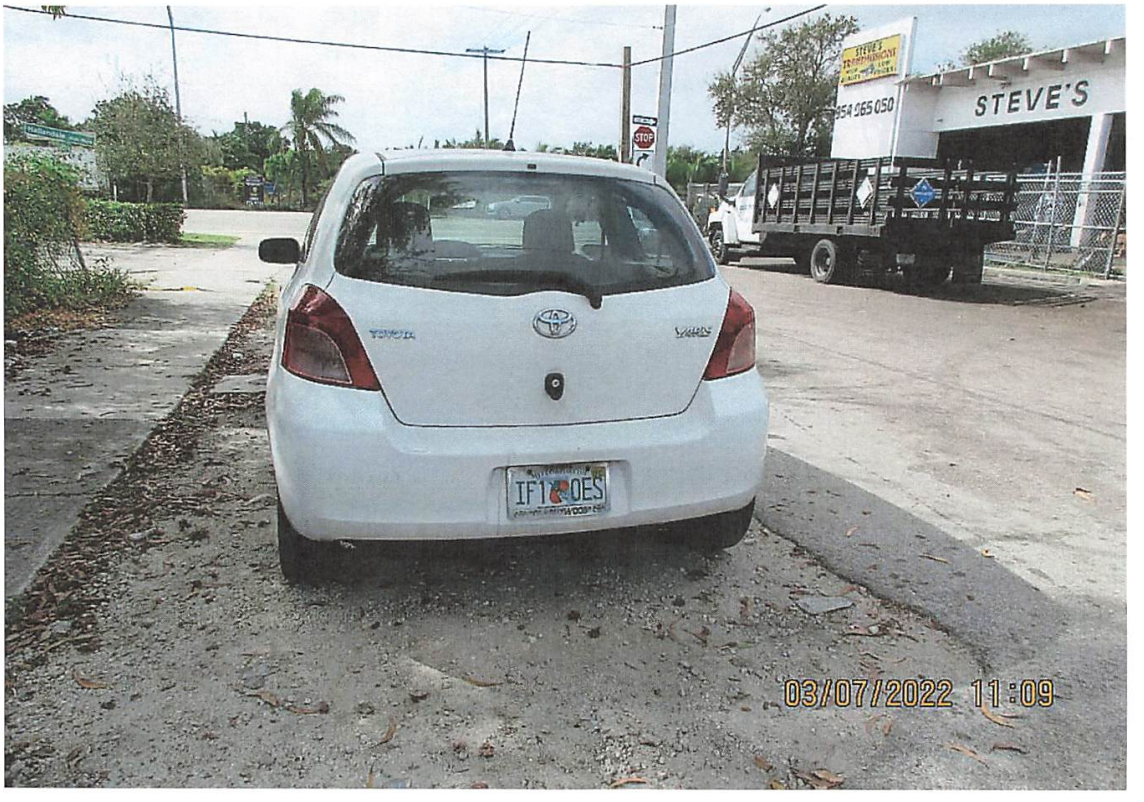
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [V] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


STEVE'S TRANSMISSIONS
954 965 0501
03/07/2022 11:02


STEVE'S
954 965 050
03/07/2022 11:09


MYFLORIDA.COM
09-22
CLB N26
SUNSHINE STATE
03/07/2022 11:10


03/07/2022 11:11


MYFLORIDA.COM
07-22
QIE V53
SUNSHINE STATE
03/07/2022 11:11


4X4
MYFLORIDA.COM
12-22
NZC R68
SUNSHINE STATE
03/07/2022 11:11


4X4
NZC R68
03/07/2022 11:11


MYFLORIDA.COM
06-23
ITI J40
SUNSHINE STATE
03/07/2022 11:11


EXPRESS
SUNSHINE STATE
03/07/2022 11:11


ASHWAY USED CARS
MYFLORIDA.COM
05-22
BSW X22
SUNSHINE STATE
718-443-5300
03/07/2022 11:12
Ford


BSM X22
E350
03/07/2022 11:13

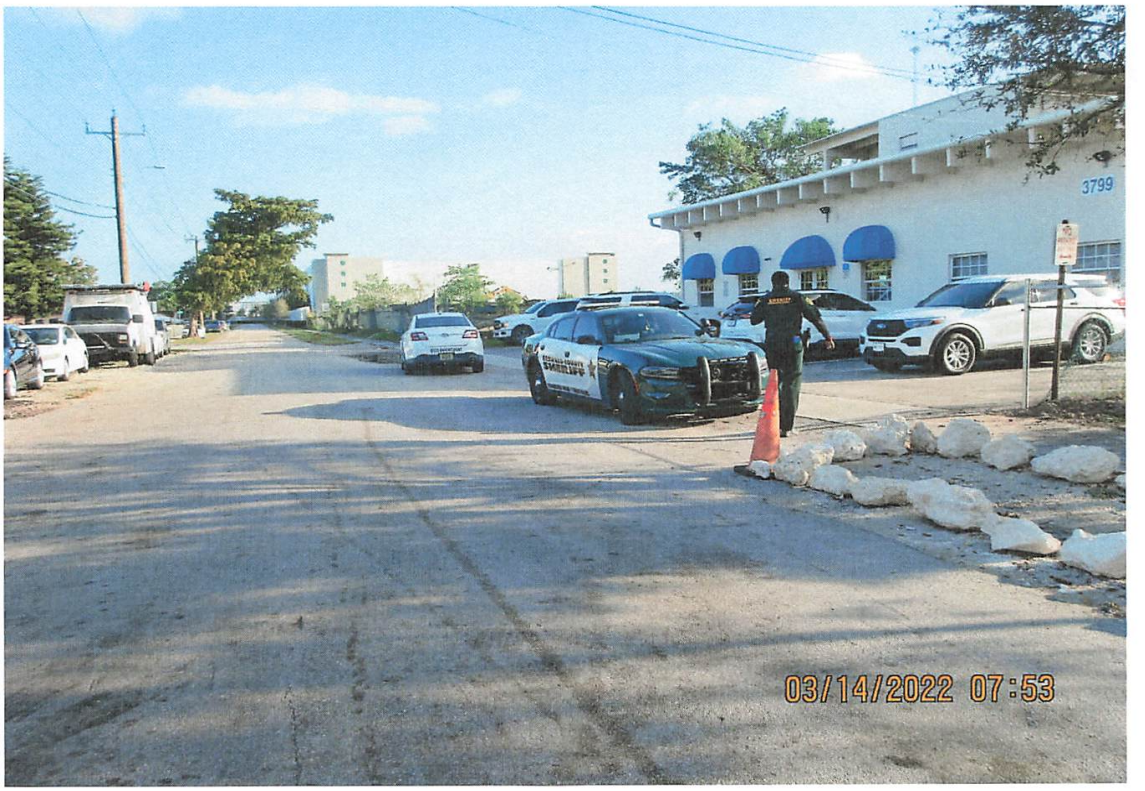

Z4
HAH X87
03/07/2022 11:13


MYFLORIDA.COM
03-23
DQJ I81
SUNSHINE STATE
03/07/2022 11:13


LEXUS
GX470
V8
03/07/2022 11:13


03/14/2022 07:53


03/14/2022 07:53


3799
03/14/2022 07:53


SPEED
LIMIT
30
03/14/2022 07:53


SPEED
LIMIT
30
03/14/2022 07:53


03/14/2022 07:53

Case Overview

Property/Incident Information

Owner	Address	Site Address
2N INVESTMENT INC	10703 NW 48 ST CORAL SPRINGS, FL 33076	5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Marathon Gas Station

Legal Description

Case Status Open **Case #** 5397 **Date Next Inspection** 4/20/2022

Notes

1.Prohibited signs (Illuminated signs, only "open" illuminated sign allowed, only 25% of each window can be covered with signs). Call to schedule re-inspection.
2.Exterior maintenance of walls required (i.e. pressure wash and paint). Call for re-inspection. Call to schedule re-inspection.
3.Exterior maintenance of common areas and parking lot required (i.e. pressure wash, painting of parking stubs). Call to schedule re-inspection.
4.Exterior maintenance of wooden fence (i.e. pressure wash). Call to schedule re-inspection.
5.Exterior maintenance of damaged chain-link fence (i.e. repair or replace with permits). Call to schedule re-inspection.
6.Exterior maintenance of damaged curbs (repair). Call to schedule re-inspection.
7.Overgrown weeds and vine inside lift station. Trim weeds and remove vines from fence. Call to schedule re-inspection.
8.Trash and debris on swale areas and property (remove trash and debris). Call to schedule re-inspection.

Documents Issued

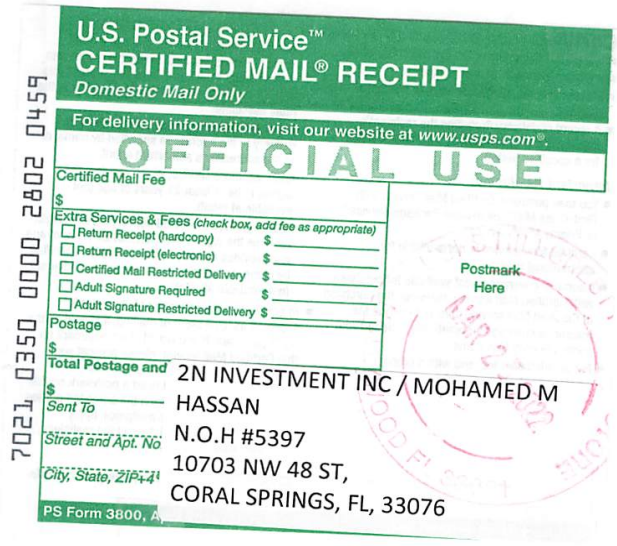
Date Issue	Hearing Date	Document Type	Delivery
10/20/2020		Notice of Violation	Regular Mail
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	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: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 4/20/2022
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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

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

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 0459

2N INVESTMENT INC / MOHAMED M HASSAN
N.O.H #5397
10703 NW 48 ST,
CORAL SPRINGS, FL, 33076



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

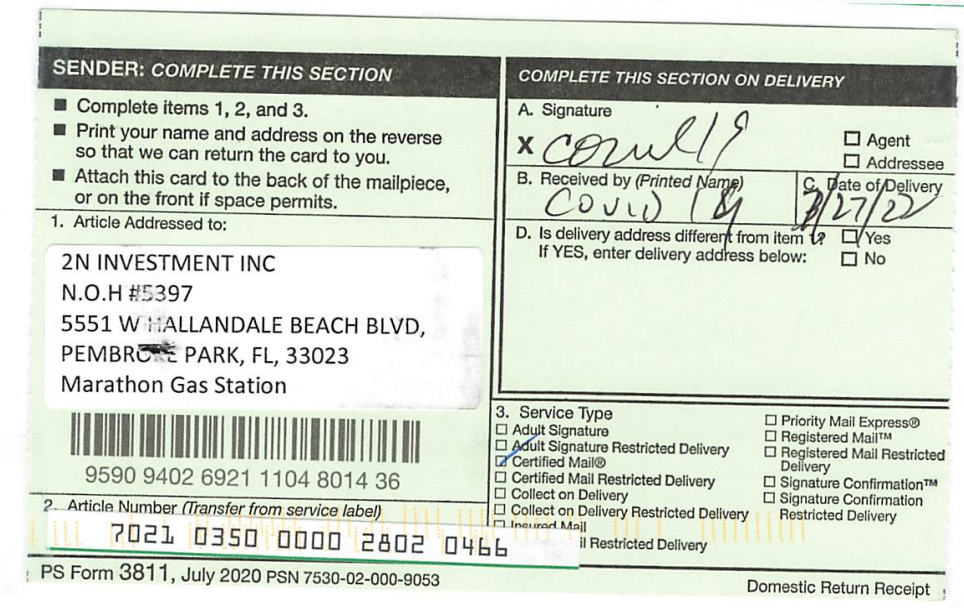
Sent To
Street and Apt. No
City, State, ZIP+4

PS Form 3800

Postmark Here

7021 0350 0000 2802 0466

2N INVESTMENT INC
N.O.H #5397
5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
Marathon Gas Station



SENDER: COMPLETE THIS SECTION

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

2N INVESTMENT INC
N.O.H #5397
5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023
Marathon Gas Station

9590 9402 6921 1104 8014 36

2. Article Number (Transfer from service label)
7021 0350 0000 2802 0466

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
3/27/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ 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
NOV #5397

Hasler
10/20/2020
US POSTAGE $0
01

Sent To:
2N INVESTMENT INC
10703 NW 48 ST
CORAL SPRINGS, FL 33076

Case #:
5397

Property Owner:

Property Des

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5397

Hasler
10/20/2020
US POSTAGE $0
01

Marathon Gas Station
5551 W Hallandale Beach Blvd
Pembroke Park, FL 33023

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

Detail by Entity Name

Florida Profit Corporation
2N INVESTMENT, INC.

Filing Information

Document Number	P05000122349
FEI/EIN Number	03-0569439
Date Filed	09/06/2005
State	FL
Status	ACTIVE

Principal Address

5551 W. HALLANDALE BEACH BLVD
PEMB ROKE PARK, FL 33023

Changed: 04/14/2006

Mailing Address

10703 N.W. 48 STREET
CORAL SPRINGS, FL 33076

Registered Agent Name & Address

HASSAN, MOHAMED M
10703 NW 48 STREET
CORAL SPRINGS, FL 33076

Name Changed: 03/10/2007

Address Changed: 03/10/2007

Officer/Director Detail

Name & Address

Title DPST

HASSAN, MOHAMED
10703 N.W. 48 STREET
CORAL SPRINGS, FL 33076

Title VP

Akther, Shirin

10703 NW 48 Street
Coral Springs, FL 33076

Annual Reports

Report Year	Filed Date
2020	05/11/2020
2021	03/23/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
05/11/2020 -- ANNUAL REPORT	View image in PDF format
03/15/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
03/31/2017 -- ANNUAL REPORT	View image in PDF format
04/09/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/22/2013 -- ANNUAL REPORT	View image in PDF format
03/06/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
05/01/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
02/28/2008 -- ANNUAL REPORT	View image in PDF format
03/10/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
09/06/2005 -- Domestic Profit	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5551 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	2N INVESTMENT INC
Mailing Address	10703 NW 48 ST CORAL SPRINGS FL 33076

ID #	5142 30 16 0010
Millage	0613
Use	26-02

Abbr Legal Description	MIAMI GARDENS ESTATES SEC 9 61-16 B LOT 1 S 150

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*	$740,560	$680,380	$1,420,940	$1,420,940	
2021	$740,560	$680,380	$1,420,940	$1,420,940	$30,556.75
2020	$712,700	$680,380	$1,393,080	$1,393,080	$30,065.18

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,420,940	$1,420,940	$1,420,940	$1,420,940
Portability	0	0	0	0
Assessed/SOH	$1,420,940	$1,420,940	$1,420,940	$1,420,940
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	$1,420,940	$1,420,940	$1,420,940	$1,420,940

Sales History

Date	Type	Price	Book/Page or CIN
9/27/2005	SWD	$280,400	40677 / 1607
10/1/2003	D	$864,300	36268 / 1790
4/1/1987	WD	$400,000	14432 / 778
10/1/1985	WD	$155,000	

Land Calculations

Price	Factor	Type
$22.60	32,768	SF
Adj. Bldg. S.F. (Card, Sketch)		2724
Eff./Act. Year Built: 1987/1986		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PLACE II HOA INC CASE NO. 5396
% PHOENIX MANAGEMENT SVCES INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SW 38 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 38 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INCAT 10:51 A.M. ON THE 5 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.

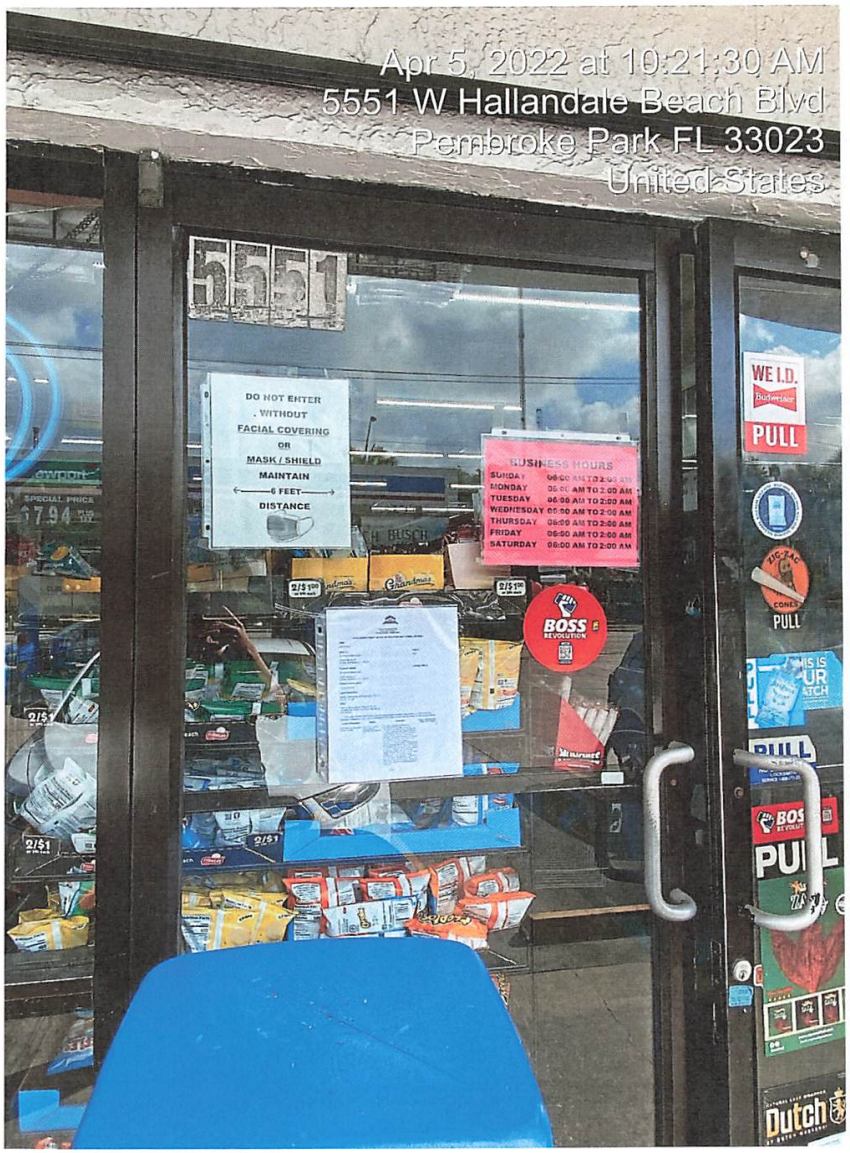
AFFIANT

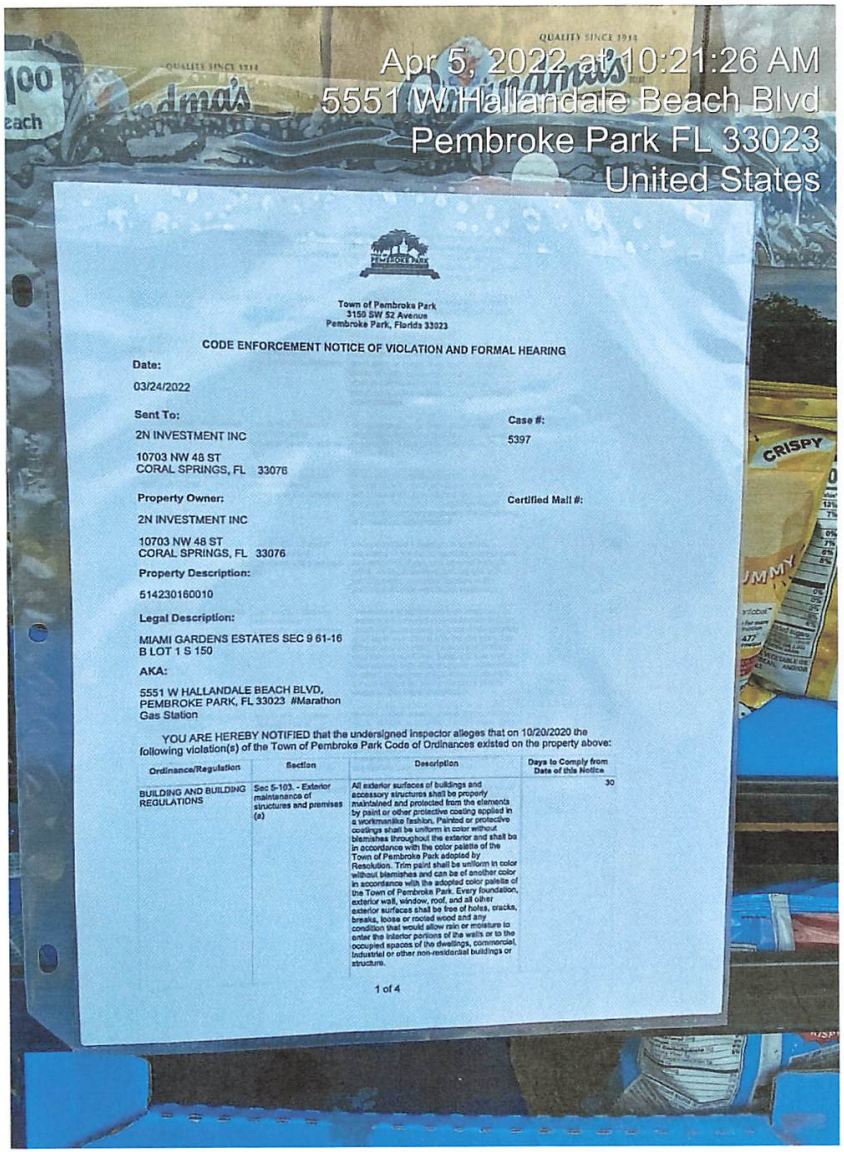
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Apr 5, 2022 at 10:21:30 AM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
5551
DO NOT ENTER
WITHOUT
FACIAL COVERING
OR
MASK / SHIELD
MAINTAIN
6 FEET
DISTANCE
BUSINESS HOURS
SUNDAY
MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
06:00 AM TO 2:00 AM
WE I.D.
PULL
BOSS
REVOLUTION
Dutch


Apr 5, 2022 at 10:21:26 AM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/24/2022
Sent To:
2N INVESTMENT INC
10703 NW 48 ST
CORAL SPRINGS, FL 33076
Case #:
5397
Property Owner:
2N INVESTMENT INC
10703 NW 48 ST
CORAL SPRINGS, FL 33076
Certified Mail #:
Property Description:
514230160010
Legal Description:
MIAMI GARDENS ESTATES SEC 9 61-16
B LOT 1 S 150
AKA:
5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Marathon
Gas Station
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 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 rotted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.
30
1 of 4

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Case #:

5397

Property Owner:

2N INVESTMENT INC

10703 NW 48 ST
CORAL SPRINGS, FL 33076

Certified Mail #:

Property Description:

514230160010

Legal Description:

MIAMI GARDENS ESTATES SEC 9 61-16
B LOT 1 S 150

AKA:

5551 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #Marathon
Gas Station

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10

1.Prohibited signs (Illuminated signs, only "open" illuminated sign allowed, only 25% of each window can be covered with signs). Call to schedule re-inspection.
2.Exterior maintenance of walls required (i.e. pressure wash and paint). Call for re-inspection. Call to schedule re-inspection.
3.Exterior maintenance of common areas and parking lot required (i.e. pressure wash, painting of parking stubs). Call to schedule re-inspection.
4.Exterior maintenance of wooden fence (i.e. pressure wash). Call to schedule re-inspection.
5.Exterior maintenance of damaged chain-link fence (i.e. repair or replace with permits). Call to schedule re-inspection.
6.Exterior maintenance of damaged curbs (repair). Call to schedule re-inspection.
7.Overgrown weeds and vine inside lift station. Trim weeds and remove vines from fence. Call to schedule re-inspection.
8.Trash and debris on swale areas and property (remove trash and debris). Call to schedule re-inspection.

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.

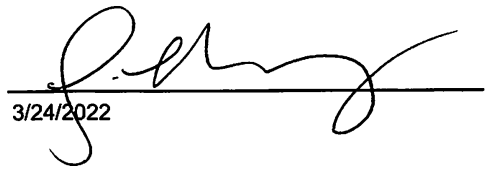
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

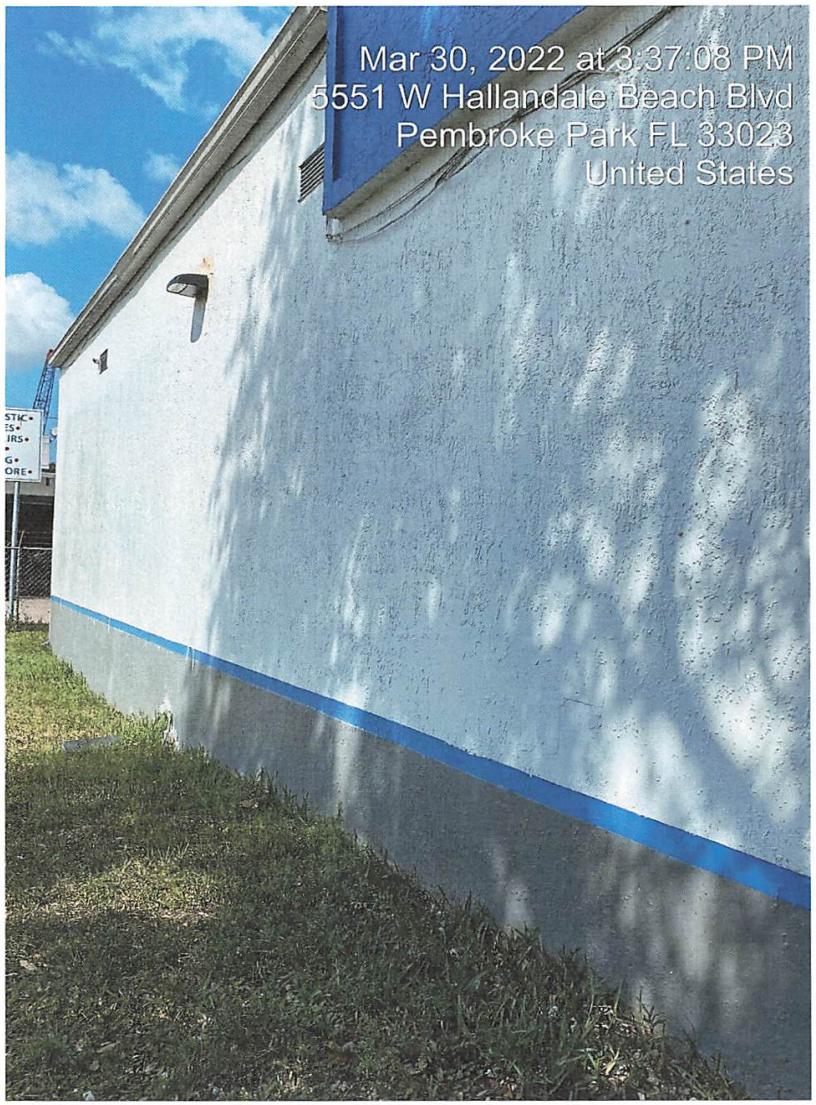
Chief Code Enforcement Officer

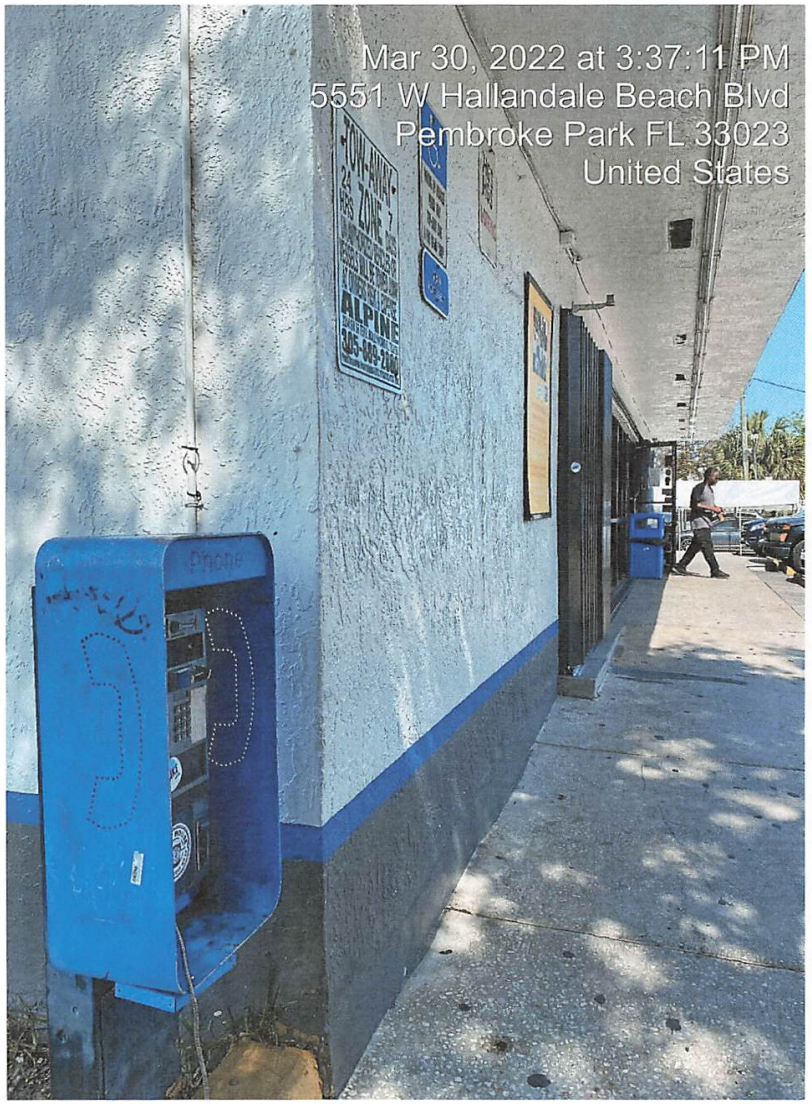


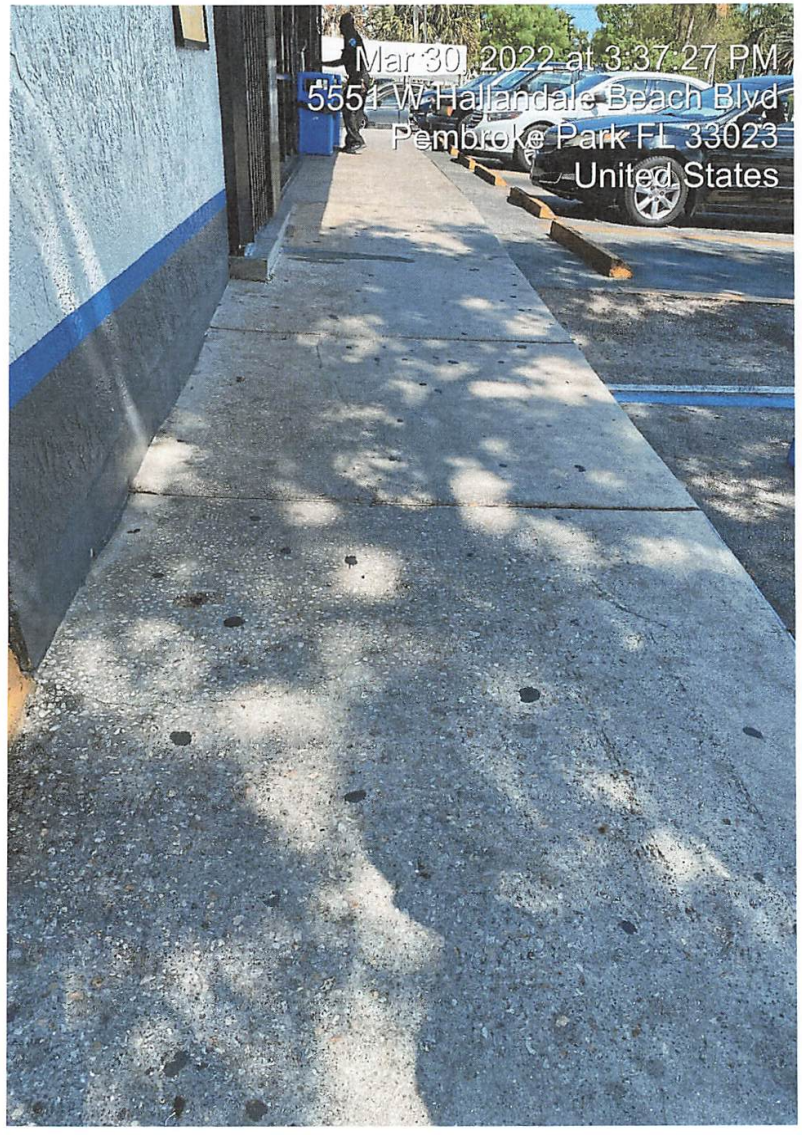
3/24/2022

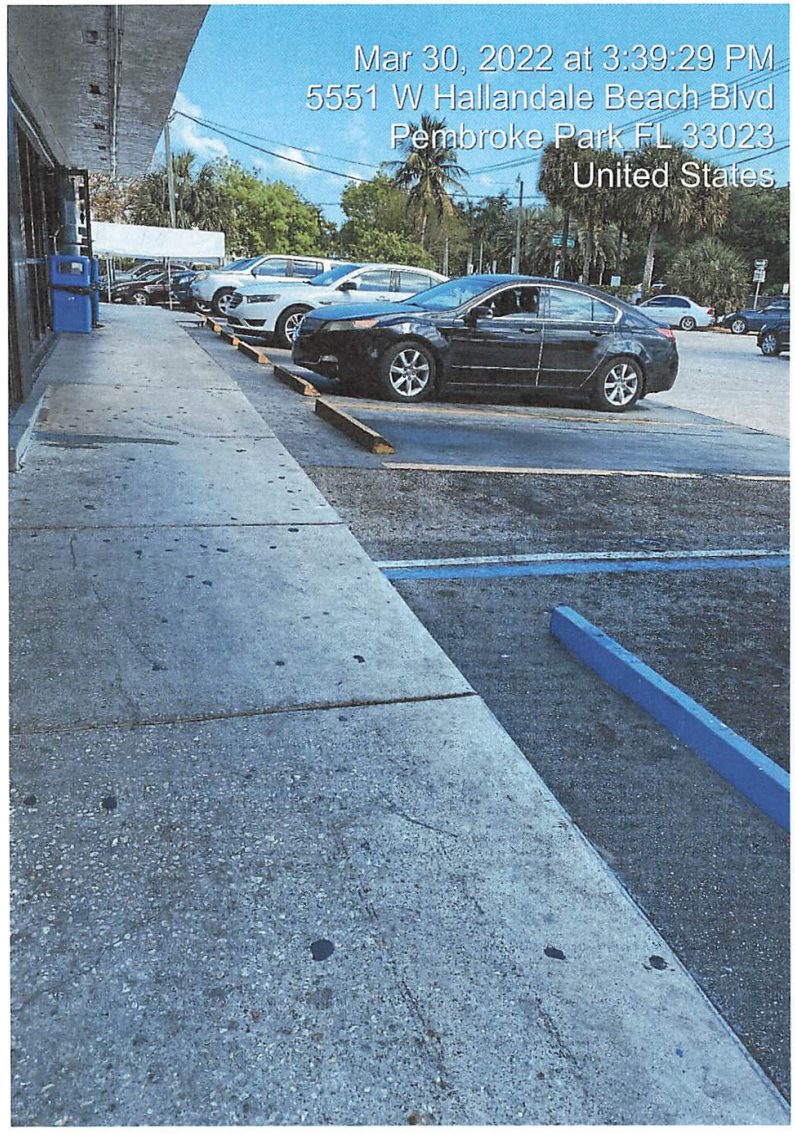

Mar 30, 2022 at 3:34:49 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
FLORIDA LOTTO
XTRA
MILLION
POWERBALL
MILLION
MEGA MILLIONS
MILLION
Lottery


Mar 30, 2022 at 3:34:53 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
FUELING
ADVENTURE
H2OMG
H2OMG

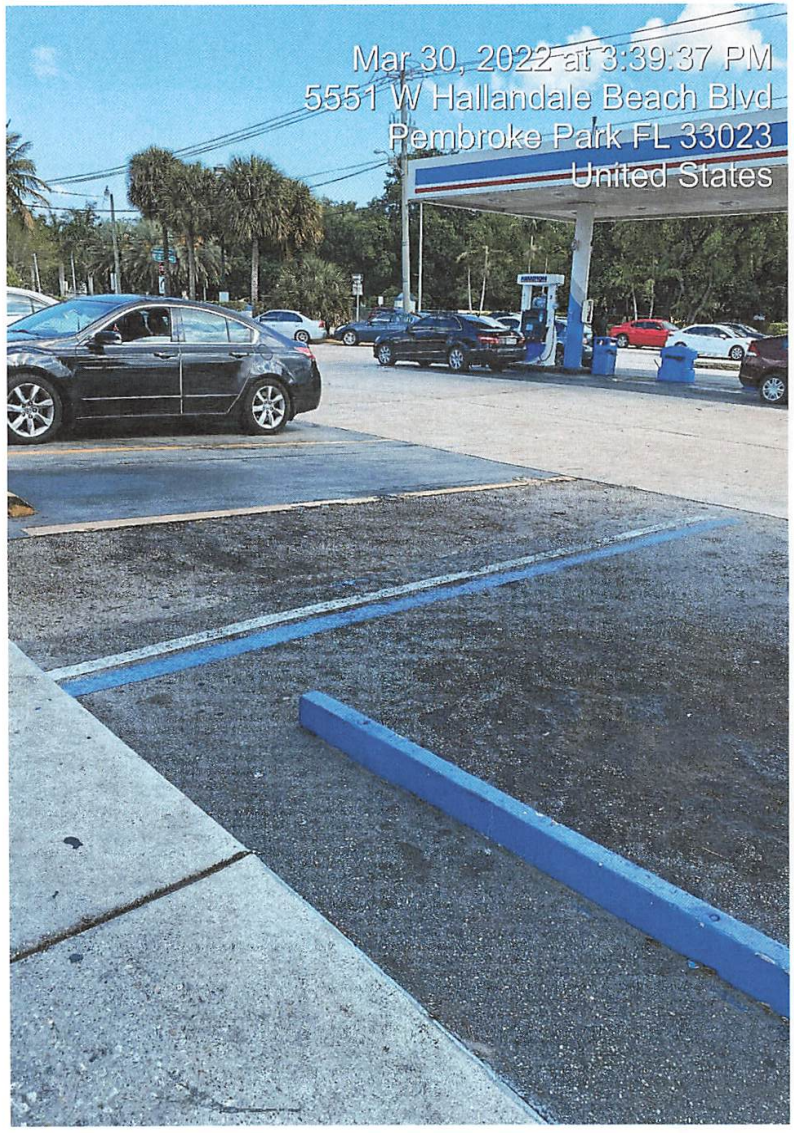

Mar 30, 2022 at 3:37:08 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

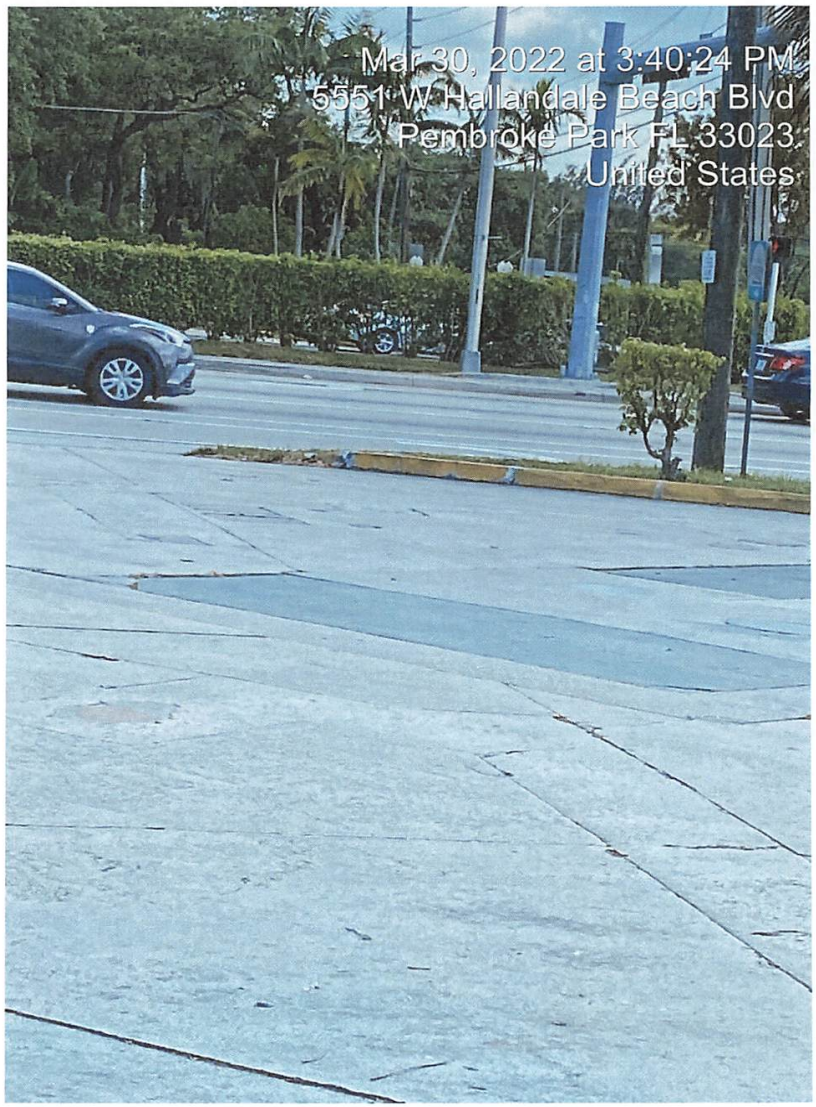

Mar 30, 2022 at 3:37:11 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
ALPINE


Mar 30, 2022 at 3:37:27 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

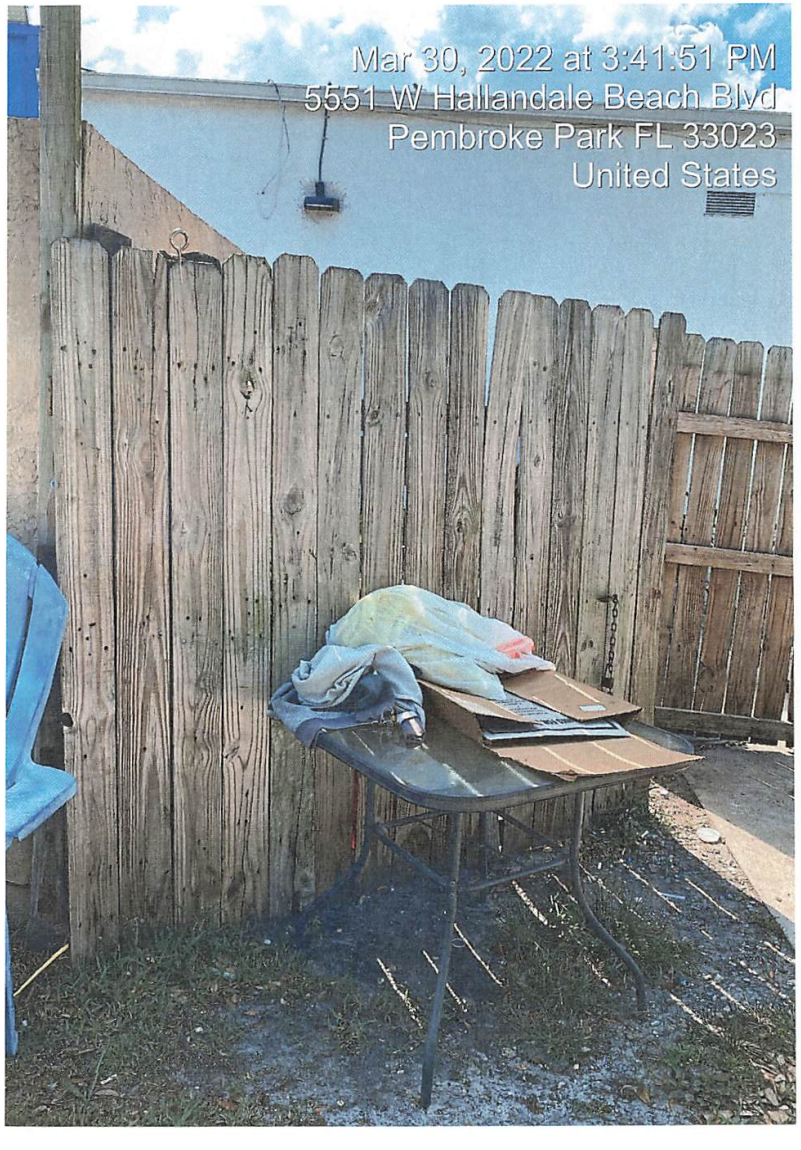

Mar 30, 2022 at 3:39:29 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

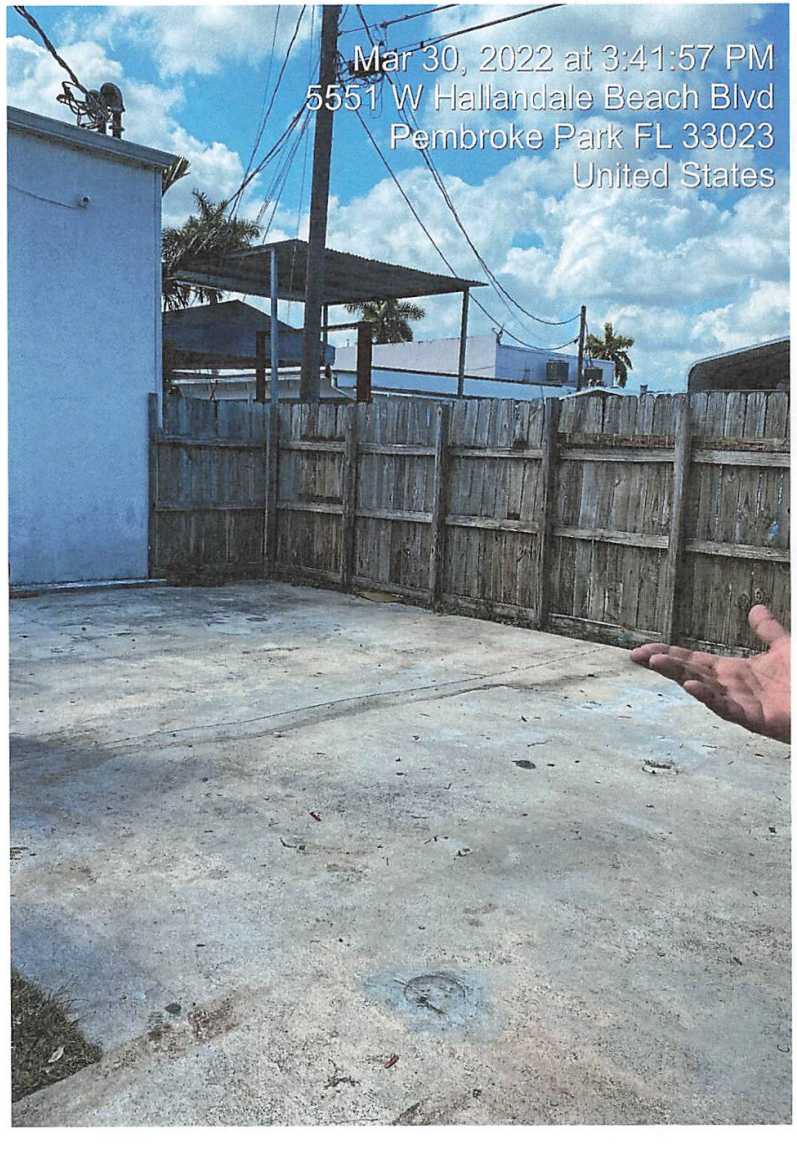

Mar 30, 2022 at 3:39:34 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:39:37 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

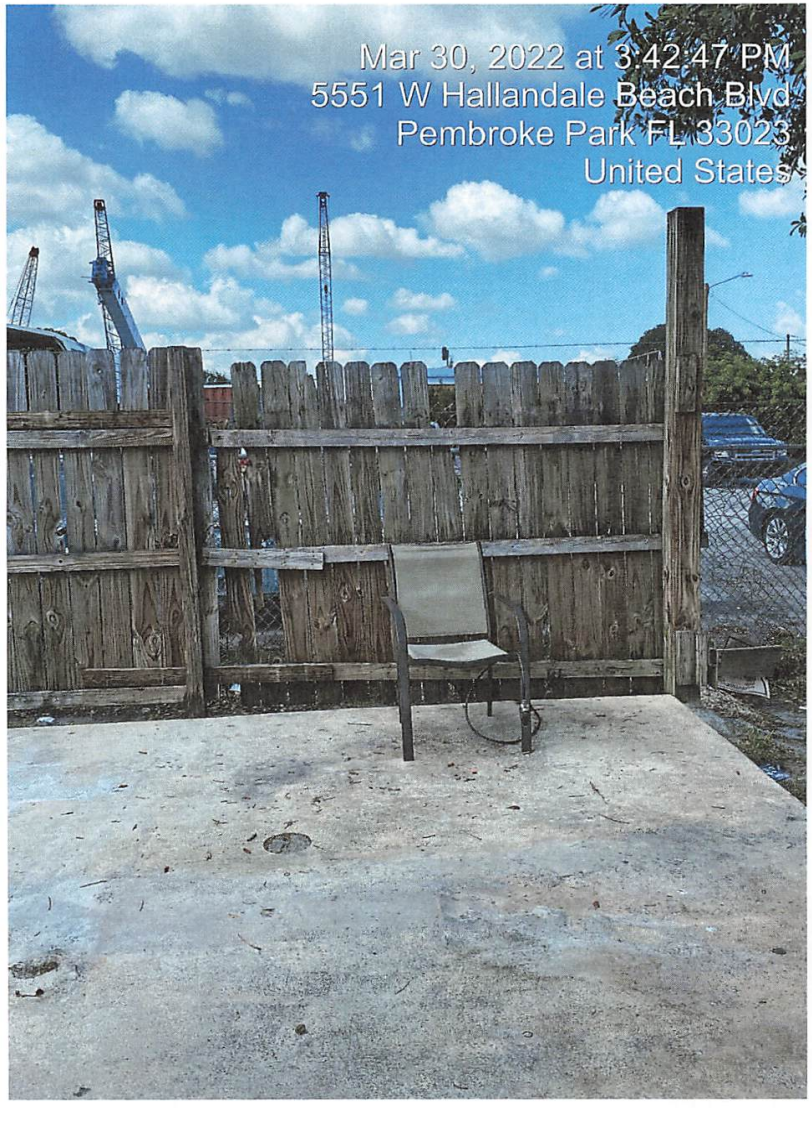

Mar 30, 2022 at 3:40:24 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:40:26 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

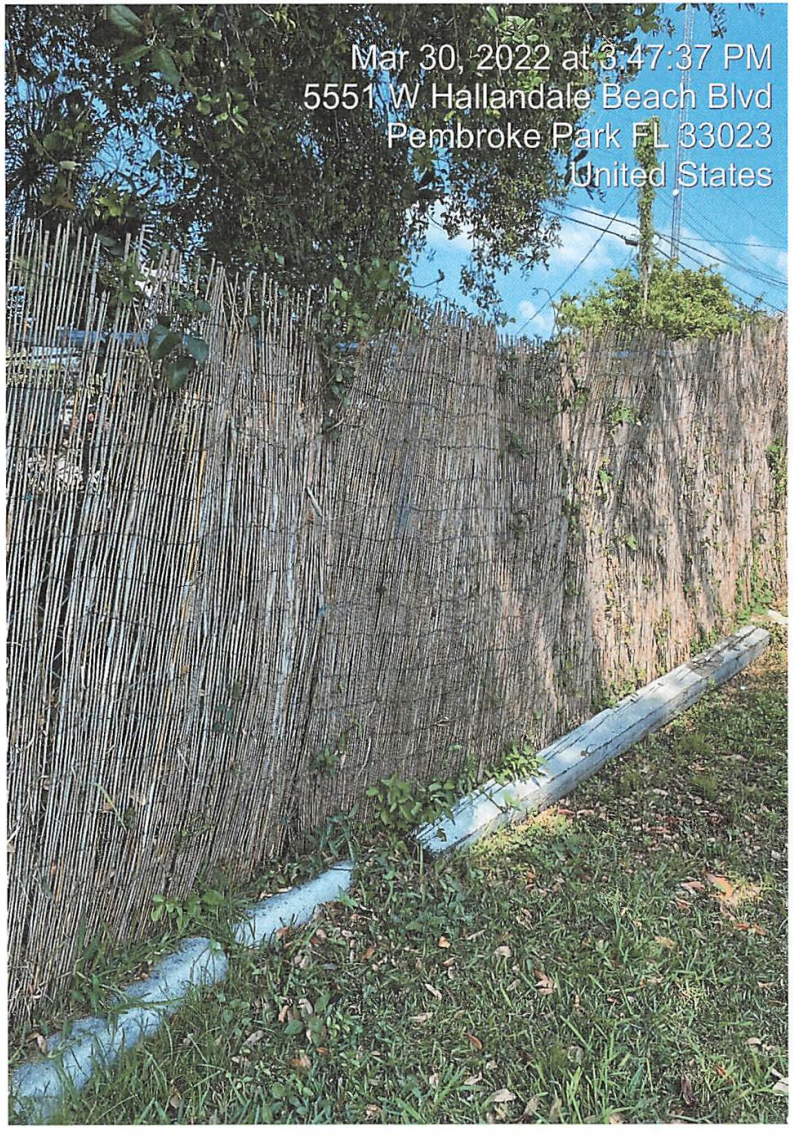

Mar 30, 2022 at 3:41:51 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:41:57 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

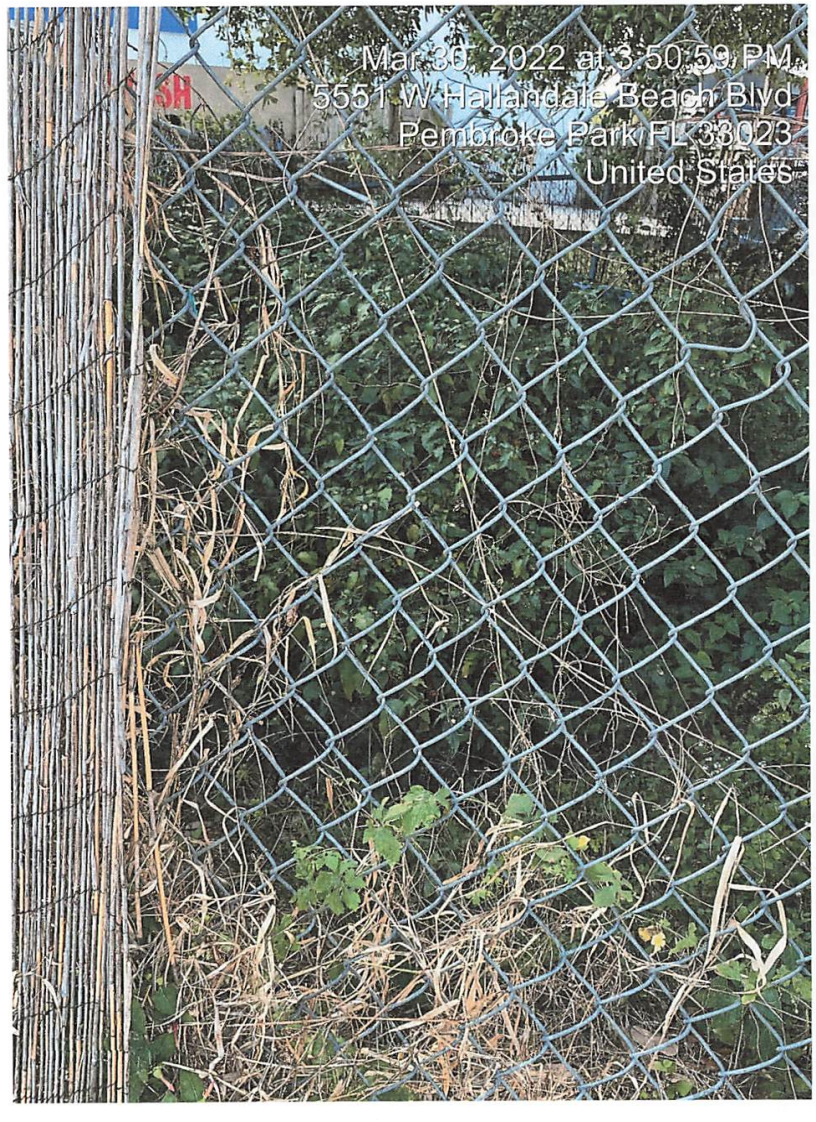

Mar 30, 2022 at 3:42:41 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:42:47 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:46:20 PM
2846–2868 SW 55th Ave
Pembroke Park FL 33023
United States

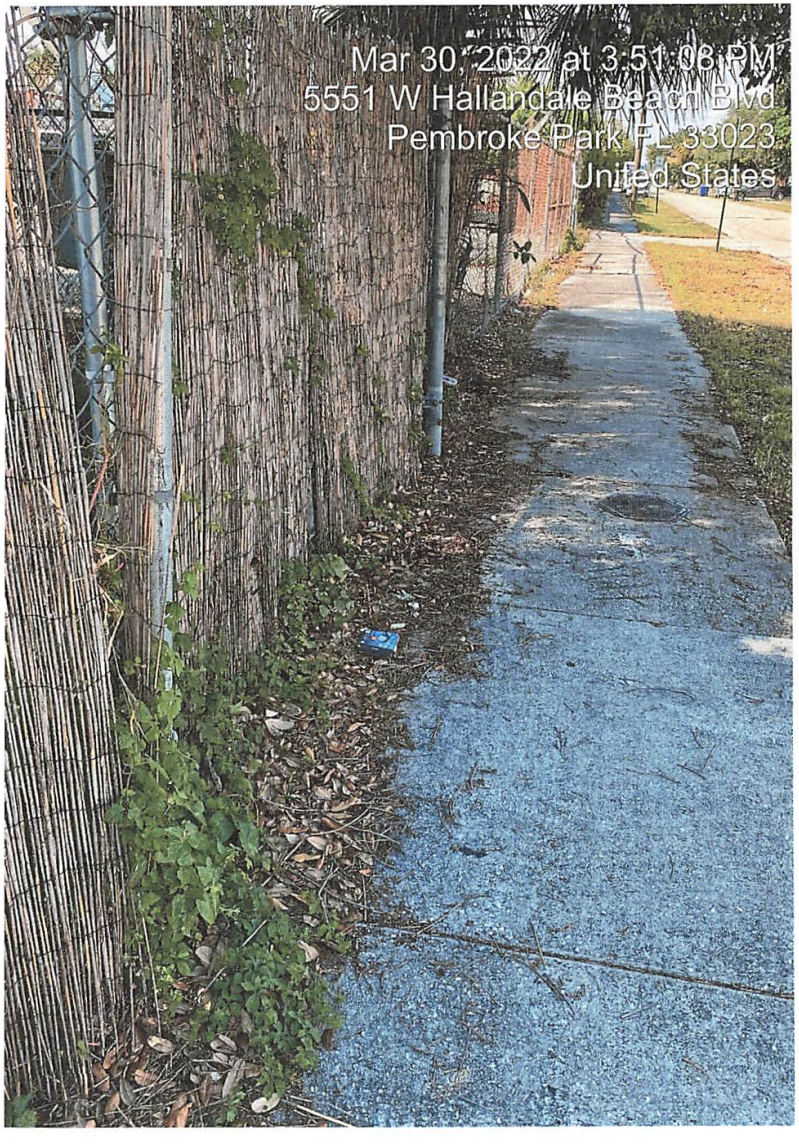

Mar 30, 2022 at 3:47:37 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:50:44 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

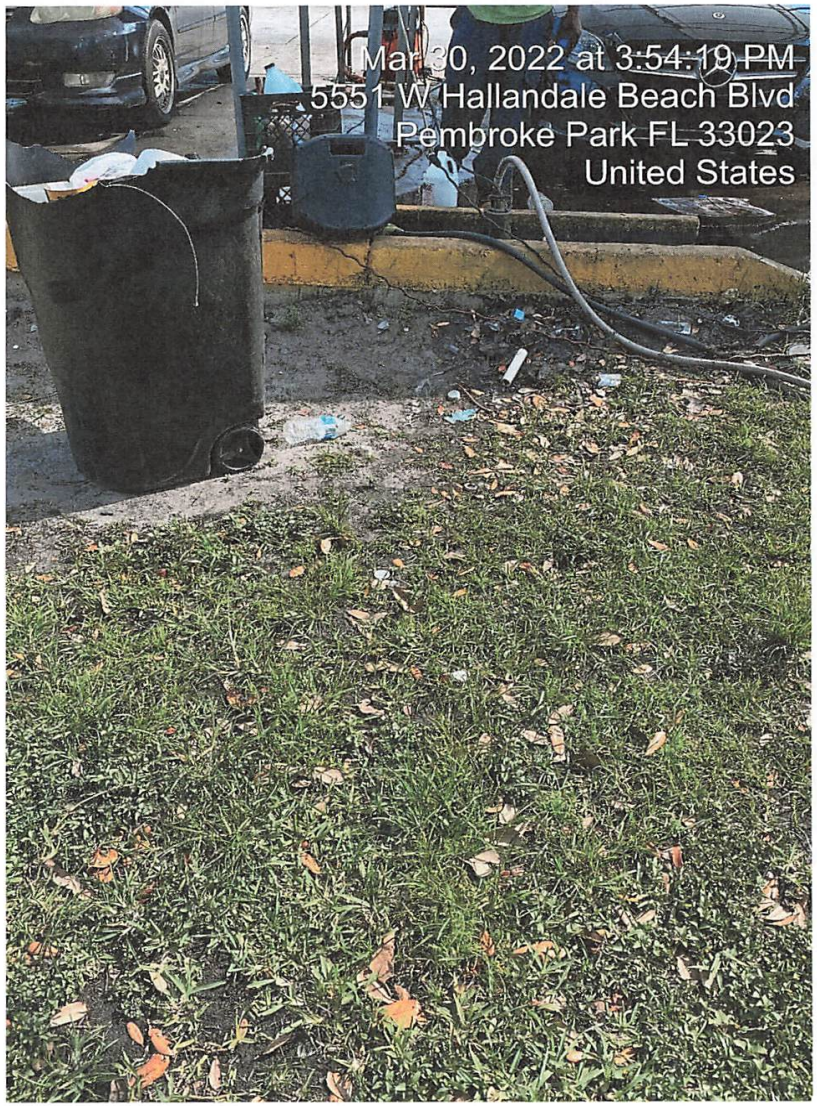

Mar 30, 2022 at 3:50:59 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

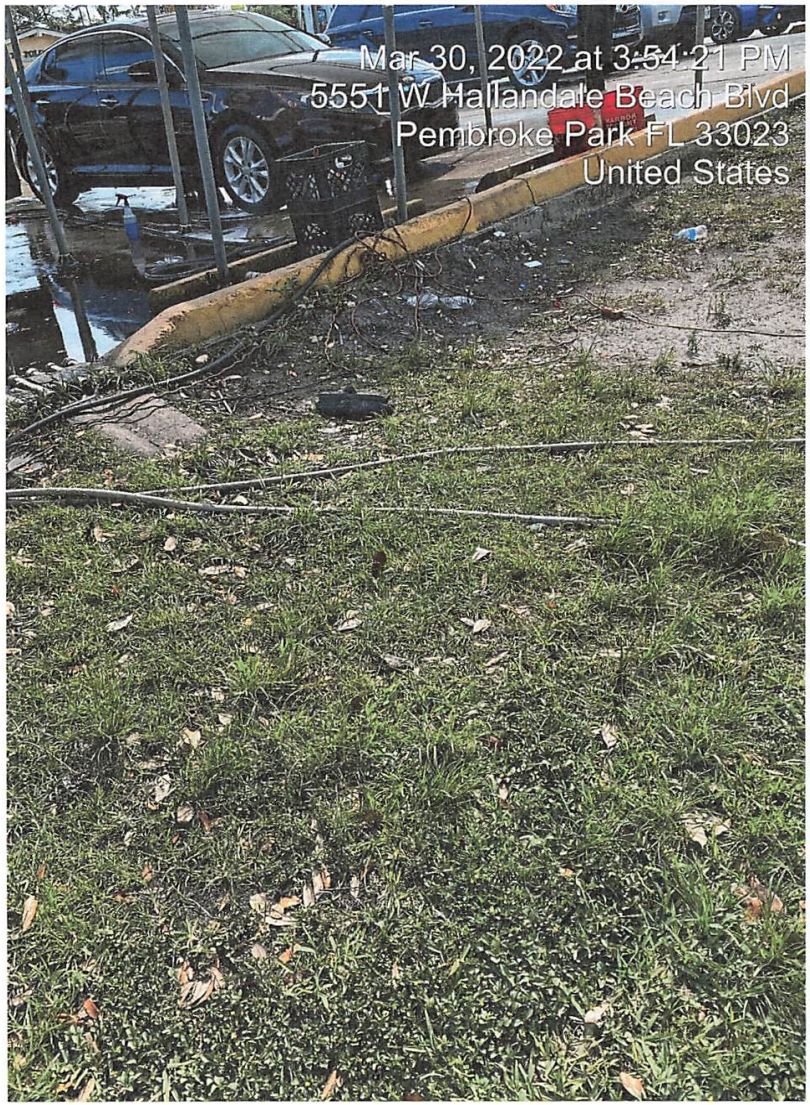

Mar 30, 2022 at 3:51:02 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:51:04 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:51:08 PM
5551 W Hallandale Beach Blvd
Pembroke Park, FL 33023
United States


Mar 30, 2022 at 3:51:12 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:54:19 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Mar 30, 2022 at 3:54:21 PM
5551 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2N INVESTMENT INC 10703 NW 48 ST CORAL SPRINGS, FL 33076	5397	10/20/2020

Property Owner:	Property Description:	Certified Mail #:
2N INVESTMENT INC 10703 NW 48 ST CORAL SPRINGS, FL 33076	514230160010	

Legal Description:	AKA:
MIAMI GARDENS ESTATES SEC 9 61-16 B LOT 1 S 150	5551 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (e)	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (f)	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10

Notes/Means of Correction:

1.Prohibited signs (Illuminated signs, only "open" illuminated sign allowed, only 25% of each window can be covered with signs).
2.Exterior maintenance of walls required (i.e. pressure wash and paint).
3.Exterior maintenance of common areas and parking lot required (i.e. pressure wash, painting of parking stubs).
4.Exterior maintenance of wooden fence (i.e. pressure wash).
5.Exterior maintenance of damaged chain-link fence (i.e. repair or replace with permits).
6.Exterior maintenance of damaged curbs (repair).
7.Overgrown weeds and vine inside lift station. Trim weeds and remove vines from fence.
8.Trash and debris on swale areas and property (remove trash and debris).

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

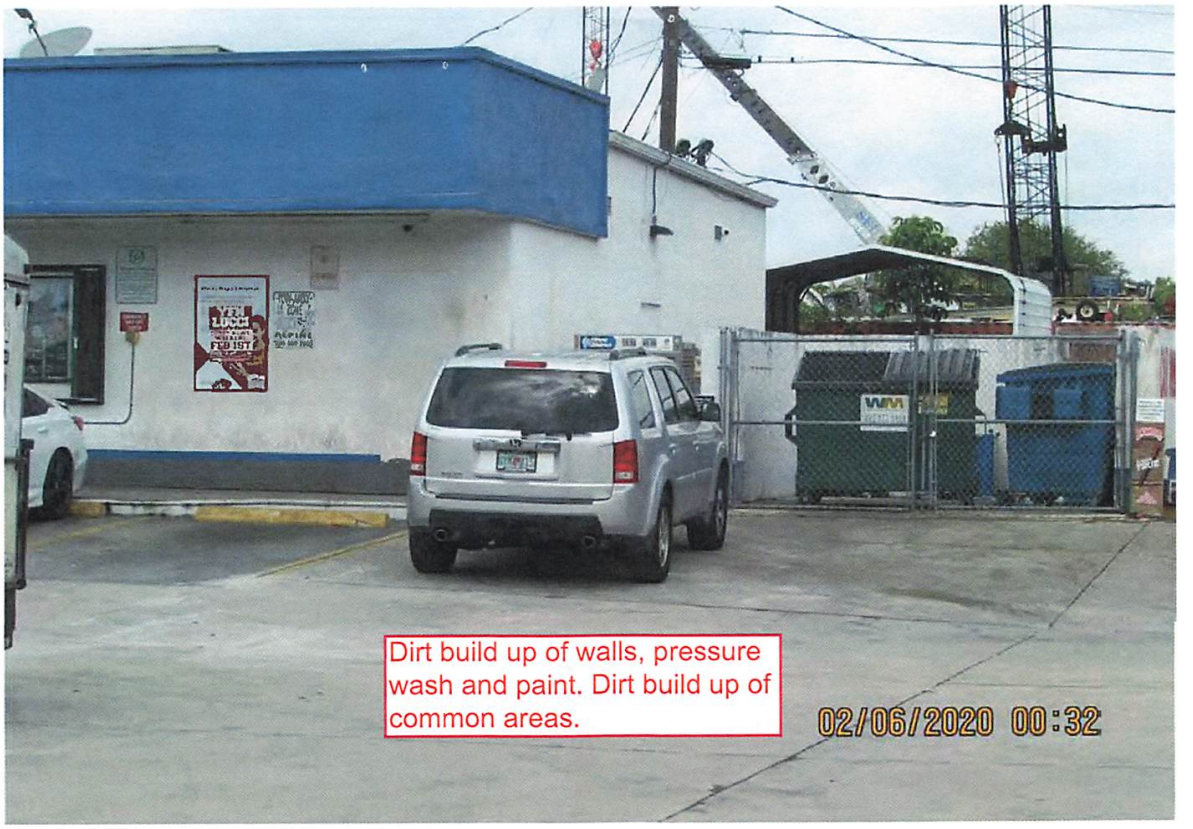


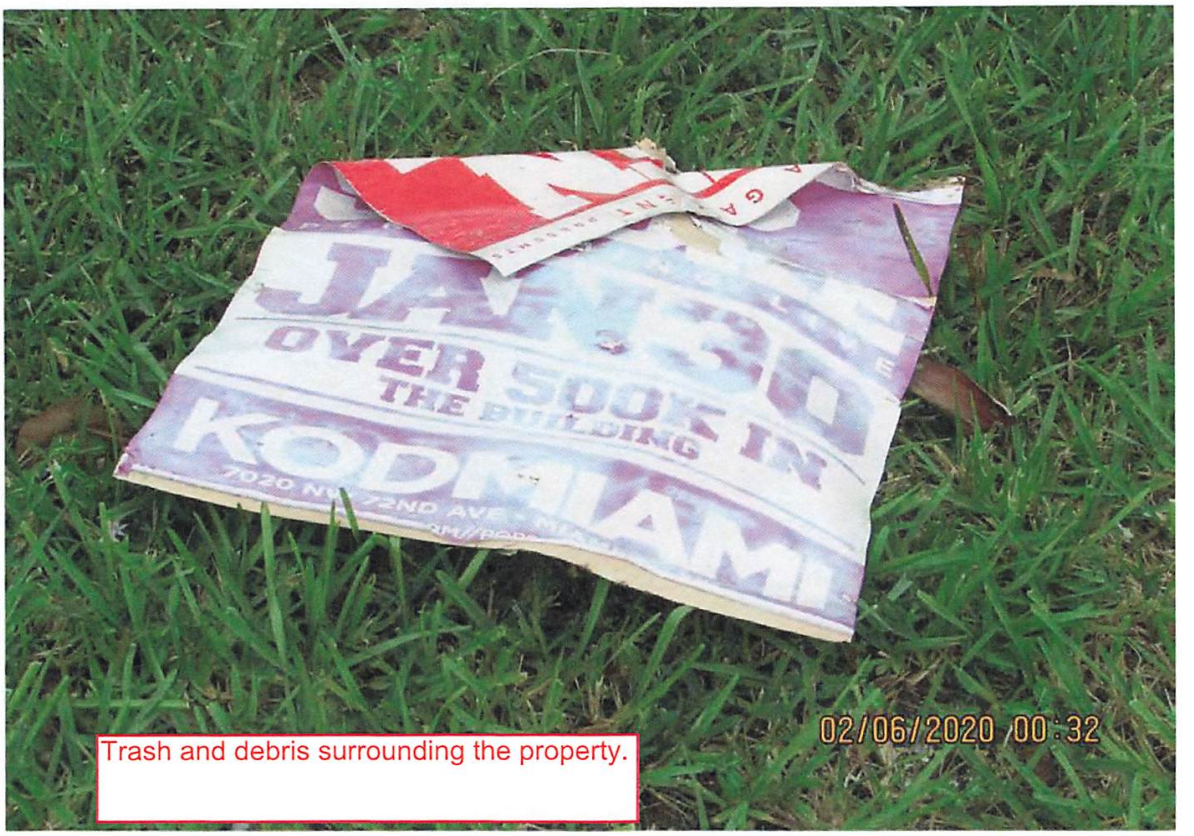
Pressure washing of common areas, and parking lot. Painting of stubs.

Prohibited illuminated signs. Only "Open" sign is allowed. Only 25% of each window can be covered with signs.



Repair of broken or damaged curbs. Paint.


Dirt build up of walls, pressure wash and paint. Dirt build up of common areas.
02/06/2020 00:32


OVER 500K IN
THE BUILDING IN
02/06/2020 00:32
Trash and debris surrounding the property.


Trash and debris going into the drains.
02/06/2020 00:32


Trash and debris on swale areas
02/06/2020 00:33


Trash and debris on swale areas
02/06/2020 00:33


R WASH
Dirt build up on walls and wooden fence. Damaged chain-link fence.
02/06/2020 00:33


Damaged chain-link fence.
02/06/2020 00:33


Damaged chain-link fence.
Cart on side walk.
06/2020 00:33



Trash and debris. Damaged fence and overgrown vegetation. Remove vines from chain-link fence and trim weeds.

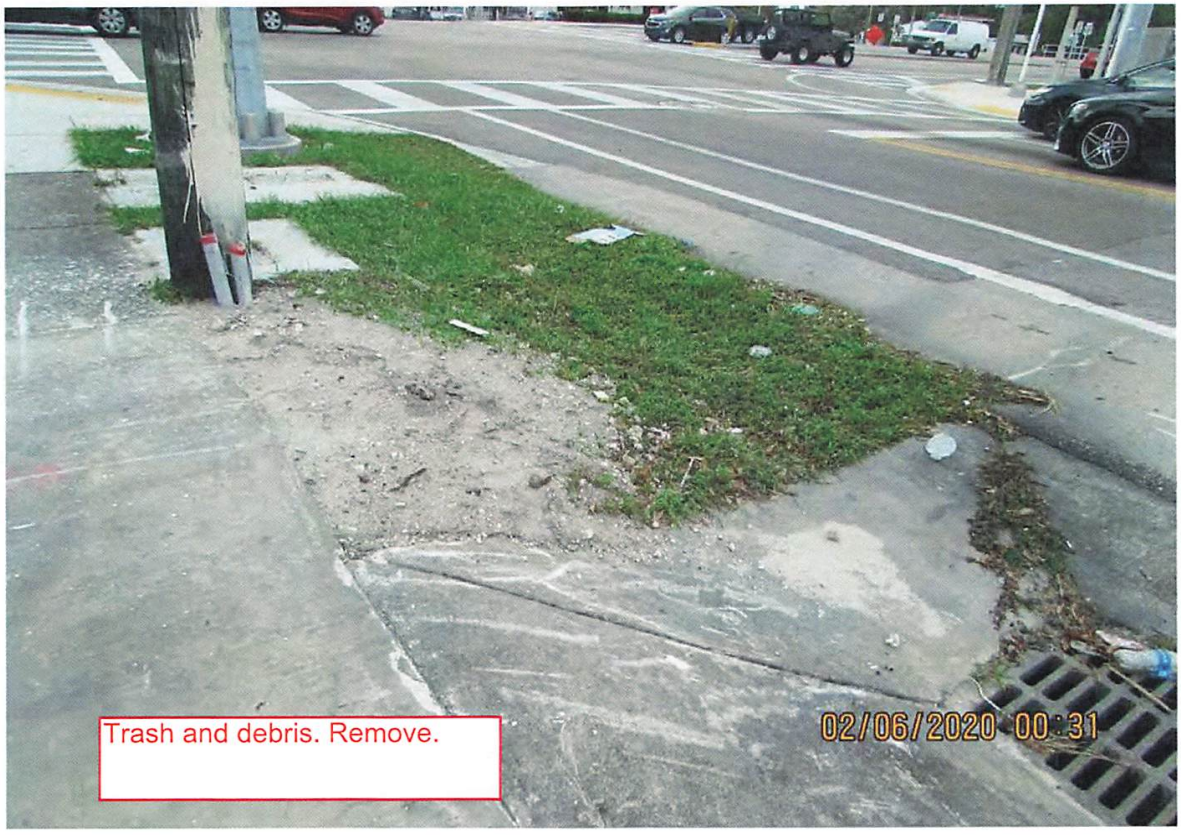

02/06/2020 00:30


02/06/2020 00:30


02/06/2020 00:30


02/06/2020 00:30


Damaged poles and curbs. Repair.
02/06/2020 00:30


Trash and debris. Remove.
02/06/2020 00:31

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INC	4800 N STATE RD 7 STE 105 LAUDERDALE LAKES, FL 33319	SW 38 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 5396 **Date Next Inspection** 4/20/2022

Notes

1. Exterior maintenance of common areas and driveway require maintenance (i.e. pressure wash, treatment, paint). Call to schedule re-inspection.
2. Repair of gate and key access device. Obtain permit and inspections for repair. Call to schedule re-inspection.
3. Exterior of roof requires maintenance (i.e. wash, treatment, paint). Call to schedule re-inspection.
4. Exterior maintenance of fenced wall and monument sign (i.e. pressure wash, treatment, paint). Call to schedule re-inspection.
5. Dead vegetation. Remove dead hedges and replant. Call to schedule re-inspection.
6. Exterior maintenance of wooden fence (i.e. pressure wash, straighten). Call to schedule re-inspection.

Documents Issued

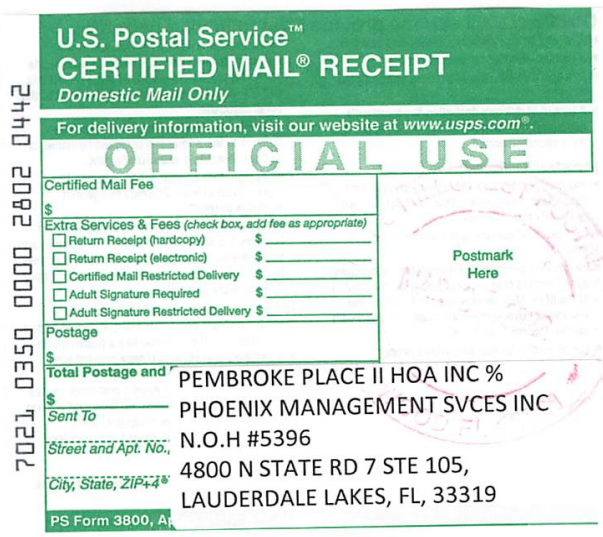
Date Issue	Hearing Date	Document Type	Delivery
10/20/2020		Notice of Violation	Regular Mail
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

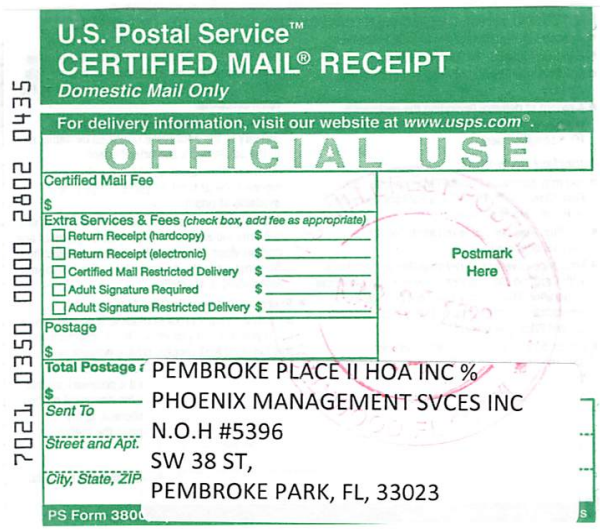
Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	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: 4/20/2022
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


7021 0350 0000 2802 0442
U.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
PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES INC
Street and Apt. No.,
N.O.H #5396
City, State, ZIP+4®
4800 N STATE RD 7 STE 105,
LAUDERDALE LAKES, FL, 33319
PS Form 3800, A
Postmark
Here


7021 0350 0000 2802 0435
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES INC
Street and Apt.
N.O.H #5396
City, State, ZIP
SW 38 ST,
PEMBROKE PARK, FL, 33023
PS Form 380
Postmark
Here

TOWN OF PEMBROKE PARK

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

NOV # 5396

Hasler
10/20/2020
US POSTAGE $0

Sent To:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Case #:

5396



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	SW 38 STREET, PEMBROKE PARK FL 33023
Property Owner	PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INC
Mailing Address	4800 N STATE RD 7 STE 105 LAUDERDALE LAKES FL 33319

ID #	5142 30 38 0660
Millage	0613
Use	09

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PORTION OF SW1/4 SEC 30-51-42 AS FULLY DESC IN OR 44098/664 AKA:COMMON AREA PEMBROKE PLACE II

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10		$10	$10	
2021	$10		$10	$10	
2020	$10		$10	$10	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/7/2007	SWD-T	$100	44098 / 664

Land Calculations

Price	Factor	Type
$10	1.09	AC
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Not For Profit Corporation
PEMBROKE PLACE II HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N07000001486
FEI/EIN Number	20-8645134
Date Filed	02/09/2007
State	FL
Status	ACTIVE

Principal Address

4800 N. STATE ROAD 7
105
LAUDERDALE LAKES, FL 33319

Changed: 04/16/2009

Mailing Address

4800 N. STATE ROAD 7
105
LAUDERDALE LAKES, FL 33319

Changed: 04/16/2009

Registered Agent Name & Address

PHOENIX MANAGEMENT SERVICES, INC.
4800 N. STATE ROAD SEVEN
105
LAUDERDALE LAKES, FL 33319

Name Changed: 04/24/2012

Address Changed: 07/15/2008

Officer/Director Detail

Name & Address

Title President

Spalding, Christopher
4800 N. STATE ROAD SEVEN, SUITE 105
LAUDERDALE LAKES, FL 33319

Title VP

jacob, liron
4800 N. STATE ROAD 7
105
LAUDERDALE LAKES, FL 33319

Title Treasurer

lewis, kenya
4800 N. STATE ROAD 7
105
LAUDERDALE LAKES, FL 33319

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	01/31/2020
2021	05/03/2021

Document Images

05/03/2021 -- ANNUAL REPORT	View image in PDF format
01/31/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
08/03/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2017 -- ANNUAL REPORT	View image in PDF format
04/16/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
08/11/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/24/2011 -- ANNUAL REPORT	View image in PDF format
04/27/2010 -- ANNUAL REPORT	View image in PDF format
07/02/2009 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
07/15/2008 -- ANNUAL REPORT	View image in PDF format
02/09/2007 -- Domestic Non-Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PLACE II HOA INC CASE NO. 5396
% PHOENIX MANAGEMENT SVCES INC

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SW 38 STREET, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: SW 38 STREET, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PLACE II HOA INC % PHOENIX MANAGEMENT SVCES INCAT 10:51 A.M. ON THE 5 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.

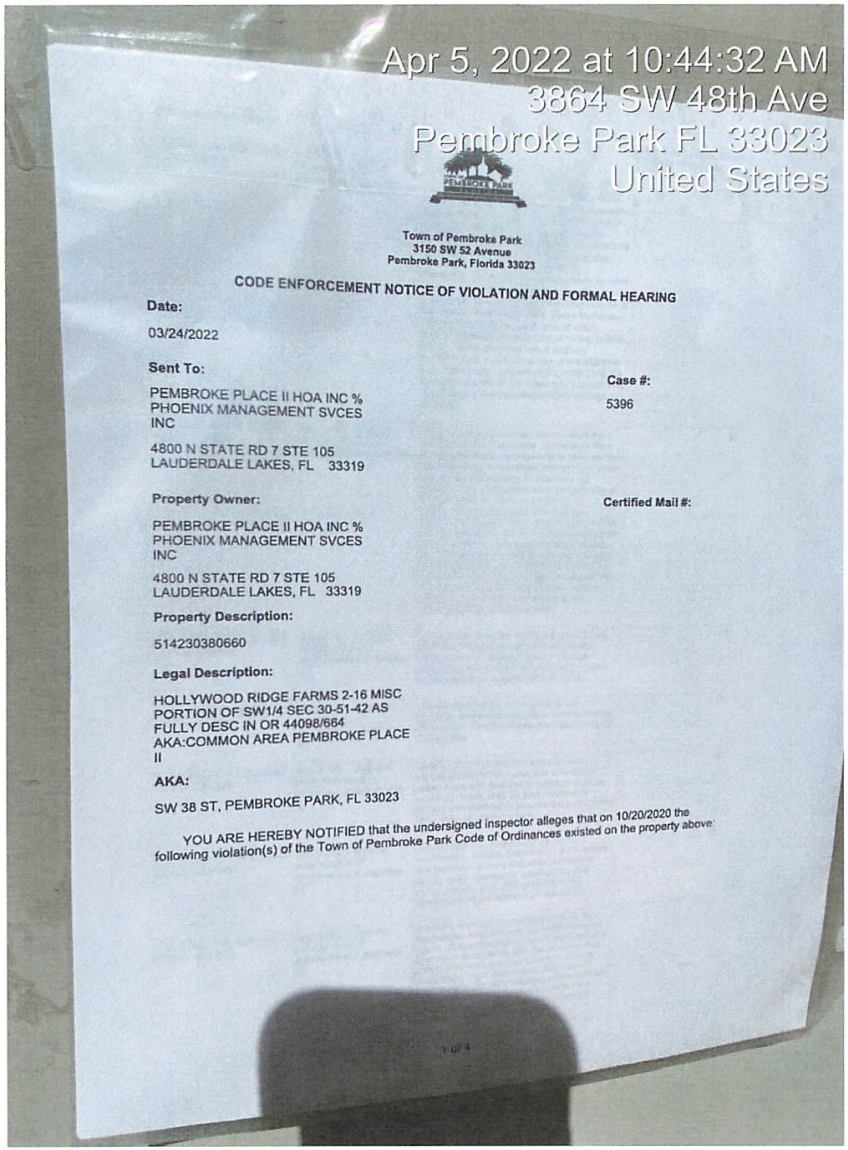
_____
AFFIANT

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

_____
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Case #:

5396

Property Owner:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Certified Mail #:

Property Description:

514230380660

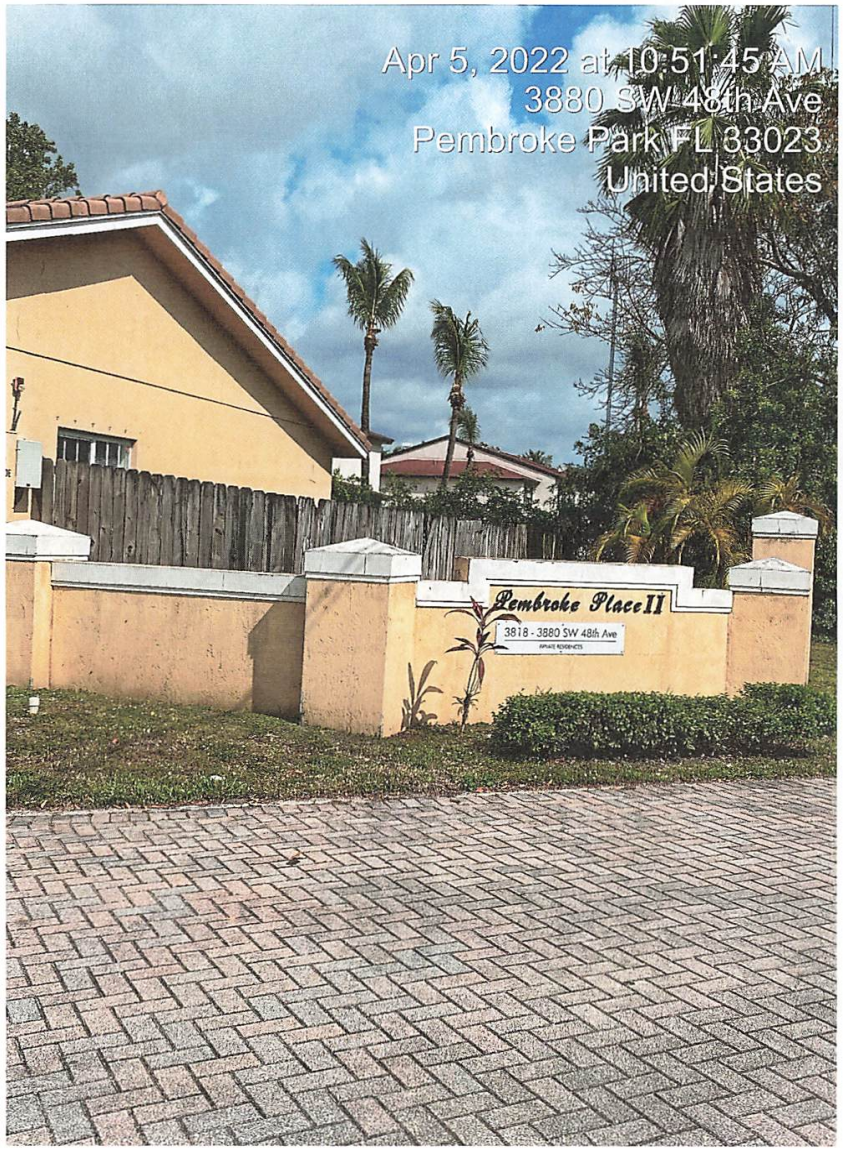
Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PORTION OF SW1/4 SEC 30-51-42 AS
FULLY DESC IN OR 44098/664
AKA:COMMON AREA PEMBROKE PLACE
II

AKA:

SW 38 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Case #:

5396

Property Owner:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Certified Mail #:

Property Description:

514230380660

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PORTION OF SW1/4 SEC 30-51-42 AS
FULLY DESC IN OR 44098/664
AKA:COMMON AREA PEMBROKE PLACE
II

AKA:

SW 38 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 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.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	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.	90

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	90

1. Exterior maintenance of common areas and driveway require maintenance (i.e. pressure wash, treatment, paint). Call to schedule re-inspection.
2. Repair of gate and key access device. Obtain permit and inspections for repair. Call to schedule re-inspection.
3. Exterior of roof requires maintenance (i.e. wash, treatment, paint). Call to schedule re-inspection.
4. Exterior maintenance of fenced wall and monument sign (i.e. pressure wash, treatment, paint). Call to schedule re-inspection.
5. Dead vegetation. Remove dead hedges and replant. Call to schedule re-inspection.
6. Exterior maintenance of wooden fence (i.e. pressure wash, straighten). Call to schedule re-inspection.

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.

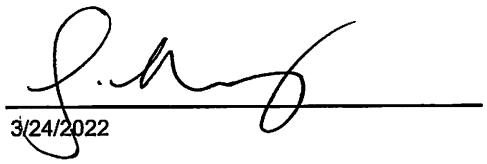
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

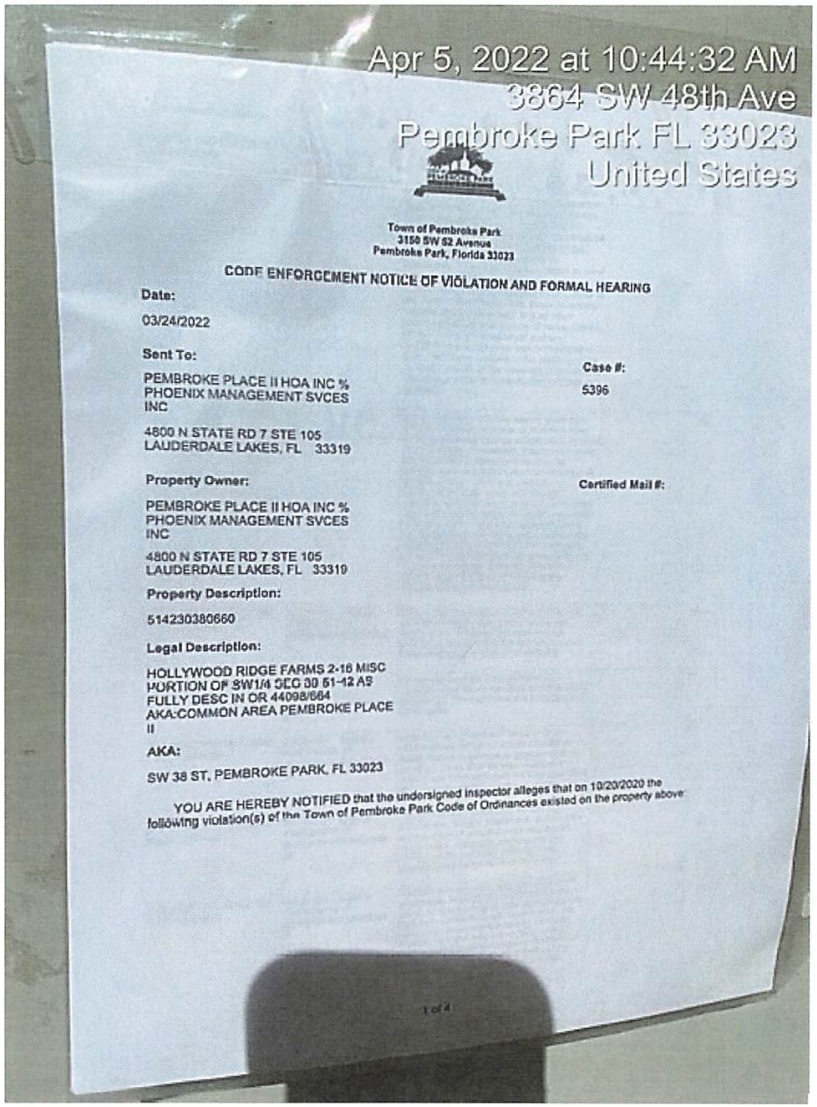
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

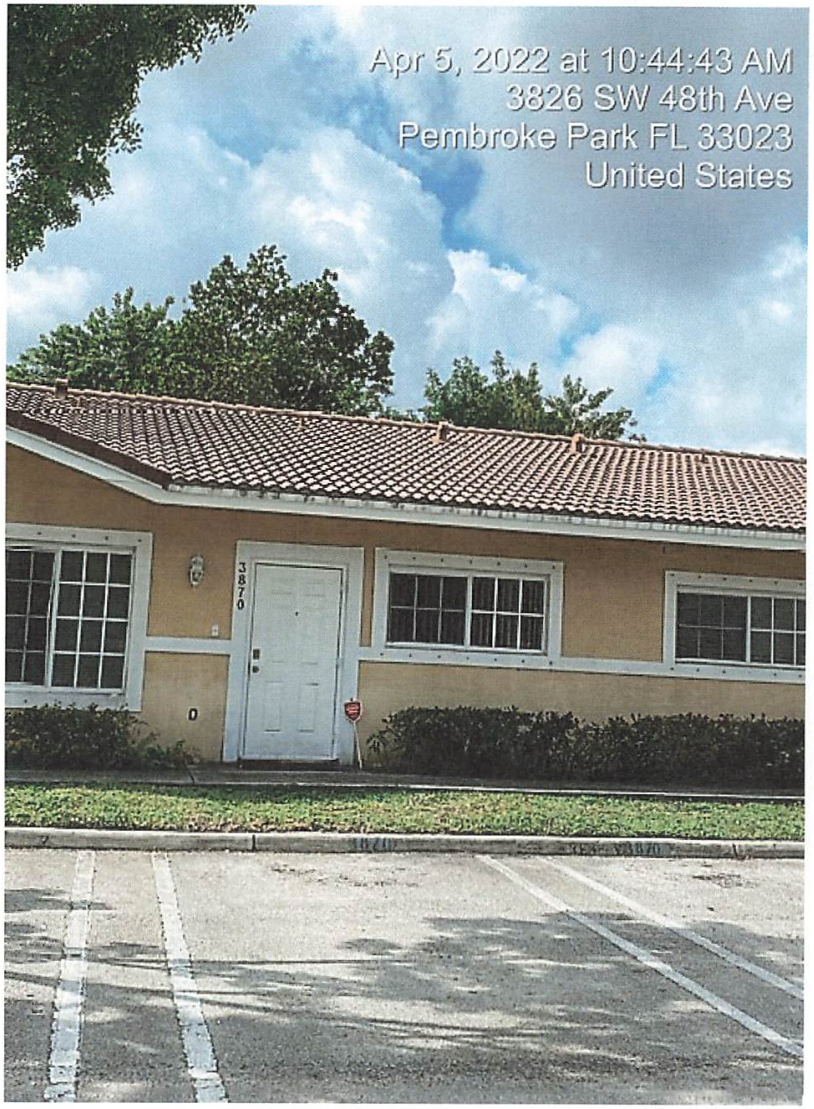
Joseline Ramirez

Chief Code Enforcement Officer



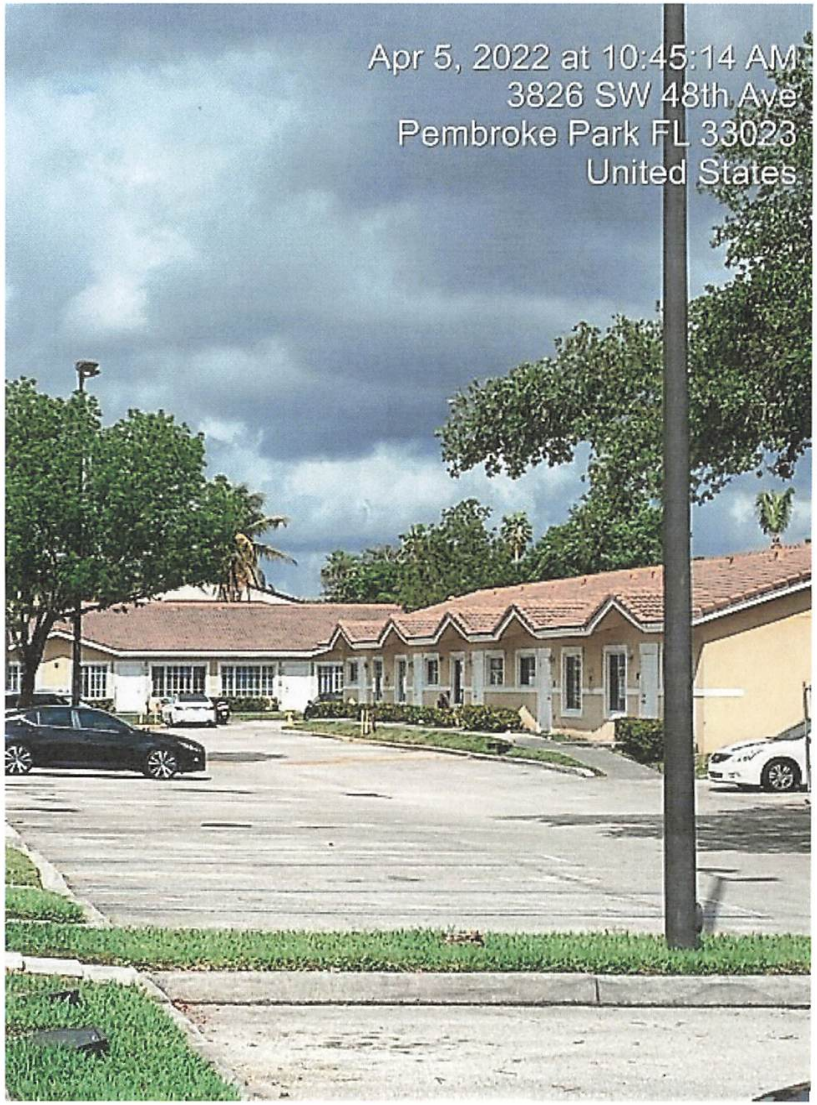
3/24/2022


Apr 5, 2022 at 10:44:32 AM
3864 SW 48th Ave
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/24/2022
Sent To:
PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC
4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319
Case #:
5396
Property Owner:
PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC
4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319
Certified Mail #:
Property Description:
514230380660
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
PORTION OF SW1/4 SEC 30 51-42 AS
FULLY DESC IN OR 44098/664
AKA:COMMON AREA PEMBROKE PLACE
II
AKA:
SW 38 ST, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 4


Apr 5, 2022 at 10:44:43 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States
3870


Apr 5, 2022 at 10:45:00 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States

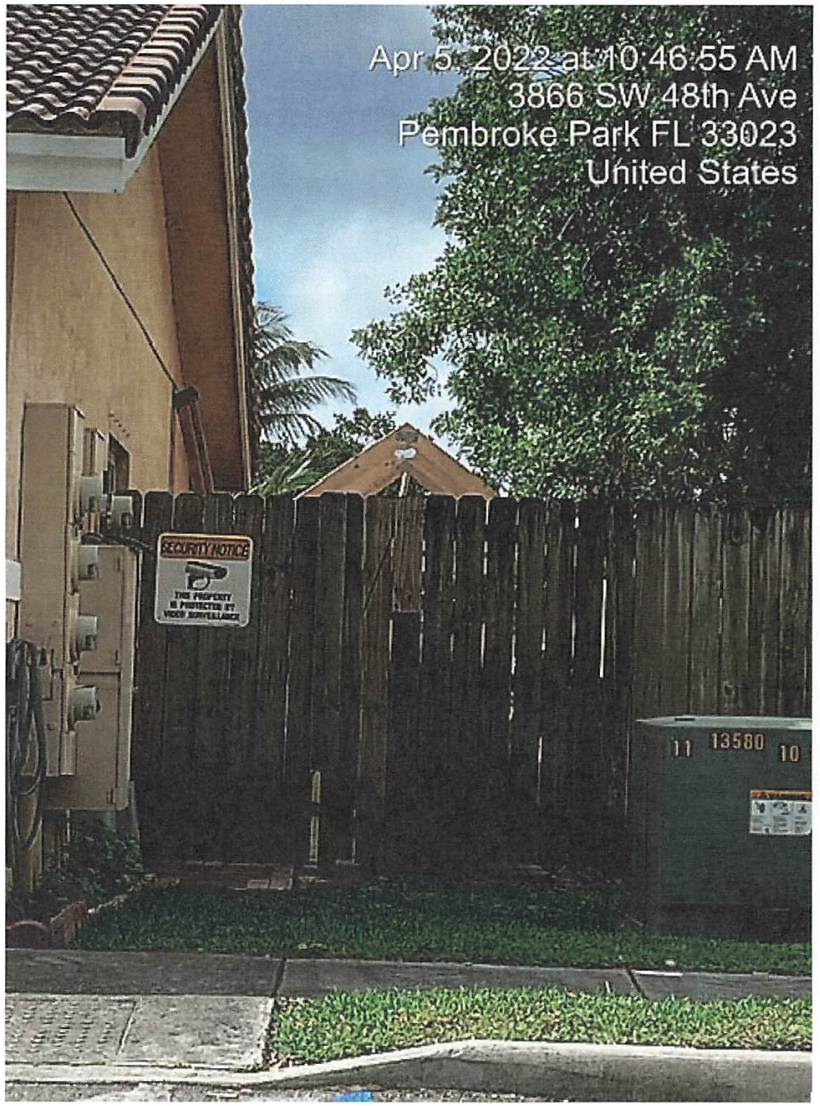

Apr 5, 2022 at 10:45:04 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States

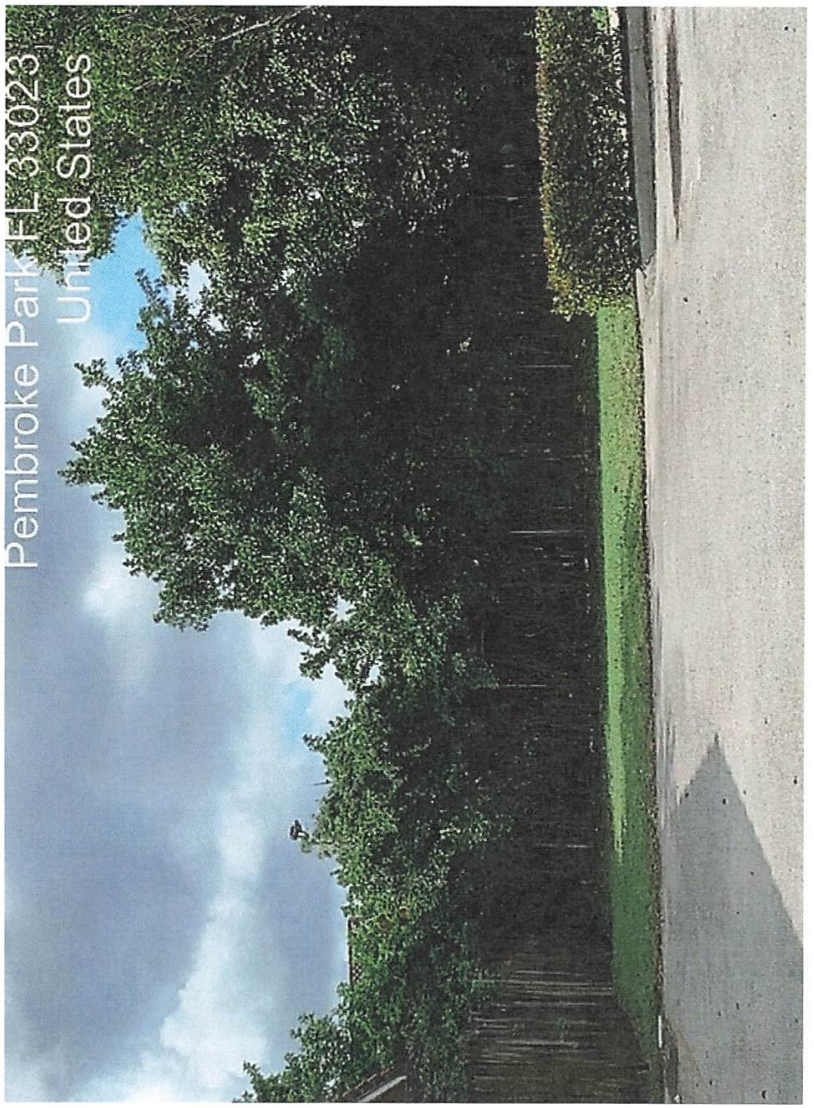

Apr 5, 2022 at 10:45:14 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States

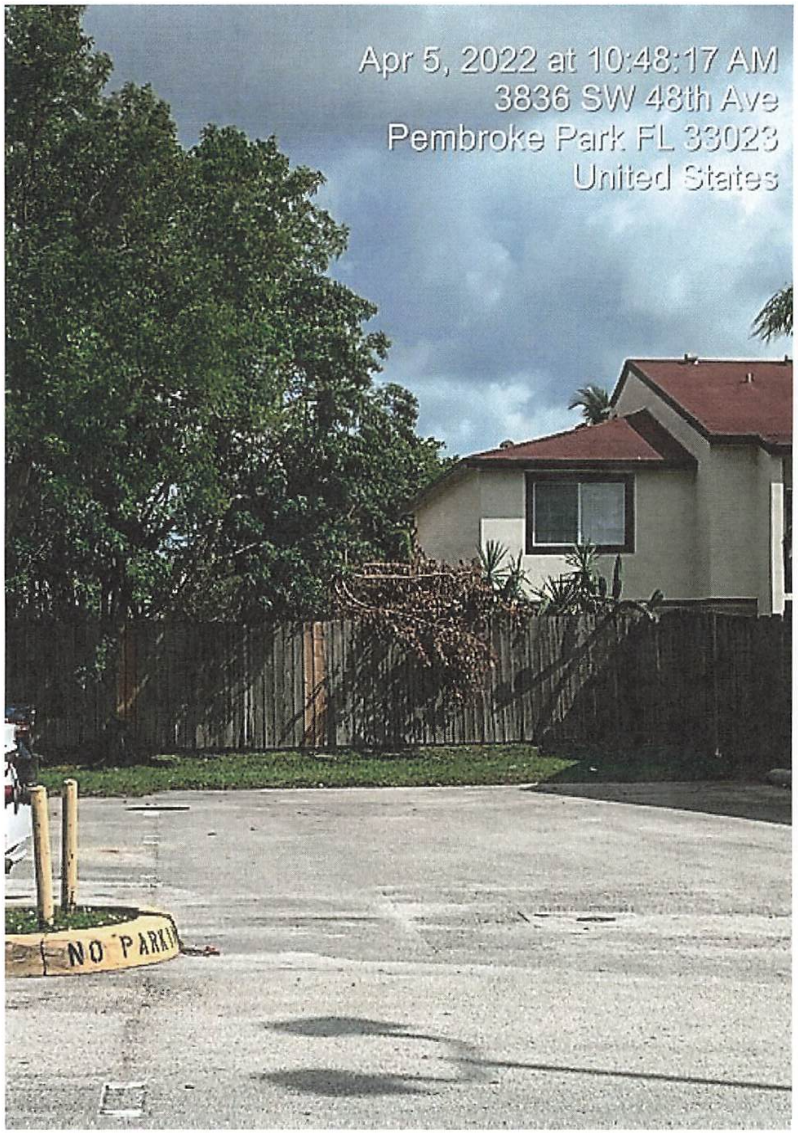

Apr 5, 2022 at 10:45:45 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States

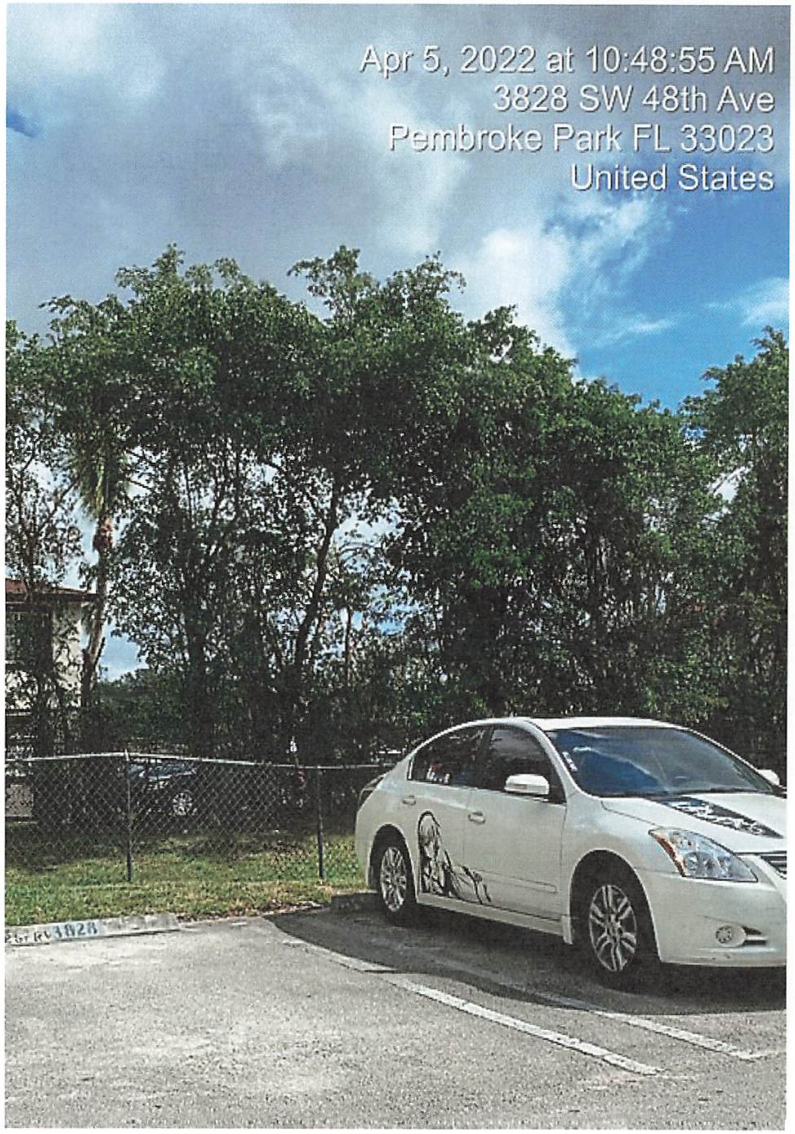

Apr 5, 2022 at 10:45:54 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States

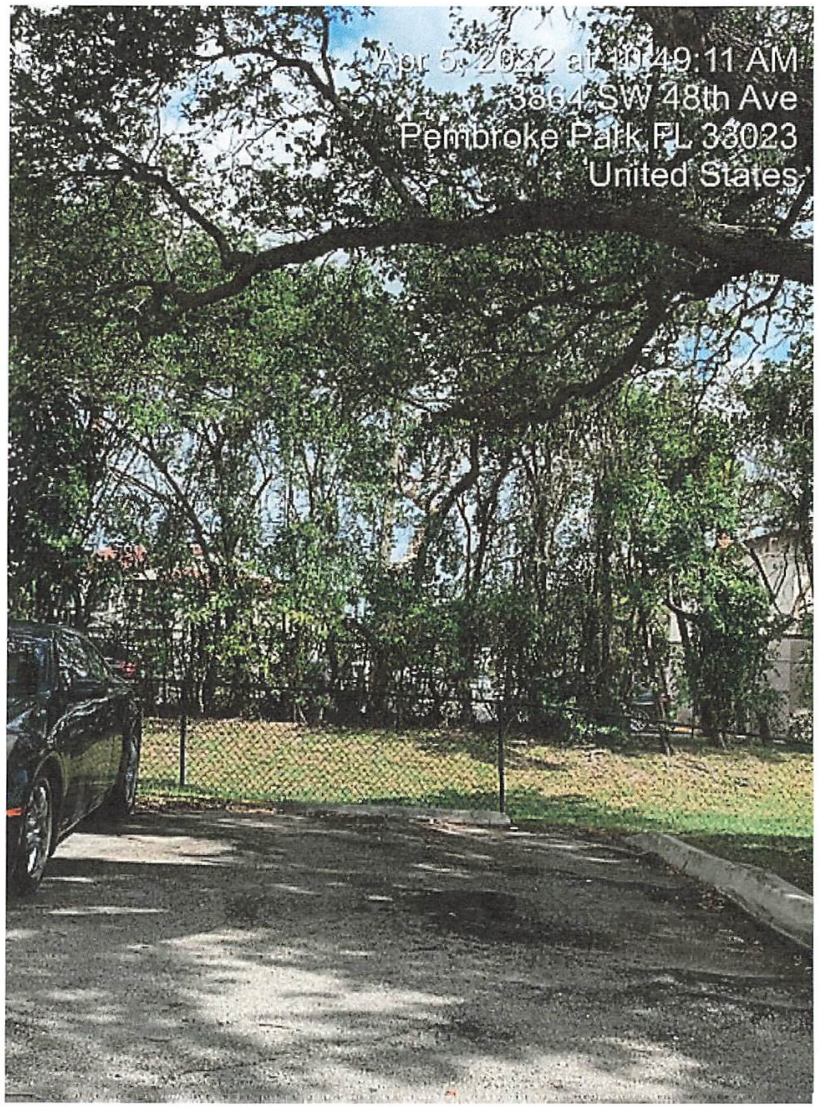

Apr 5, 2022 at 10:46:51 AM
3866 SW 48th Ave
Pembroke Park FL 33023
United States

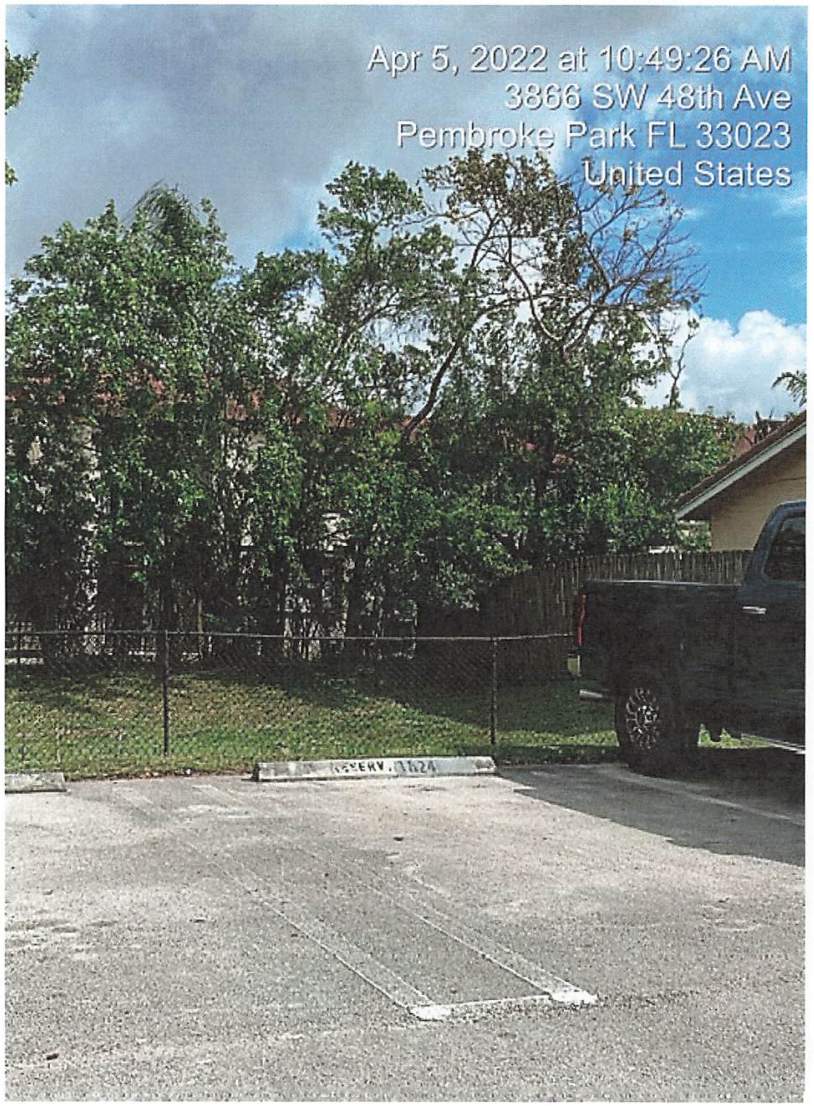

Apr 5, 2022 at 10:46:55 AM
3866 SW 48th Ave
Pembroke Park FL 33023
United States
SECURITY NOTICE
11 13580 10

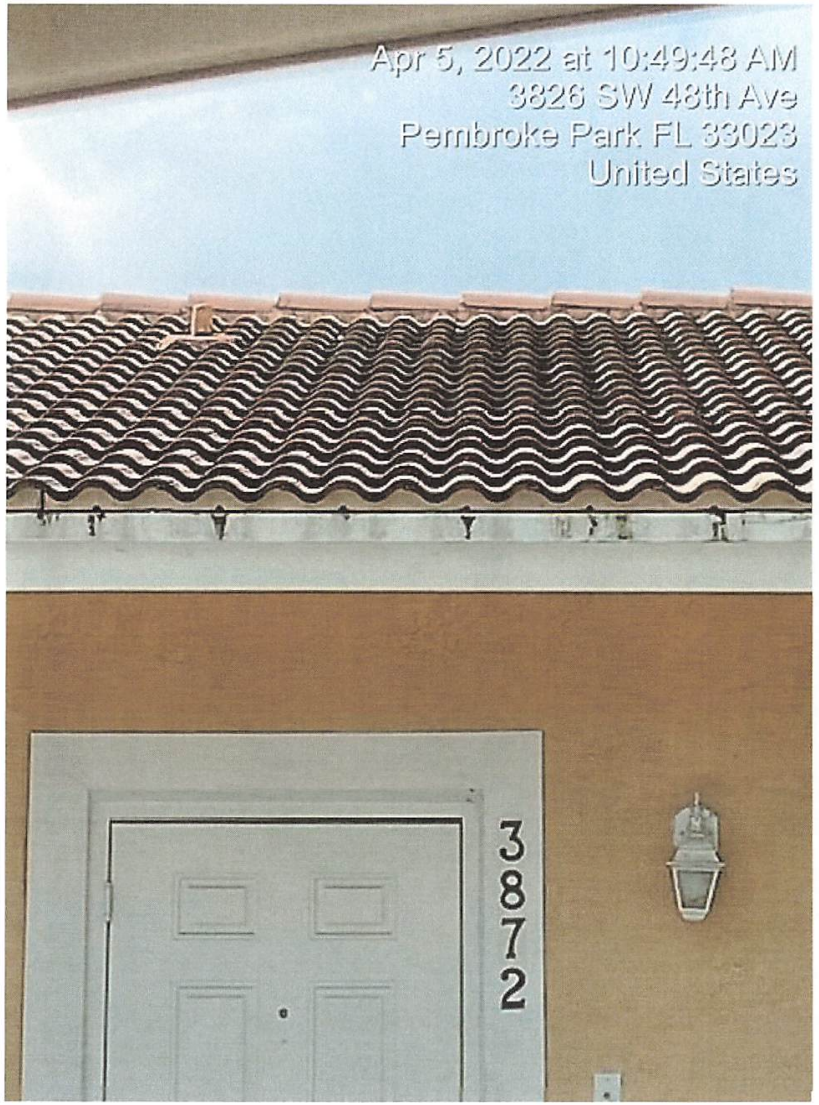

Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:48:17 AM
3836 SW 48th Ave
Pembroke Park FL 33023
United States

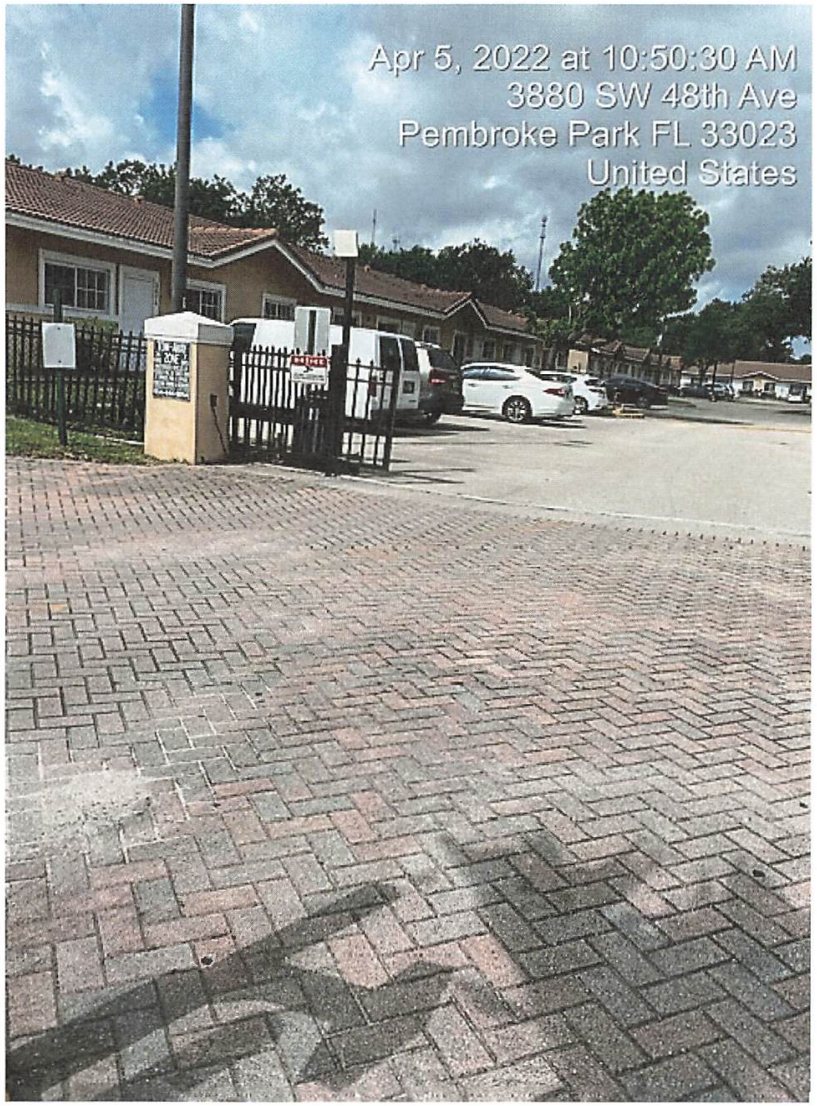

Apr 5, 2022 at 10:48:55 AM
3828 SW 48th Ave
Pembroke Park FL 33023
United States

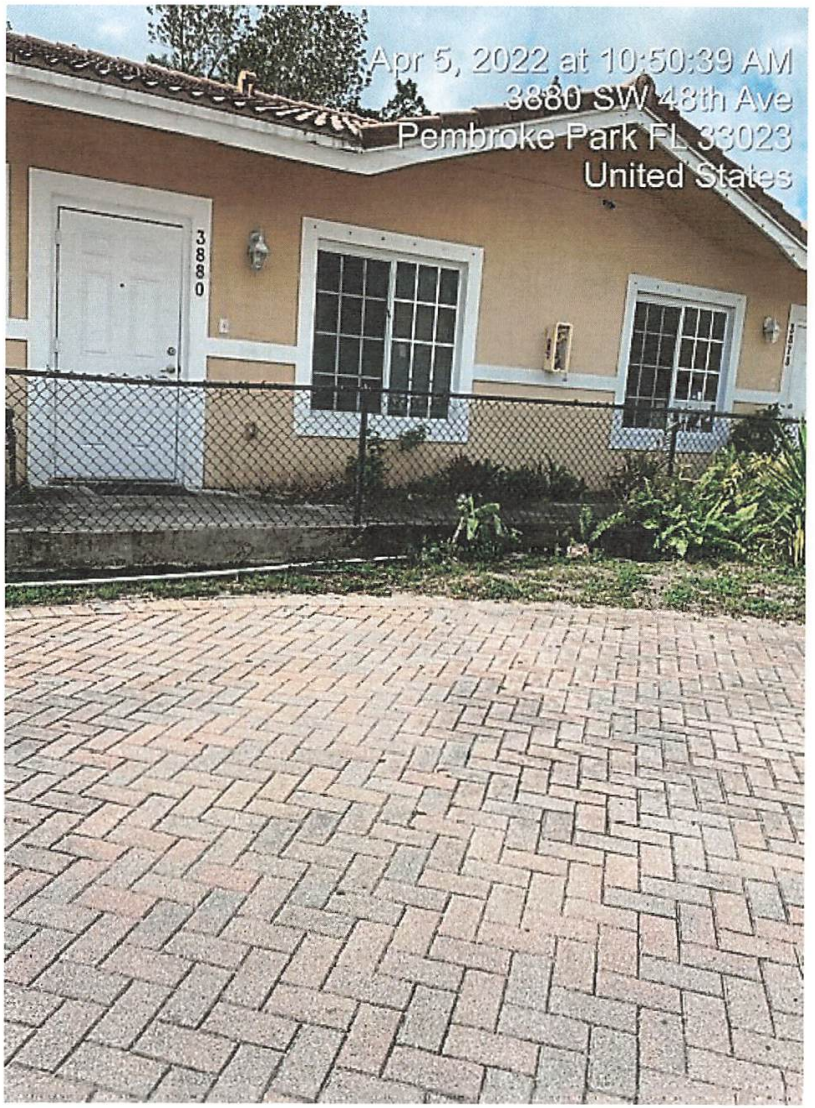

Apr 5, 2022 at 10:49:11 AM
3864 SW 48th Ave
Pembroke Park FL 33023
United States

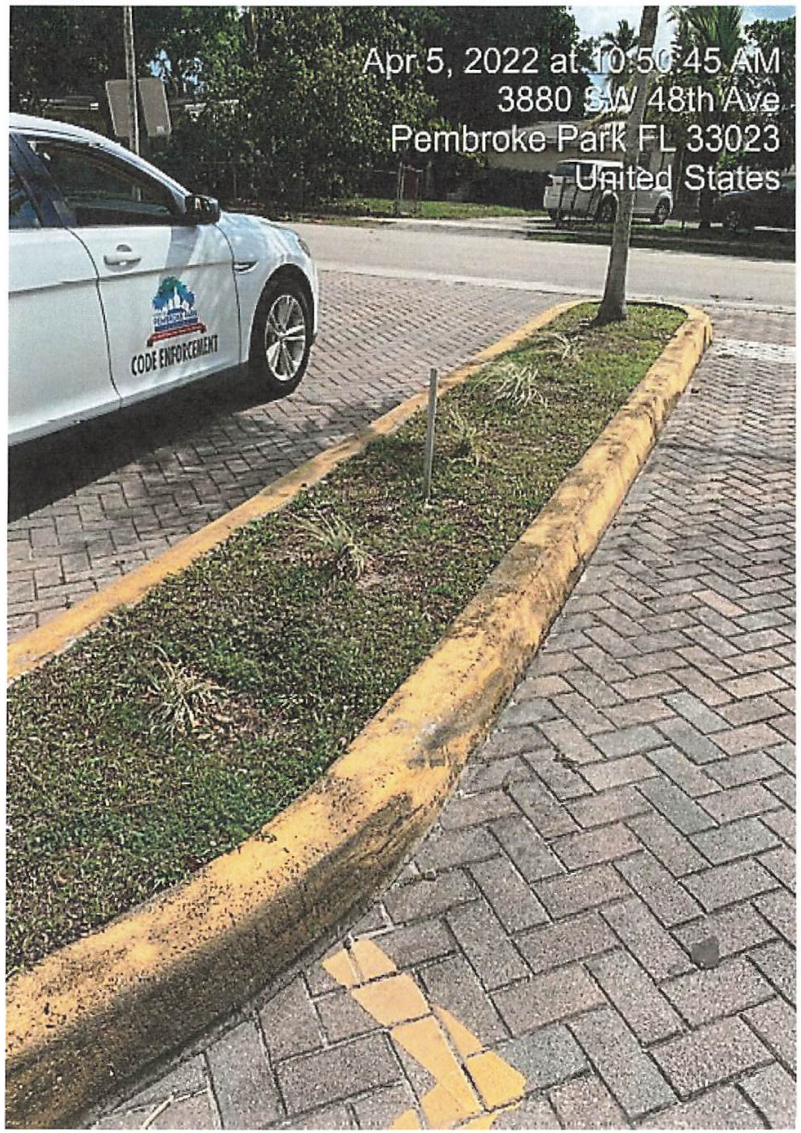

Apr 5, 2022 at 10:49:26 AM
3866 SW 48th Ave
Pembroke Park FL 33023
United States

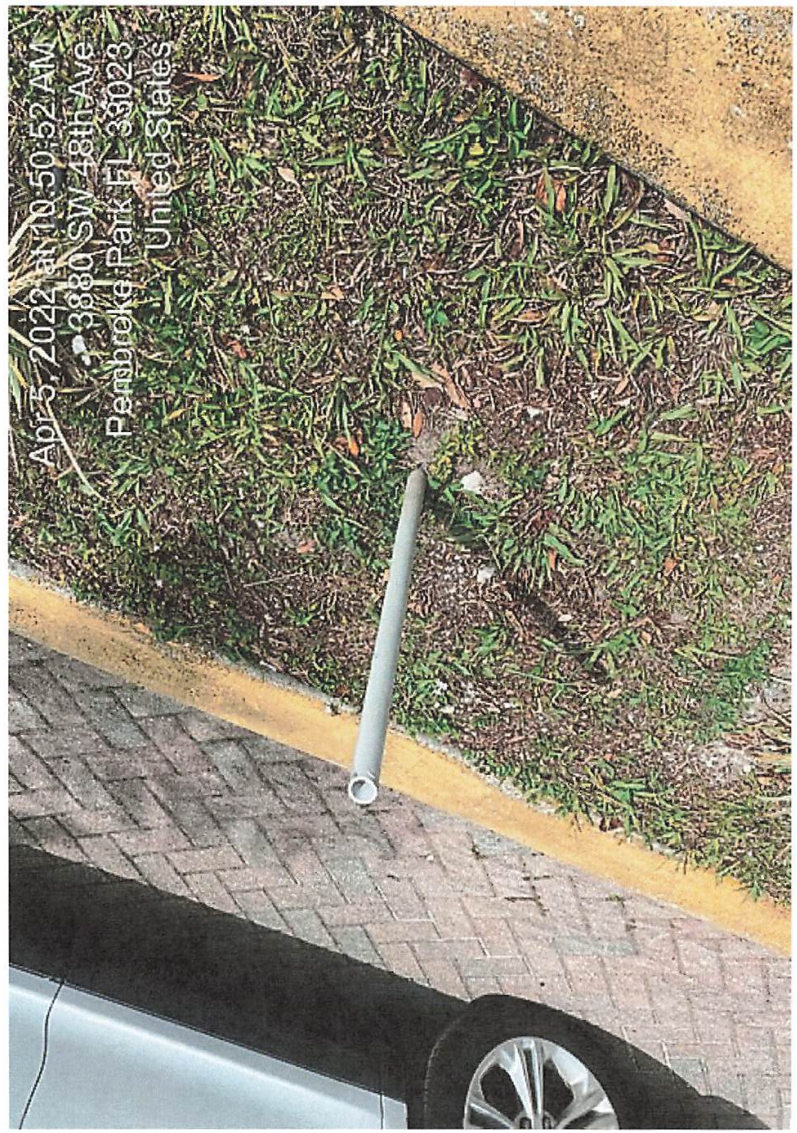

Apr 5, 2022 at 10:49:48 AM
3826 SW 48th Ave
Pembroke Park FL 33023
United States
3872


Apr 5, 2022 at 10:50:27 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:50:30 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States

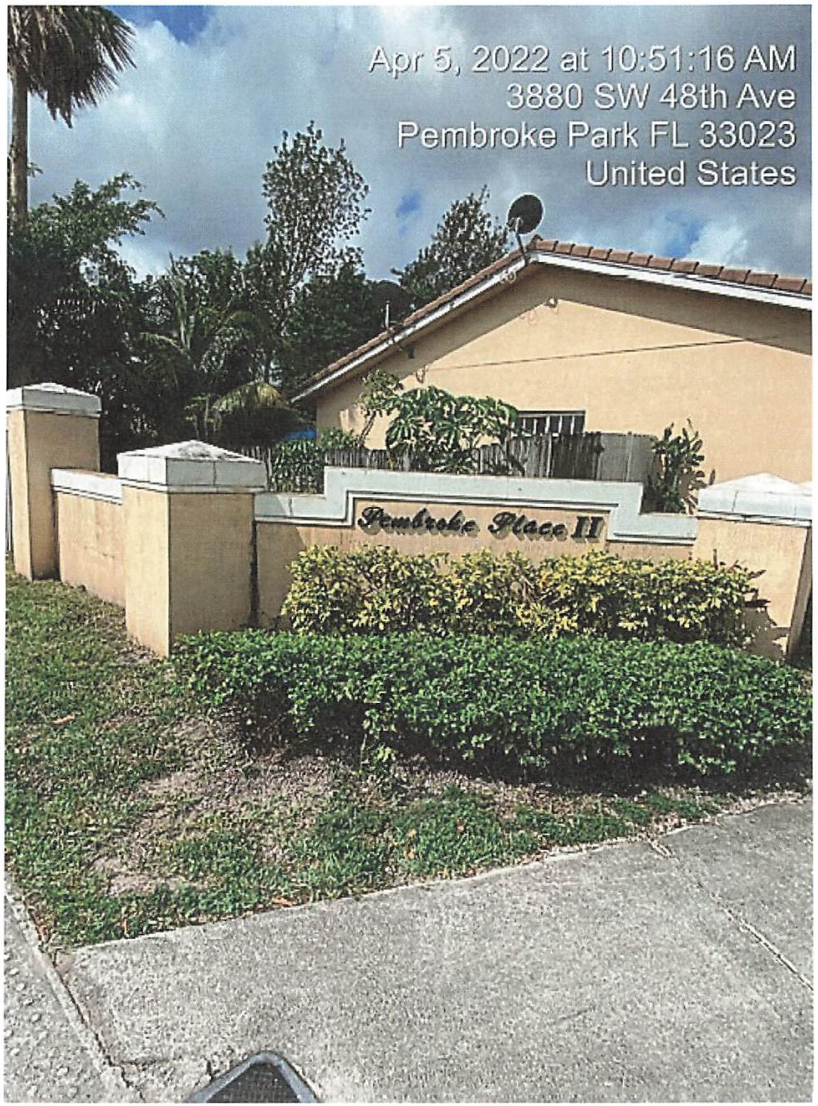

Apr 5, 2022 at 10:50:39 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States
3880


Apr 5, 2022 at 10:50:45 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States
CODE ENFORCEMENT


Apr 5, 2022 at 10:50:52 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States

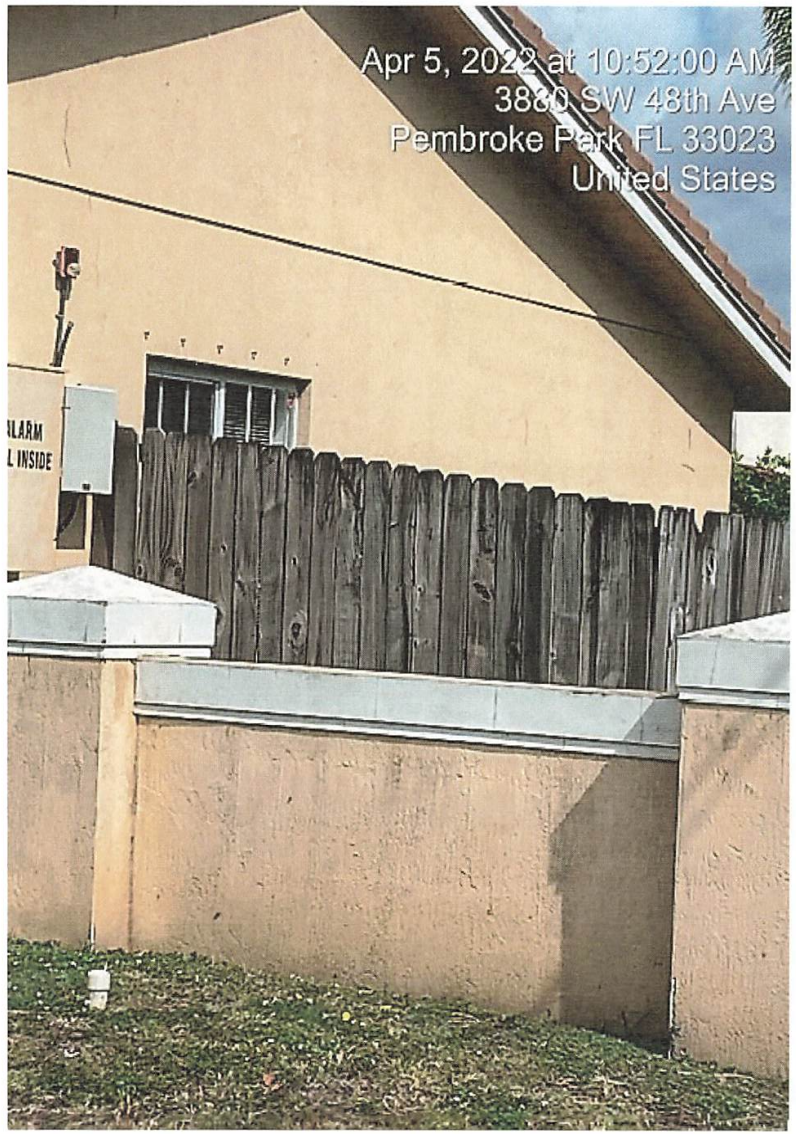

Apr 5, 2022 at 10:50:59 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States
CLOSE AFTER ENTER OR EXITING
GATES MUST REMAIN CLOSED AT ALL TIMES

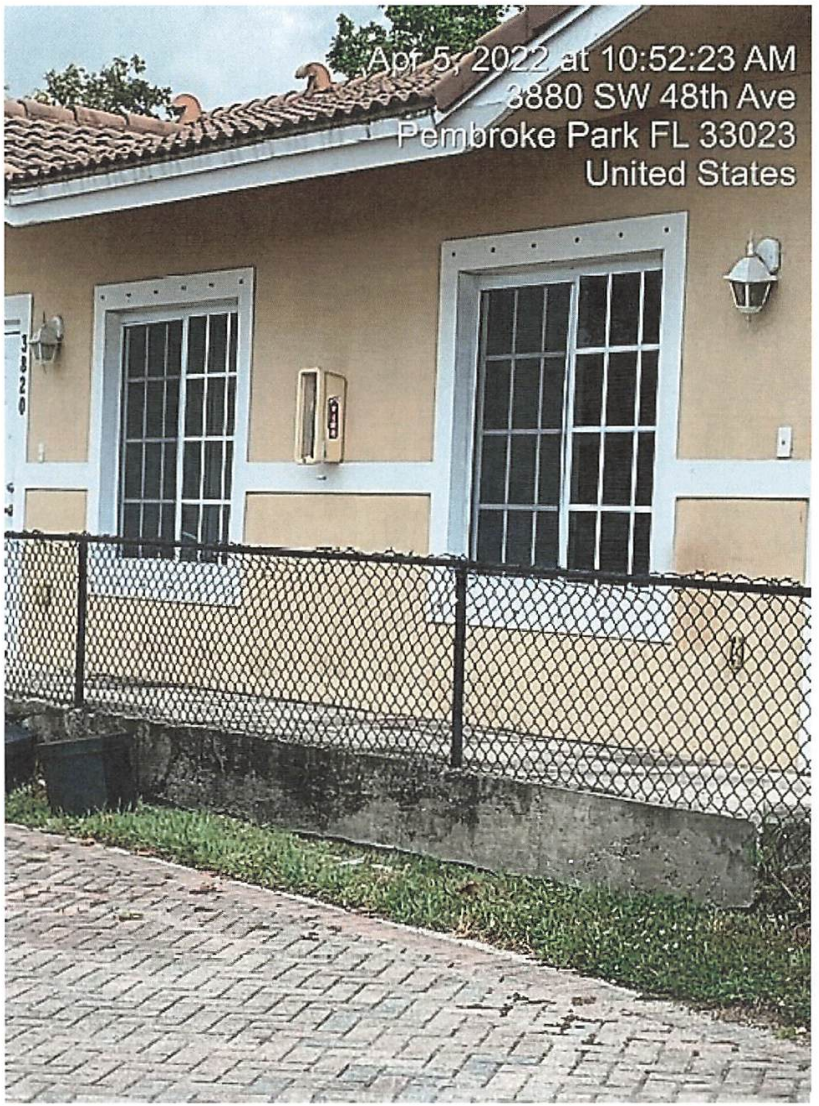

Apr 5, 2022 at 10:51:05 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:51:16 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States
Pembroke Place II


Apr 5, 2022 at 10:51:31 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:51:45 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States
Pembroke Place II
3818 - 3880 SW 48th Ave


Apr 5, 2022 at 10:52:00 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:52:23 AM
3880 SW 48th Ave
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:56:22 AM
4711 SW 38th St
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Case #:

5396

Date:

10/20/2020

Property Owner:

PEMBROKE PLACE II HOA INC %
PHOENIX MANAGEMENT SVCES
INC

4800 N STATE RD 7 STE 105
LAUDERDALE LAKES, FL 33319

Property Description:

514230380660

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PORTION OF SW1/4 SEC 30-51-42 AS
FULLY DESC IN OR 44098/664
AKA:COMMON AREA PEMBROKE PLACE
II

AKA:

SW 38 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2020 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 (b)	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (g)	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (k)	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (l)	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

Notes/Means of Correction:

1. Exterior maintenance of common areas and driveway require maintenance (i.e. pressure wash, treatment, paint).
2. Repair of gate and key access device. Obtain permit and inspections for repair.
3. Exterior of roof requires maintenance (i.e. wash, treatment, paint).
4. Exterior maintenance of fenced wall and monument sign (i.e. pressure wash, treatment, paint).
5. Dead vegetation. Remove dead hedges and replant.
6. Exterior maintenance of wooden fence (i.e. pressure wash, straighten).

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


02/09/2020 22:52


Welcome
RESIDENTS
VISITORS
02/09/2020 22:53


FIRE ALARM
CONTROL INSIDE
Pembroke Place II
02/09/2020 22:51


02/09/2020 22:52


Pembroke Place II
02/09/2020 22:51


FIRE ALARM
CONTROL INSIDE
02/09/2020 22:51


02/09/2020 22:52


Welcome
RESIDENTS
VISITORS
02/09/2020 22:53


Pembroke Place II
02/09/2020 22:51


FIRE ALARM
CONTROL INSIDE
02/09/2020 22:51


FIRE ALARM
CONTROL INSIDE
Pembroke Place II
02/09/2020 22:51


02/09/2020 22:52


09/02/2020 04:43

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/Raquel Delgado	3120 W Hallandale Beach Blvd, Lot 911 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #911 Holiday MHP

Legal Description

Case Status Open **Case #** 5416 **Date Next Inspection** 4/20/2022

Notes

1. Stop work order.
2. Vinyl siding applied to mobile home without a permit. Obtain permit and inspections to continue work.
3. Verify or obtain permit for multiple additions on singlewide mobile home. Obtain permit and inspections.
4. Verify or obtain permit for exterior electrical. Obtain permit and inspections.
5. Verify or obtain permit for roof over and wooden decks. Obtain permit and inspections.
6. Verify or obtain permit for glass door. Obtain permit and inspections.
7. Verify or obtain permit for shed. Obtain permit and inspections.
8. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/30/2020		Notice of Violation	Regular Mail
3/24/2022	4/20/2022	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: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/20/2022

7021 0350 0000 2802 0404

U.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 /
RAQUEL DELGADO

Street and Apt. No. N.O.H #5416
3120W HALLANDALE BEACH BLVD #911

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

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 0411

U.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 HOLIDAY HALLANDALE MHC LLC

Street and Apt. No. N.O.H #5416
8800 N BRONX AVE 2ND FL,

City, State, ZIP+4 SKOKIE, IL, 60077

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 0428

U.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

Street and Apt. No., N.O.H #5416
120 HAYS STREET,

City, State, ZIP+4 TALLAHASSE, FL, 32301

PS Form 3800, Ap

Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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
N.O.H #5416
120 HAYS STREET,
TALLAHASSE, FL, 32301

9590 9402 6921 1104 8011 60

2. Article Number (Transfer from service label)
7021 0350 0000 2802 0428

COMPLETE THIS SECTION ON DELIVERY

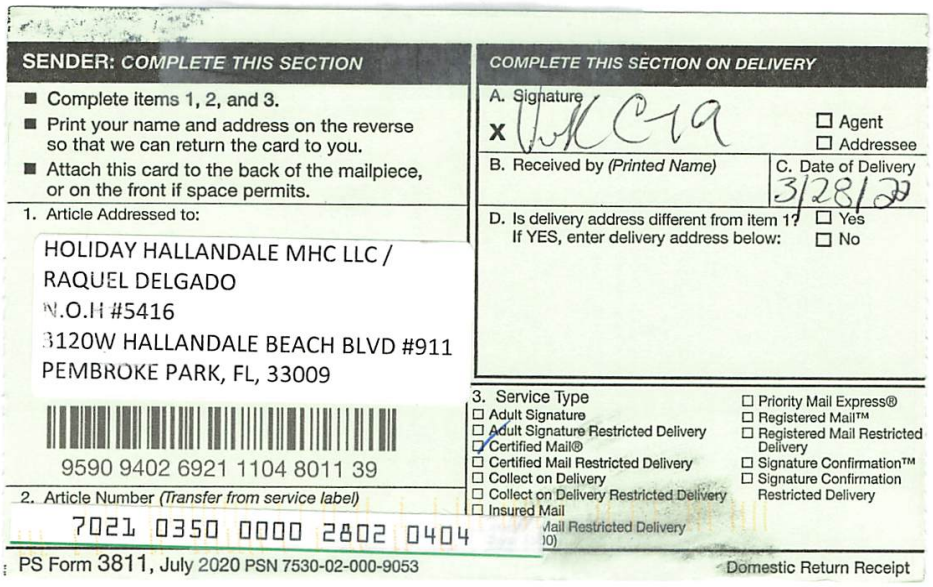
A. Signature
X Kaitlyn Mar ☐ Agent ☐ Addressee

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

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

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

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



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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 /
RAQUEL DELGADO
N.O.I #5416
3120W HALLANDALE BEACH BLVD #911
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8011 39

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

7021 0350 0000 2802 0404

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
3/28/22

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
- ☐ 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

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5416

Hasler
11/02/2020
US POSTAGE $000.50⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Sent To:
Raquel Delgado
3120 W Hallandale Beach Blvd, Lot 911
Pembroke Park, FL 33009

Case #:
5416

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5416

Hasler
11/02/2020
US POSTAGE $000.50⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$5,972,850	$220,080	$6,192,930	$4,796,080	
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16
2020	$3,733,030	$325,730	$4,058,760	$4,058,760	$87,595.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$4,796,080	$6,192,930	$4,796,080	$4,796,080
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,796,080	$6,192,930	$4,796,080	$4,796,080

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

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

Document Images

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLIDAY HALLANDALE MHC LLC CASE 5416
RAQUEL DELGADO

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 W HALLANDALE BEACH BOULEVARD, LOT 911, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BOULEVARD, LOT 911, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HOLIDAY HALLANDALE MHC/ RAQUEL DELGADO LLC AT 11:34 A.M. ON THE 5 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.

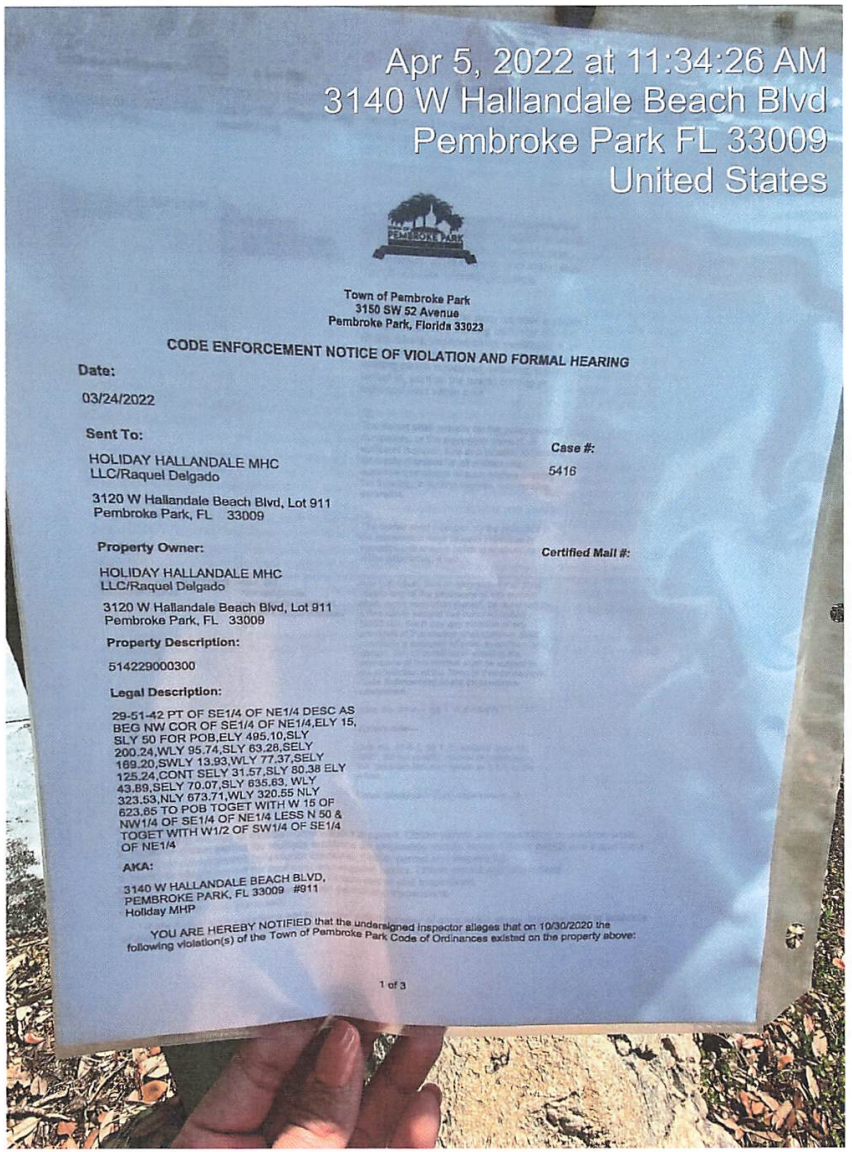
_____
AFFIANT

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

_____
Signature

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
Pembroke Park, FL 33009

Case #:

5416

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
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 623.85 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 #911
Holiday MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
Pembroke Park, FL 33009

Case #:

5416

Property Owner:

HOLIDAY HALLANDALE MHC
LLC/Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
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 #911
Holiday MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2020 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.	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60

1. Stop work order.
2. Vinyl siding applied to mobile home without a permit. Obtain permit and inspections to continue work.
3. Verify or obtain permit for multiple additions on singlewide mobile home. Obtain permit and inspections.
4. Verify or obtain permit for exterior electrical. Obtain permit and inspections.
5. Verify or obtain permit for roof over and wooden decks. Obtain permit and inspections.
6. Verify or obtain permit for glass door. Obtain permit and inspections.
7. Verify or obtain permit for shed. Obtain permit and inspections.
8. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

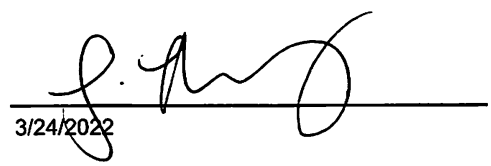
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



3/24/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
Pembroke Park, FL 33009

Case #:

5416

Date:

10/30/2020

Property Owner:

Raquel Delgado

3120 W Hallandale Beach Blvd, Lot 911
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 #911 Holiday MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2020 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.	60

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

Notes/Means of Correction:

1. Stop work order.
2. Vinyl siding applied to mobile home without a permit. Obtain permit and inspections to continue work.
3. Verify or obtain permit for multiple additions on singlewide mobile home. Obtain permit and inspections.
4. Verify or obtain permit for exterior electrical. Obtain permit and inspections.
5. Verify or obtain permit for roof over and wooden decks. Obtain permit and inspections.
6. Verify or obtain permit for glass door. Obtain permit and inspections.
7. Verify or obtain permit for shed. Obtain permit and inspections.
8. Double permit fee assessed.

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

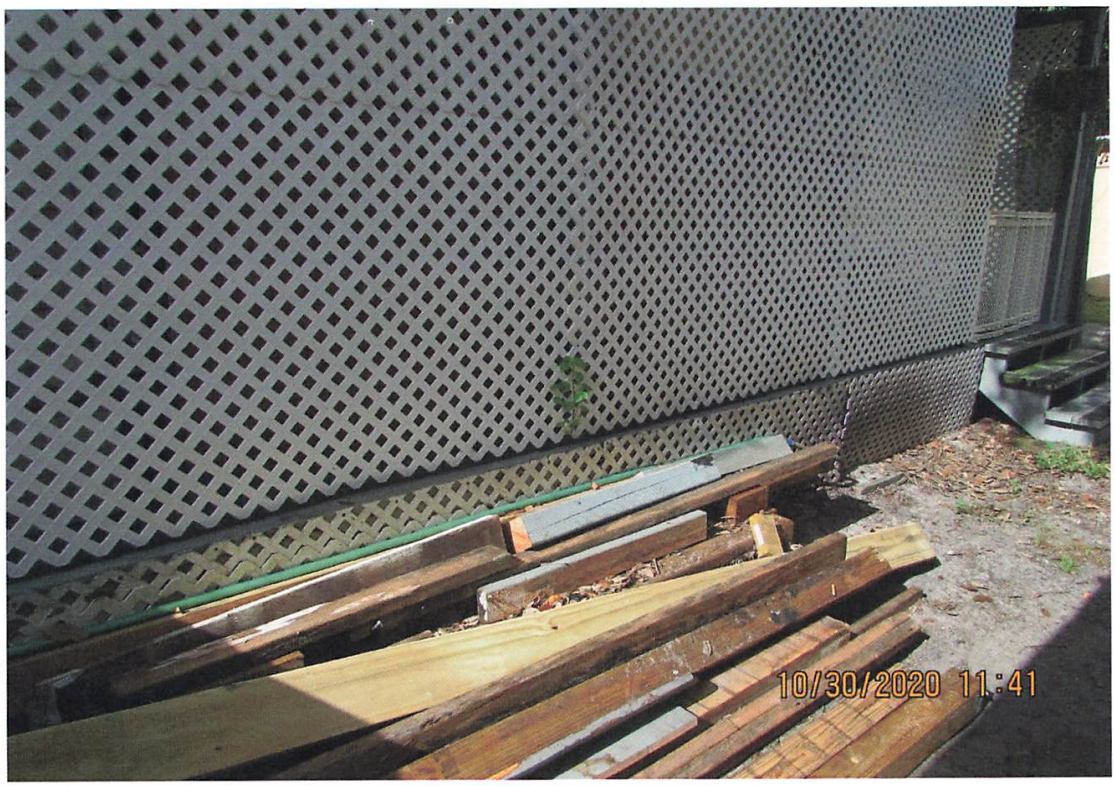
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


911
10/30/2020 11:35


911
10/30/2020 11:35


10/30/2020 11:35

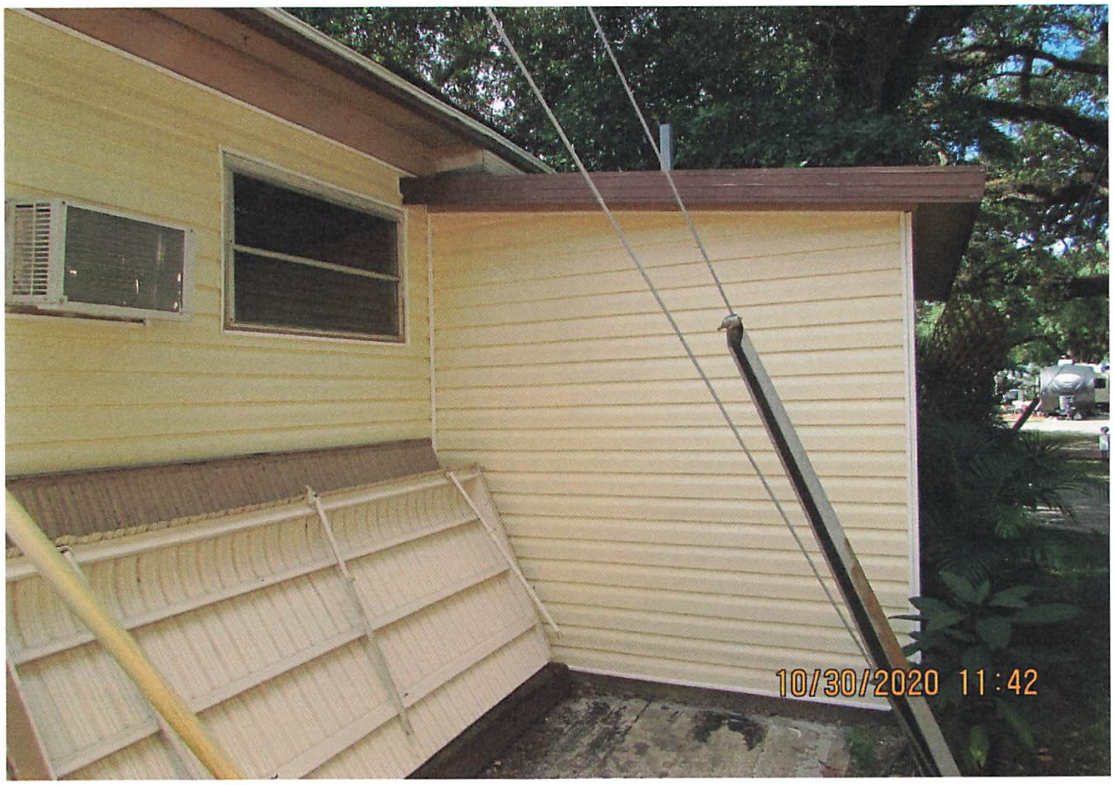

10/30/2020 11:35


10/30/2020 11:41


10/30/2020 11:41


10/30/2020 11:42


10/30/2020 11:42


10/30/2020 11:42


10/30/2020 11:42


10/30/2020 11:43


10/30/2020 11:43


10/30/2020 11:43


10/30/2020 11:43


10/30/2020 11:44


10/30/2020 11:46


10/30/2020 11:46

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER LONE PINE WEST LLC/Madeline Camejo	119 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119

Legal Description

Case Status Open **Case #** 5417 **Date Next Inspection** 4/20/2022

Notes
1. Stop work order.
2. Installing an a/c mini split without a permit. Obtain permit and inspections by a mechanical contractor.
3. Verify or obtain permit for windows and awnings. Obtain permit and inspections.
4. Verify or obtain permit for vinyl siding. Obtain permit and inspections.
5. Double permit fee assessed.
No permit obtained and no follow up as of 03/24/22.

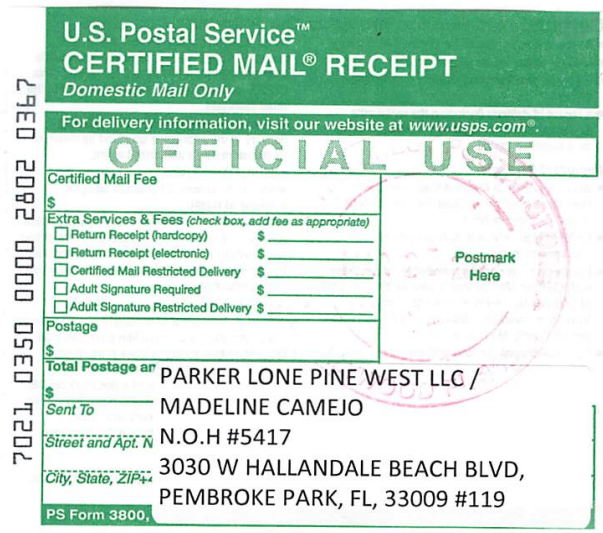
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/30/2020		Notice of Violation	Regular Mail
3/24/2022	4/20/2022	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: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/20/2022

7021 0350 0000 2802 0367



U.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
$

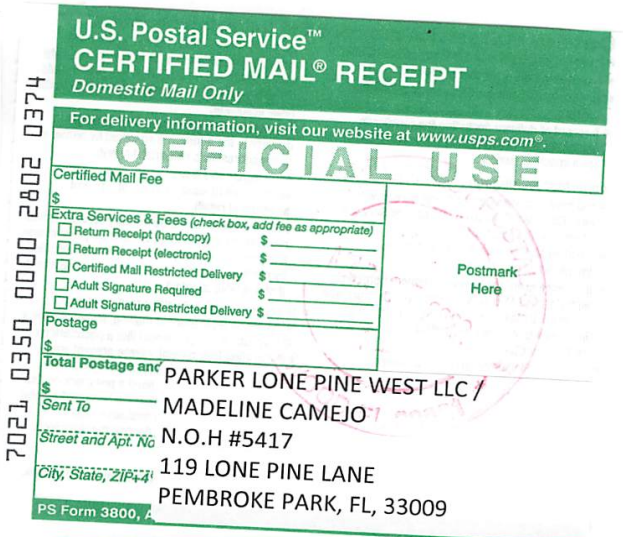
Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

PARKER LONE PINE WEST LLC /
MADELINE CAMEJO
N.O.H #5417
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009 #119

PS Form 3800,

7021 0350 0000 2802 0374



U.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
$

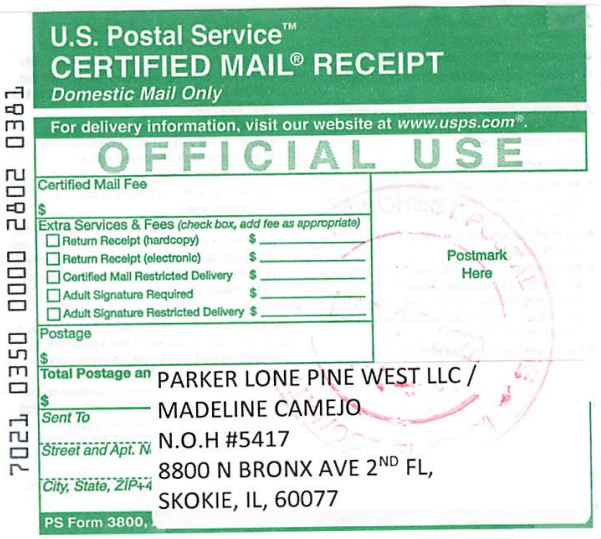
Total Postage and
$

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

PARKER LONE PINE WEST LLC /
MADELINE CAMEJO
N.O.H #5417
119 LONE PINE LANE
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 0350 0000 2802 0381



U.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
$

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

PARKER LONE PINE WEST LLC /
MADELINE CAMEJO
N.O.H #5417
8800 N BRONX AVE 2ND FL,
SKOKIE, IL, 60077

PS Form 3800,

7021 0350 0000 2802 0398



U.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

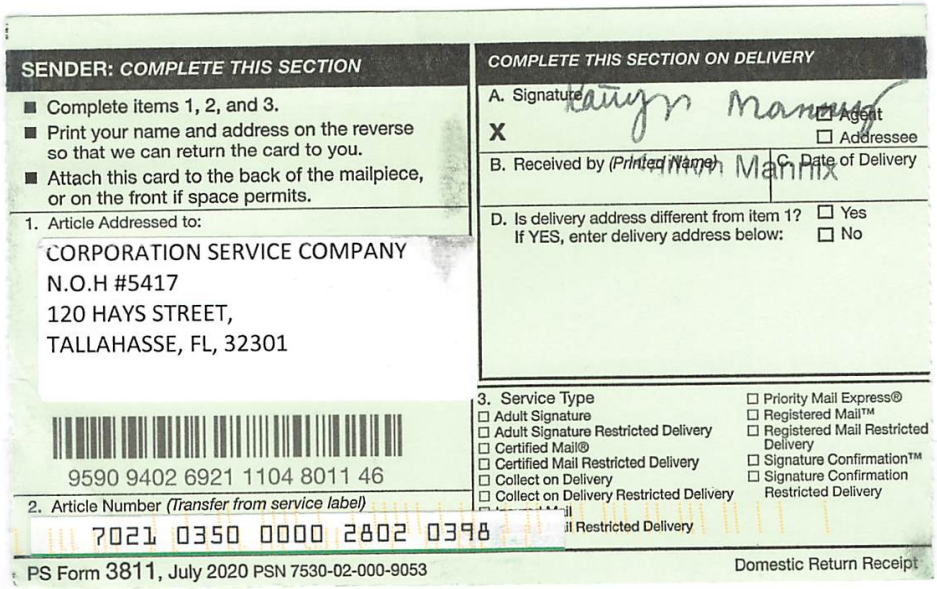
Postage
$

Total Postage an
$

Sent To
Street and Apt. N
City, State, ZIP+4

CORPORATION SERVICE COMPANY
N.O.H #5417
120 HAYS STREET,
TALLAHASSE, FL, 32301

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:

CORPORATION SERVICE COMPANY
N.O.H #5417
120 HAYS STREET,
TALLAHASSE, FL, 32301

9590 9402 6921 1104 8011 46

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

7021 0350 0000 2802 0398

COMPLETE THIS SECTION ON DELIVERY

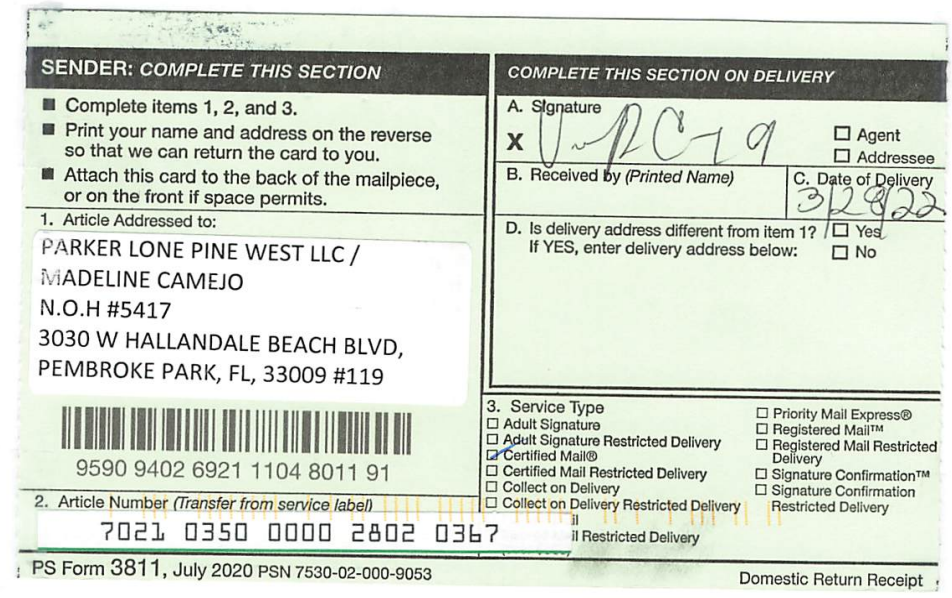
A. Signature
X Kathryn Manning
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Kathryn Manning
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

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:

PARKER LONE PINE WEST LLC /
MADELINE CAMEJO
N.O.H #5417
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009 #119

9590 9402 6921 1104 8011 91

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

7021 0350 0000 2802 0367

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3/29/22

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

3. Service Type

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

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

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV#5417

Hasler FIRST CLASS MAIL
11/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Case #:

Madeline Camejo

5417

119 Lone Pine Lane
Pembroke Park, FL 33009

Property Owner:

Property Des

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5417

Hasler FIRST CLASS MAIL
11/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Parker Lone Pine West MHP
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,146,540	$312,980	$6,459,520	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$6,459,520	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$6,459,520	$5,519,850	$5,519,850

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARKER LONE PINE WEST LLC CASE NO. 5417
MADELINE CAMEJO

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 119 LONE PINE LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 119 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARKER LONE PINE WEST LLC / MADELINE CAMEJO AT 11:49 A.M. ON THE 5 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.

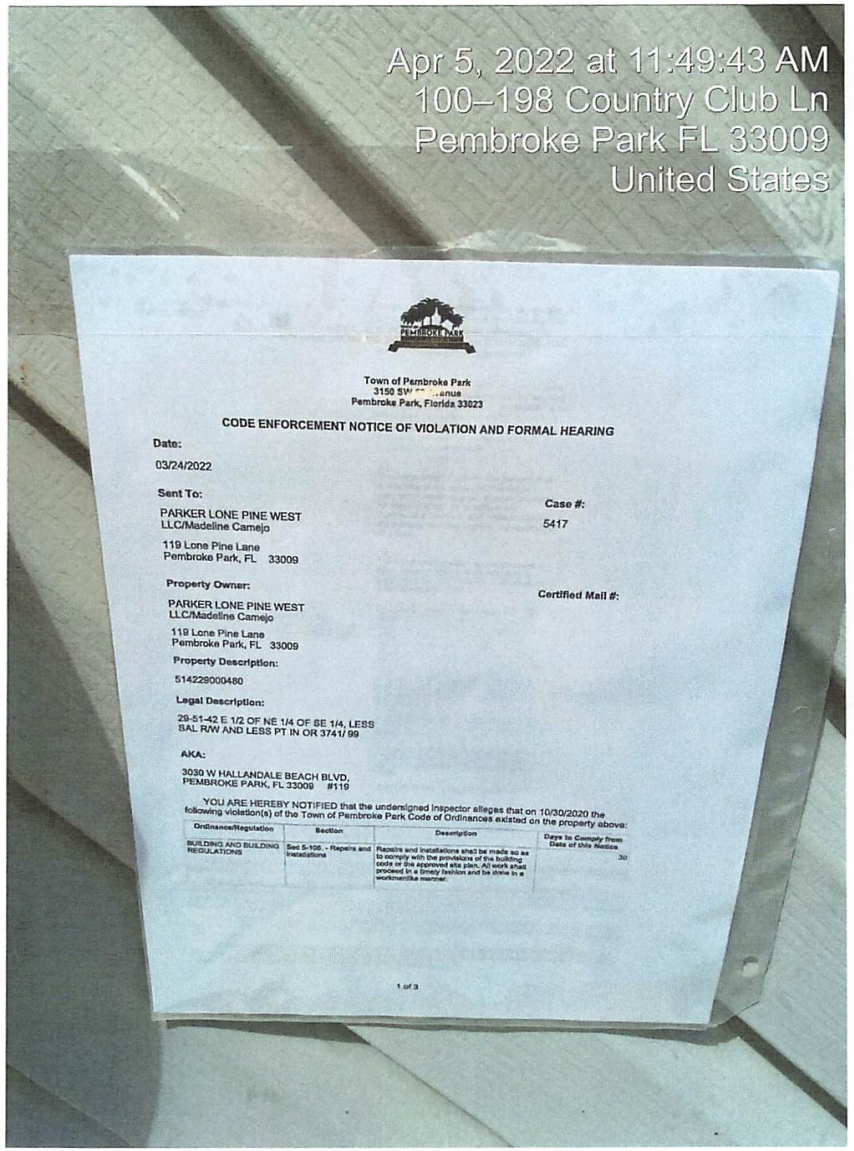
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15 day of 04, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW [illegible] Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL *HEARING*

Date:

03/24/2022

Sent To:

PARKER LONE PINE WEST
LLC/Madeline Camejo

119 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

5417

Property Owner:

PARKER LONE PINE WEST
LLC/Madeline Camejo

119 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #119

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 10/30/2020 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 5-106. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

1 of 3



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

PARKER LONE PINE WEST LLC/Madeline Camejo

119 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

5417

Property Owner:

PARKER LONE PINE WEST LLC/Madeline Camejo

119 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #119

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2020 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

1. Stop work order.
2. Installing an a/c mini split without a permit. Obtain permit and inspections by a mechanical contractor.
3. Verify or obtain permit for windows and awnings. Obtain permit and inspections.
4. Verify or obtain permit for vinyl siding. Obtain permit and inspections.
5. Double permit fee assessed.

No permit obtained and no follow up as of 03/24/22.

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.

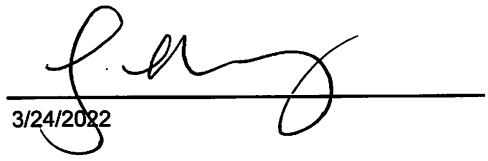
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



3/24/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Madeline Camejo 119 Lone Pine Lane Pembroke Park, FL 33009	5417	10/30/2020
Property Owner:	**Property Description:**	**Certified Mail #:**
Madeline Camejo 119 Lone Pine Lane Pembroke Park, FL 33009	514229000480	
Legal Description:	**AKA:**	
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 Parker Lone Pine MHP	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/30/2020 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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Notes/Means of Correction:

1. Stop work order.
2. Installing an a/c mini split without a permit. Obtain permit and inspections by a mechanical contractor.
3. Verify or obtain permit for windows and awnings. Obtain permit and inspections.
4. Verify or obtain permit for vinyl siding. 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.


119
10/30/2020 12:30


10/30/2020 12:30


10/30/2020 12:30


10/30/2020 12:31


10/30/2020 12:31


10/30/2020 12:31


10/30/2020 12:31


10/30/2020 12:31


10/30/2020 12:31


10/30/2020 12:32


CONFORMS TO UL STD 1995
CERTIFIED TO CSA STD.
C22. 2 No. 236
ELECTRIC
CHARACTERISTICS
ARE ONLY FOR
OUTDOOR UNIT.
C ETL US
Intertek
3070293
AHRI CERTIFIED
MULTI ZONE HEAT PUMP
OUTDOOR UNIT
OUTDOOR MODEL
4DHP1S30M-2P
POWER SUPPLY
208-230V~60Hz 1Ph
DESIGN PRESSURE
HIGH 550PSIG
LOW 340PSIG
REFRIGERANT
R410A 98.8ozs
TOTAL LOAD
FAN MOTOR LOAD
OUTDOOR 0.9A
COMPRESSOR LOAD 15.0A
COMPRESSOR LOCKED ROTOR AMPS
MIN CIRCUIT AMPACITY 25.0A
MAX FUSE 35.0A
S6920E00529
Allied Air Enterprises, LLC.
West Columbia, SC
MADE IN CHINA
Use Copper Conductors Only.
UTILISER DES FILS
DALIMENTATION EN CUIVRE
Short-circuit current: 24 kA rms
symmetrical, 240 V maximum
VERTISSEMENT
CHOCS
PEUT CAUSER DES
ME ENTRAINER LA MORT.
CES DALIMENTATION À
DE PANNAGE.
10/30/2020 12:32

Case Overview

Property/Incident Information

Owner	Address	Site Address
MARCOUX,ANDRE	2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6

Legal Description

Case Status Open **Case #** 5525 **Date Next Inspection** 4/20/2022

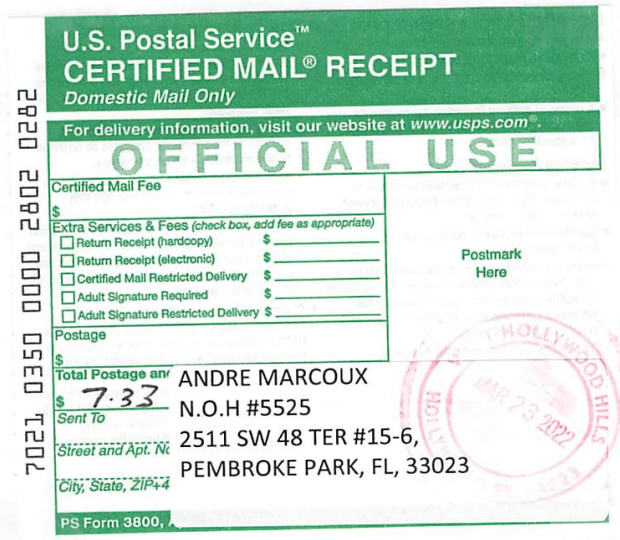
Notes
1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2021		Notice of Violation	Hand Regular Mail
3/22/2022	4/20/2022	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: 4/20/2022
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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.33

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800,

Postmark Here

HOLLYWOOD HILLS
MAR 23 2022

ANDRE MARCOUX
N.O.H #5525
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

7021 0350 0000 2802 0282

N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5525

Hasler FIRST-CLASS MAIL
02/04/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

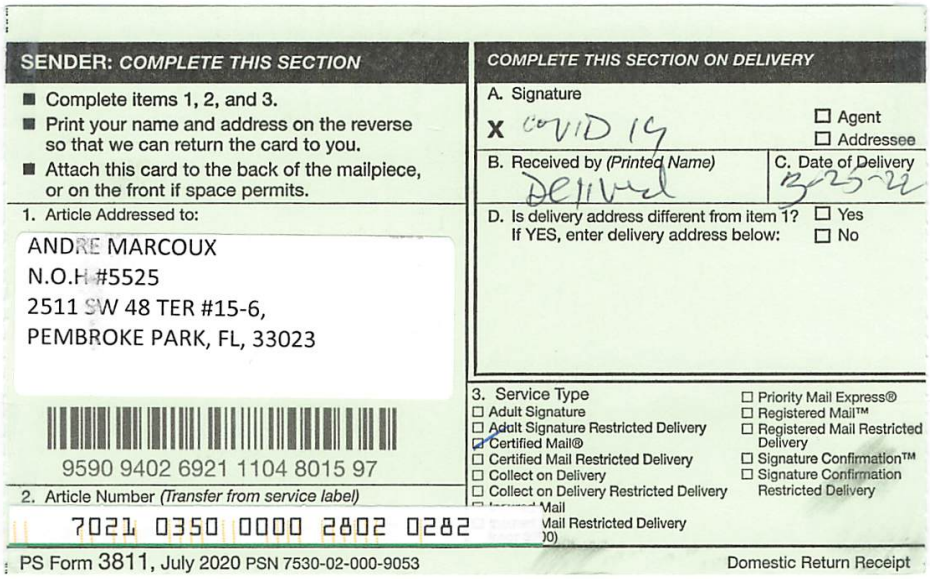
Sent To:
MARCOUX,ANDRE
2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:
5525

OF PEMBROKE PARK
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
#5524, #5525, #5526

Hasler FIRST-CLASS MAIL
02/04/2021
US POSTAGE $000.71⁰
ZIP 33023
011D10656696

Dale Village
4901 SW 27th Court
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:

ANDRE MARCOUX
N.O.H #5525
2511 SW 48 TER #15-6,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8015 97

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

7021 0350 0000 2802 0282

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID 19

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*: Delivered

C. Date of Delivery: 3-25-22

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2511 SW 48 TERRACE #15-6, PEMBROKE PARK FL 33023-4237
Property Owner	MARCOUX, ANDRE
Mailing Address	2511 SW 48 TER #15-6 PEMBROKE PARK FL 33023-4237

ID #	5142 30 NP 1910
Millage	0613
Use	05

Abbr Legal Description	DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 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).

* 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*	$45,000	$30,760	$75,760	$75,760	
2021	$45,000	$30,760	$75,760	$75,760	$1,629.20
2020	$45,000	$27,670	$72,670	$72,670	$1,568.37

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$75,760	$75,760	$75,760	$75,760
Portability	0	0	0	0
Assessed/SOH	$75,760	$75,760	$75,760	$75,760
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	$75,760	$75,760	$75,760	$75,760

Sales History

Date	Type	Price	Book/Page or CIN
12/11/2019	CPT-D	$50,000	116229484
1/20/2006	CPT	$100	41392 / 1494
5/15/2005	CPT	$50,000	39833 / 1050
6/21/1996	CPT		25224 / 258
9/22/1994	CPT	$100	22657 / 29

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		672
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1974/1973		

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.)

)

ANDRE MARCOUX CASE NO. 5525

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2511 SW 48 TER #15-6, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDRE MARCOUX AT 4:20 P.M. ON THE 5 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.

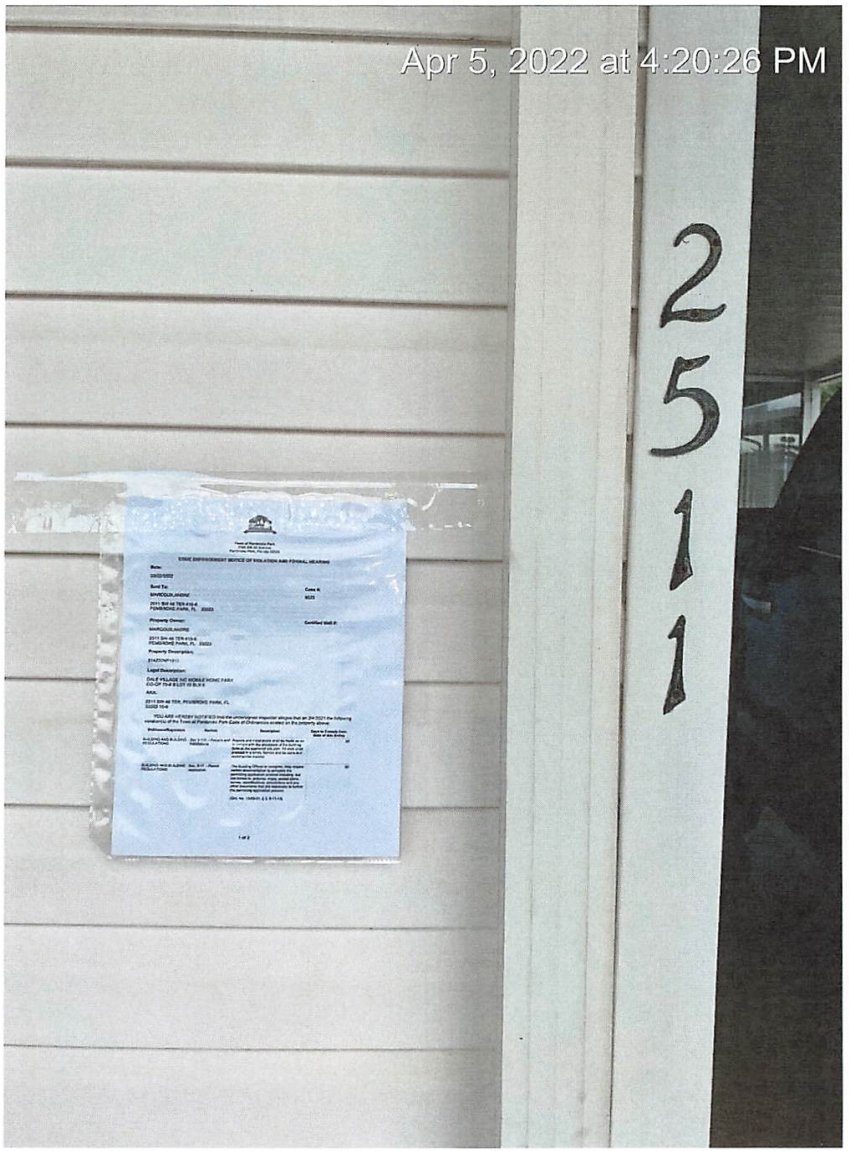
AFFIANT

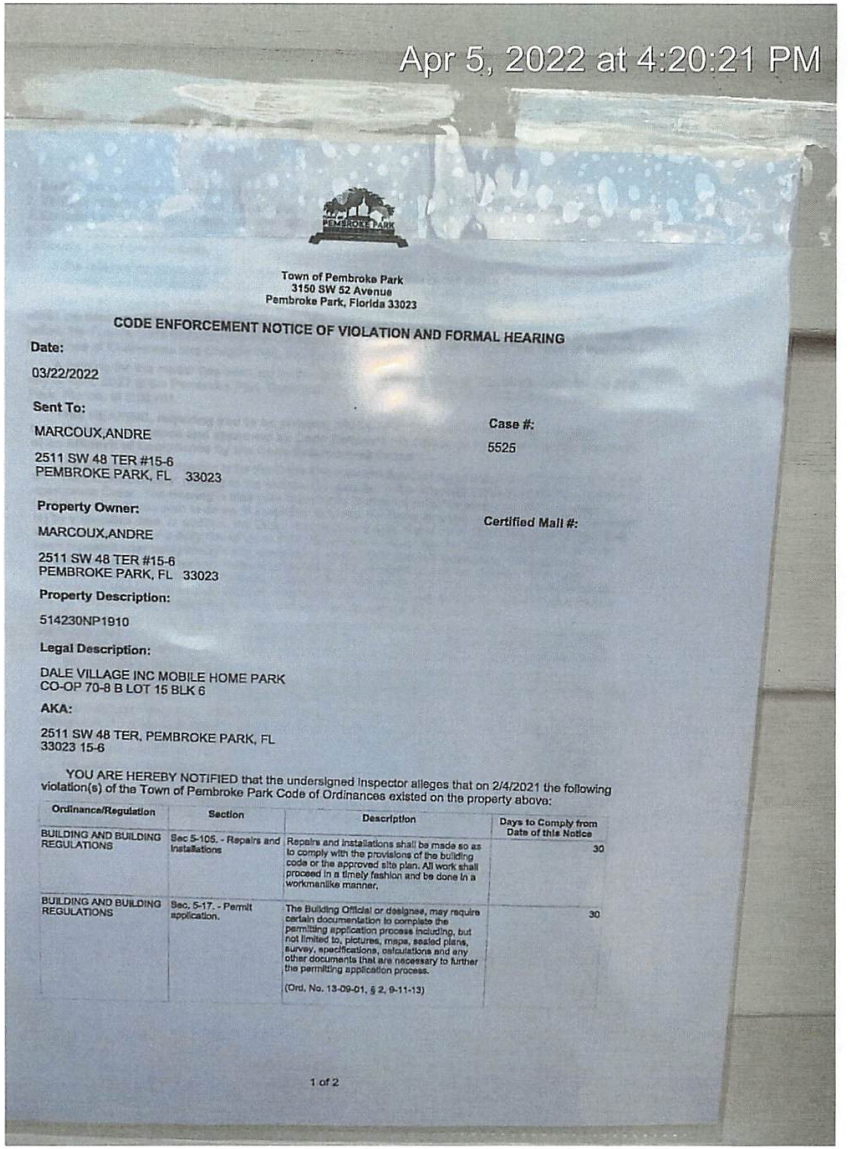
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:

5525

Property Owner:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1910

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 15 BLK 6

AKA:

2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Case #:

5525

Property Owner:

MARCOUX,ANDRE

2511 SW 48 TER #15-6
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230NP1910

Legal Description:

DALE VILLAGE INC MOBILE HOME PARK
CO-OP 70-8 B LOT 15 BLK 6

AKA:

2511 SW 48 TER, PEMBROKE PARK, FL
33023 15-6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, permit and inspections.
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Joseline Ramirez

Chief Code Enforcement Officer

3/22/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	5525	02/04/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
MARCOUX,ANDRE 2511 SW 48 TER #15-6 PEMBROKE PARK, FL 33023	514230NP1910	
Legal Description:	**AKA:**	
DALE VILLAGE INC MOBILE HOME PARK CO-OP 70-8 B LOT 15 BLK 6	2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Built addition without a permit on left side of property. Obtain plans, permit and inspections.
2. Verify or obtain permit for shed. Obtain plans, permit and inspections.
3. Enclosed porch without a permit on right side of property. Obtain plans, permit and inspections.
4. Installed door on backend of home. Obtain notice of acceptance, 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


02/03/2021 12:39


02/03/2021 12:39


02/03/2021 12:39


02/03/2021 12:50


02/03/2021 12:50


02/03/2021 12:50


02/03/2021 12:50


02/03/2021 12:32


02/03/2021 12:32


02/03/2021 12:32


02/03/2021 12:32


02/03/2021 12:32


02/03/2021 12:39

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6567 **Date Next Inspection** 4/20/2022

Notes
1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/10/2021		Notice of Violation	Regular Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022
SIGNS AND ADVERTISING	Sec. 21-21 (1) - 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. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	Not in Compliance - Reinspection Date: 4/20/2022

TOWN OF PEMBROKE PARK

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

N.O.V. #6567

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

TOWN OF PEMBROKE PARK

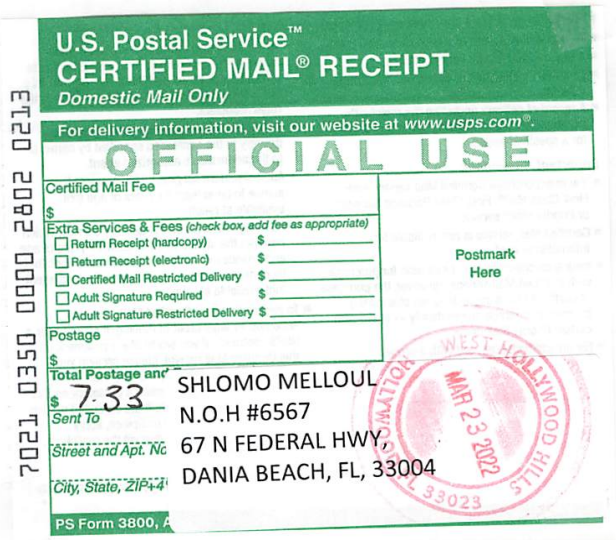
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6567

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

1730 PR LLC
1730 SW 30 Avenue
Pembroke Park, FL 33009



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
WEST HOLLYWOOD HILLS FL 33023 MAR 23 2022
7021 0350 0000 2802 0213
SHLOMO MELLOUL
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
WEST HOLLYWOOD HILLS FL 33023 MAR 23 2022
7021 0350 0000 2802 0206
1730 PR LLC
N.O.H #6567
67 N FEDERAL HWY,
DANIA BEACH, FL, 33004



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
WEST HOLLYWOOD HILLS FL 33023 MAR 23 2022
7021 0350 0000 2802 0190
1730 PR LLC
N.O.H #6567
1730 SW 30 AVE,
PEMBROKE PARK, FL, 33009



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
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	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	**117678610**
2/24/2016	WD-T	$100	**113542346**
2/24/2016	QCD-T	$100	**113542345**
9/9/2002	WD*	$100	**33787 / 476**
7/31/2002	WD*	$1,800,000	**33620 / 212**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	**Filed Date**

2022	01/29/2022

Document Images

01/29/2022 -- ANNUAL REPORT	View image in PDF format
08/04/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6567

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:37 A.M. ON THE 5 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.

_____
AFFIANT

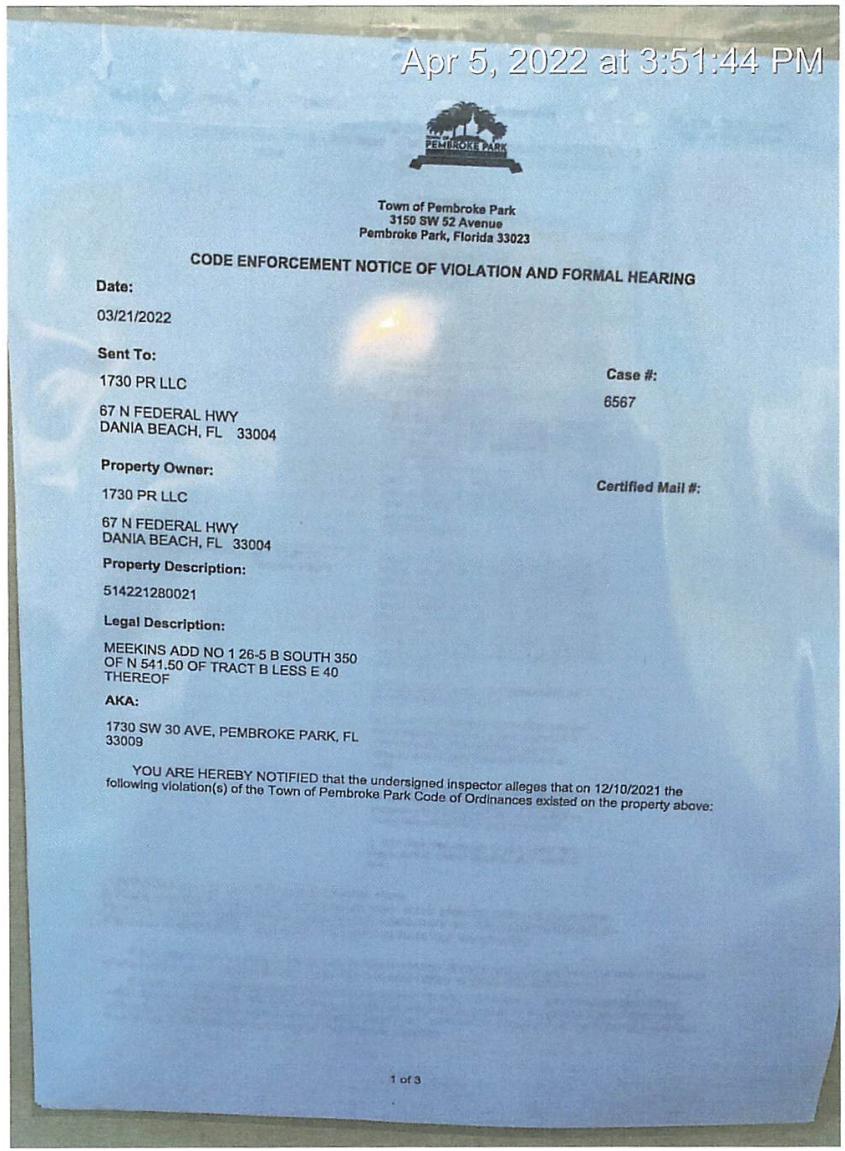
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6567

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350
OF N 541.50 OF TRACT B LESS E 40
THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5
SIGNS AND ADVERTISING	Sec. 21-21 (1) - 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. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5

1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

Joseline Ramirez

Chief Code Enforcement Officer

3/21/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6567	12/10/2021

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/10/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5

SIGNS AND ADVERTISING	Sec. 21-21 (1) - 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. (1) Real estate signs: Real estate signs are permitted without a permit. a. One (1) freestanding sign shall be allowed to be placed along each street property line. Golf course lots and waterfront lots are allowed one (1) additional sign in the rear yard. b. For-lease or for-rent or for-sale signs shall be permitted to be displayed on signs not exceeding four (4) square feet in area and no closer than six (6) feet from a property line. c. Sign copy may include situation (sale, rent, lease, zoning, size of property, etc.), name of the...	5

Notes/Means of Correction:

1. Prohibited banner sign. Remove two banner signs.
2. Prohibited abandon sign. Remove abandon sign, obtain plans for permit & inspections.
For more info with regards to permits contact 954-966-4600, ext. 182 or permits@tppfl.gov.
The Code Ordinance only allows one free standing lease sign per property.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


FOR LEASE
754-777-0707
11/22/2021 12:40


0707
11/22/2021 12:40


FOR LEASE
754-777-0707
12/01/2021 13:37

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6771 **Date Next Inspection** 4/20/2022

Notes

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/2/2022		Notice of Violation	Regular Mail 3/2/22
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/23/22.

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 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
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: 4/20/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	Not in Compliance - Reinspection Date: 4/20/2022
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	Not in Compliance - Reinspection Date: 4/20/2022

TOWN OF PEMBROKE PARK

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

NOV #6771

Hasler FIRST-CLASS MAIL
03/02/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6771

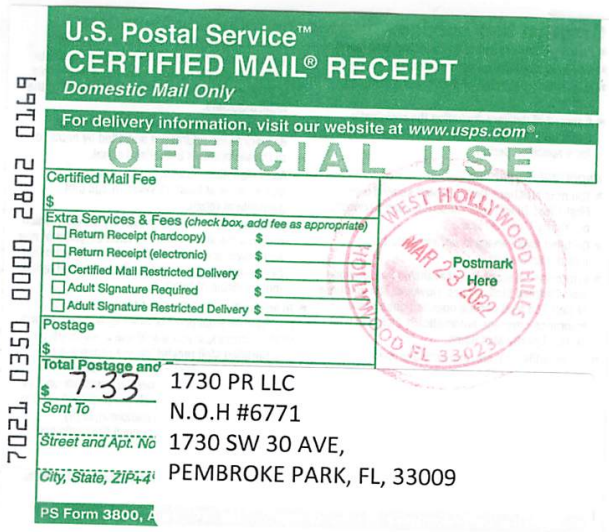
TOWN OF PEMBROKE PARK

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

NOV # 6771

Hasler FIRST-CLASS MAIL
03/02/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

1730 PR LLC
1730 SW 30th Avenue
Pembroke Park, FL 33009



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To 1730 PR LLC
N.O.H #6771

Street and Apt. No 1730 SW 30 AVE,

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

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HILLS FL 33023
MAR 23 2022

7021 0350 0000 2802 0169



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To SHLOMO MELLOUL
N.O.H #6771

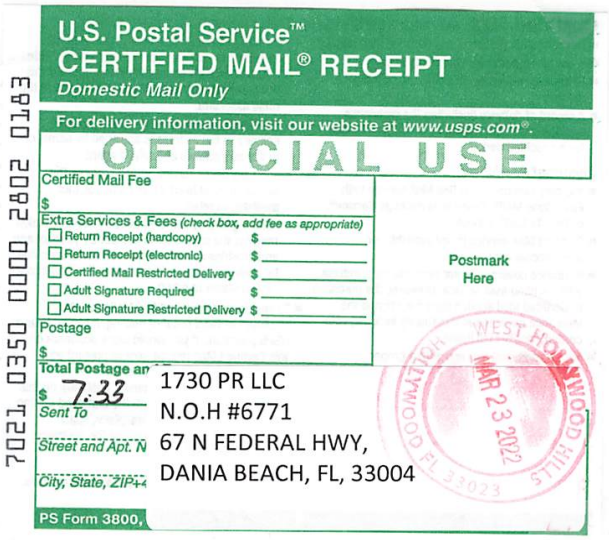
Street and Apt. No. 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HILLS
MAR 23 2022

7021 0350 0000 2802 0176



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.33

Sent To 1730 PR LLC
N.O.H #6771

Street and Apt. N 67 N FEDERAL HWY,

City, State, ZIP+4 DANIA BEACH, FL, 33004

PS Form 3800,

Postmark Here
WEST HOLLYWOOD HILLS FL 33023
MAR 23 2022

7021 0350 0000 2802 0183



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
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	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Limited Liability Company
1730 PR LLC

Filing Information

Document Number	L21000352218
FEI/EIN Number	87-2024684
Date Filed	08/04/2021
Effective Date	08/04/2021
State	FL
Status	ACTIVE

Principal Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Mailing Address

67 N FEDERAL HWY
DANIA BEACH, FL 33004 UN

Registered Agent Name & Address

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Authorized Person(s) Detail

Name & Address

Title AMBR

MELLOUL, SHLOMO
67 N FEDERAL HWY
DANIA BEACH, FL 33004

Title Secretary

LEVI, MAIMON
275 Bryan rd.
Dania Beach, FL 33004

Annual Reports

Report Year	Filed Date

2022	01/29/2022

Document Images

01/29/2022 -- ANNUAL REPORT	View image in PDF format
08/04/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6771

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 10:37 A.M. ON THE 5 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.

J. [signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[signature]
Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 381386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 3:51:52 PM
1730

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6771

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2022 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.	14
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)	14

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)	14
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	14
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	14

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...	14

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless a truck is attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

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.

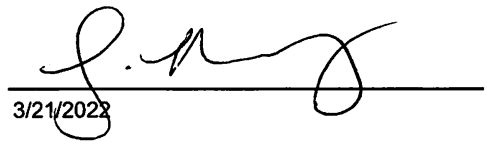
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



3/21/2022

Entered Photos

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	6771	03/02/2022

Property Owner:	Property Description:	Certified Mail #:
1730 PR LLC 67 N FEDERAL HWY DANIA BEACH, FL 33004	514221280021	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/2/2022 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.	14
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)	14
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)	14

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	14
ZONING	Sec. 28-346 (a) - Portable storage units	(a) Definitions. Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of property for their temporary use and which is delivered and removed by truck. Site means a piece, parcel, tract, or plot of land occupied or to be occupied by one (1) or more buildings or uses and their accessory buildings and accessory uses which is generally considered to be one (1) unified parcel.	14
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...	14

Notes/Means of Correction:

1. Paved and restriped parking lot without a permit. Obtain plans for an after the fact permit and inspections. Contact the Building Dept. at 954-966-4600, ext 182.
2. Portable trailer on premise. Prohibited, unless the owner a truck attached to the trailer; has a Certificate of Occupancy or Business Tax Receipt.
3. Storing items in warehouse without a Business Tax Receipt. Obtain Business Tax Receipt for Business Use. Contact Michelle Grooms at 954-966-4600, ext 214.
4. Prohibited banner signs. Remove Banner signs. Repeat Violation.
Double permit fee assessed.

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


01/19/2022 12:19


01/19/2022 12:19

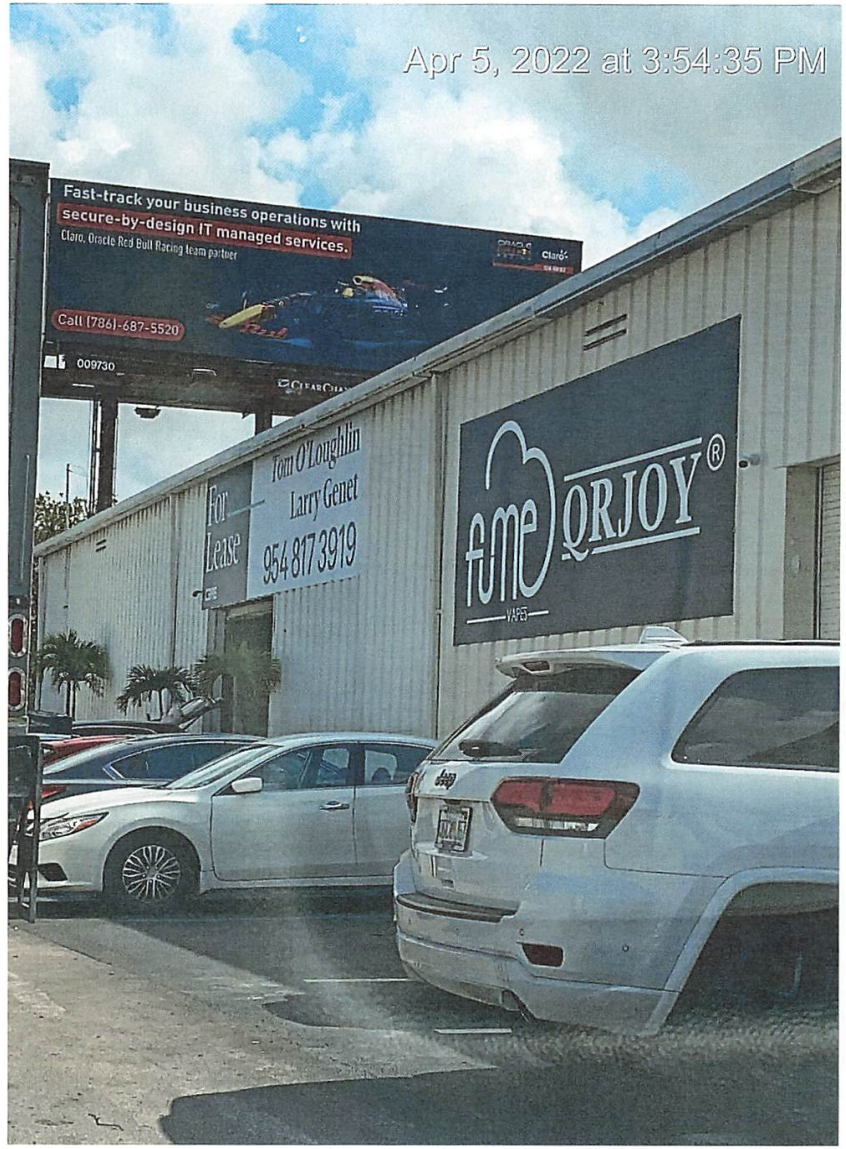

01/19/2022 12:20


01/19/2022 12:20


Apr 5, 2022 at 3:52:20 PM
FOR LEASE
754-777-0707


Apr 5, 2022 at 3:52:49 PM
Fast-track your business operations with
secure-by-design IT managed services.
Call (786) 687-5520


Apr 5, 2022 at 3:53:33 PM


Apr 5, 2022 at 3:54:35 PM
Fast-track your business operations with
secure-by-design IT managed services.
Claro, Oracle Red Bull Racing team partner
Call (786)-687-5520
009730
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
QRJOY®


Apr 7, 2022 at 9:11:02 AM


Apr 7, 2022 at 9:11:32 AM


monday.com
Monthly planning
For Lease
CBRE
954 817 3
02/03/2022 13:15


monday.com
03/04/2022 13:02


For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
CBRE
03/04/2022 13:02


Apr 7, 2022 at 9:11:58 AM
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
VAPES
QRJOY®


Apr 7, 2022 at 9:12:09 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6832 **Date Next Inspection** 4/20/2022

Notes

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

Documents Issued

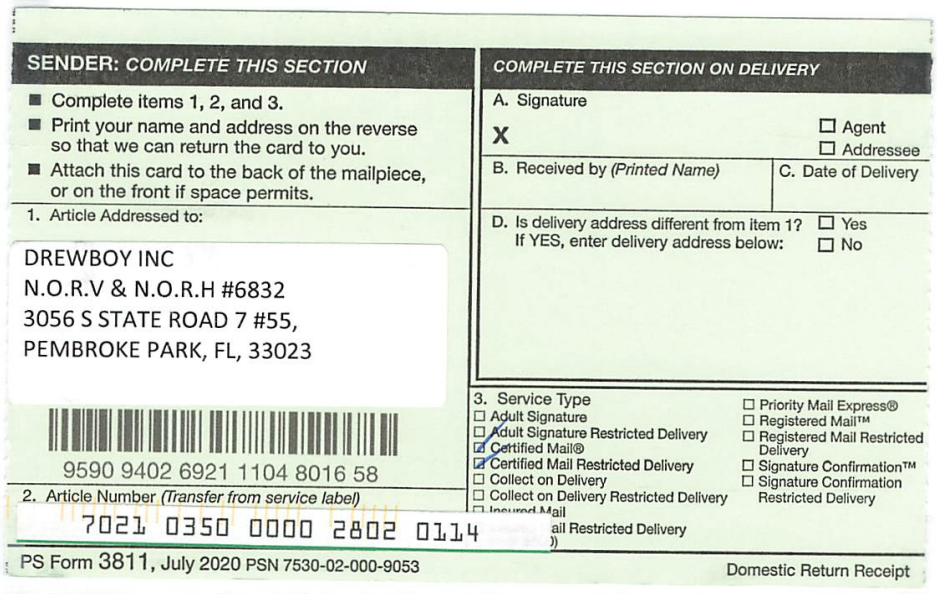
Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 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.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 4/20/2022
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
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: 4/20/2022
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	Not in Compliance - Reinspection Date: 4/20/2022



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DREWBOY INC
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 58

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

7021 0350 0000 2802 0114

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

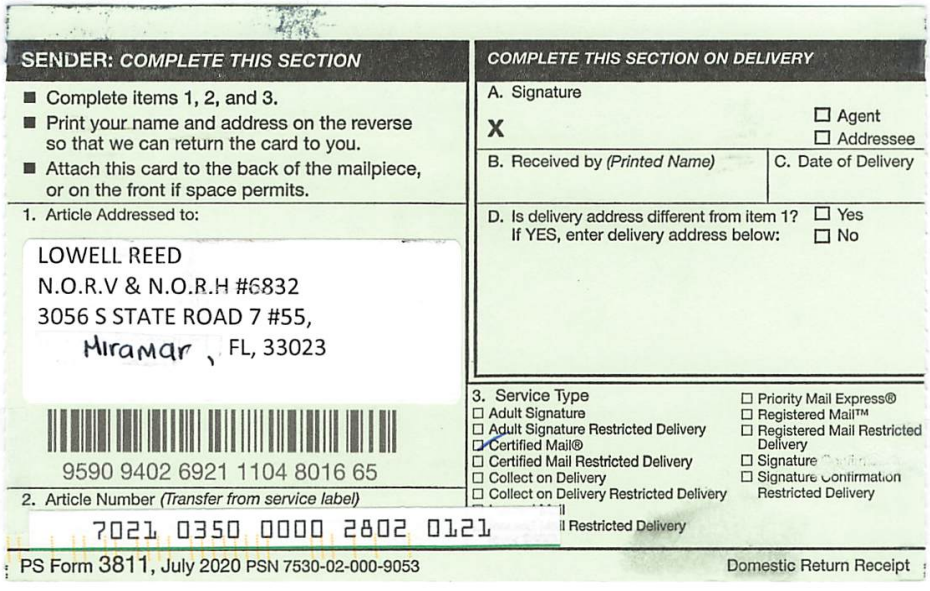
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LOWELL REED
N.O.R.V & N.O.R.H #6832
3056 S STATE ROAD 7 #55,
Miramar, FL, 33023

9590 9402 6921 1104 8016 65

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

7021 0350 0000 2802 0121

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

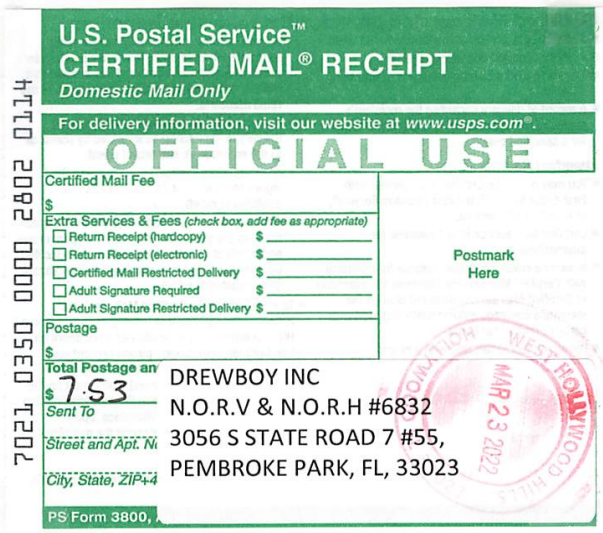
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.53

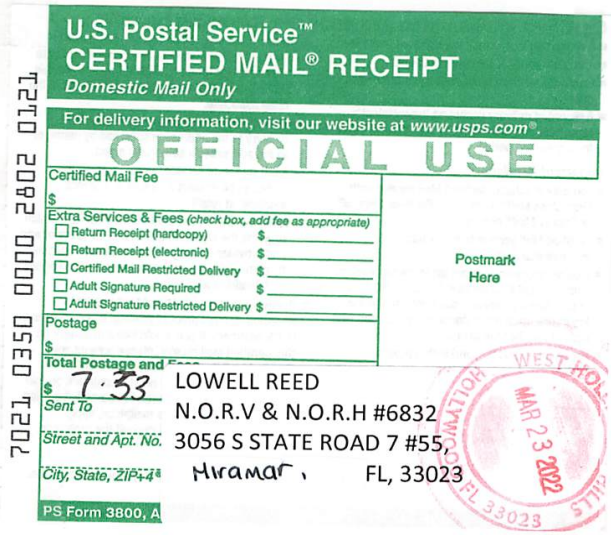
Sent To DREWBOY INC
Street and Apt. N 3056 S STATE ROAD 7 #55,
City, State, ZIP+4 PEMBROKE PARK, FL, 33023

Postmark Here

MAR 23 2022

PS Form 3800,

7021 0350 0000 2802 0114



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To LOWELL REED
Street and Apt. No. N.O.R.V & N.O.R.H #6832 3056 S STATE ROAD 7 #55,
City, State, ZIP+4 Hramar, FL, 33023

Postmark Here

MAR 23 2022

PS Form 3800, A

7021 0350 0000 2802 0121



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0033
Millage	0613
Use	28

Abbr Legal Description	30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

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*	$206,040	$21,600	$227,640	$227,640	
2021	$206,040	$21,600	$227,640	$227,640	$4,895.29
2020	$293,040	$21,600	$314,640	$245,370	$5,746.14

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$227,640	$227,640	$227,640	$227,640
Portability	0	0	0	0
Assessed/SOH	$227,640	$227,640	$227,640	$227,640
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	$227,640	$227,640	$227,640	$227,640

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
3/6/1996	PRD	$100	24591 / 830
12/17/1982	WD	$165,000	10569 / 252

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	18,315	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

REED, LOWELL
3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/18/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- REINSTATEMENT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/13/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
06/16/2005 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833 & 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 10:01 A.M. ON THE 5 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.

AFFIANT

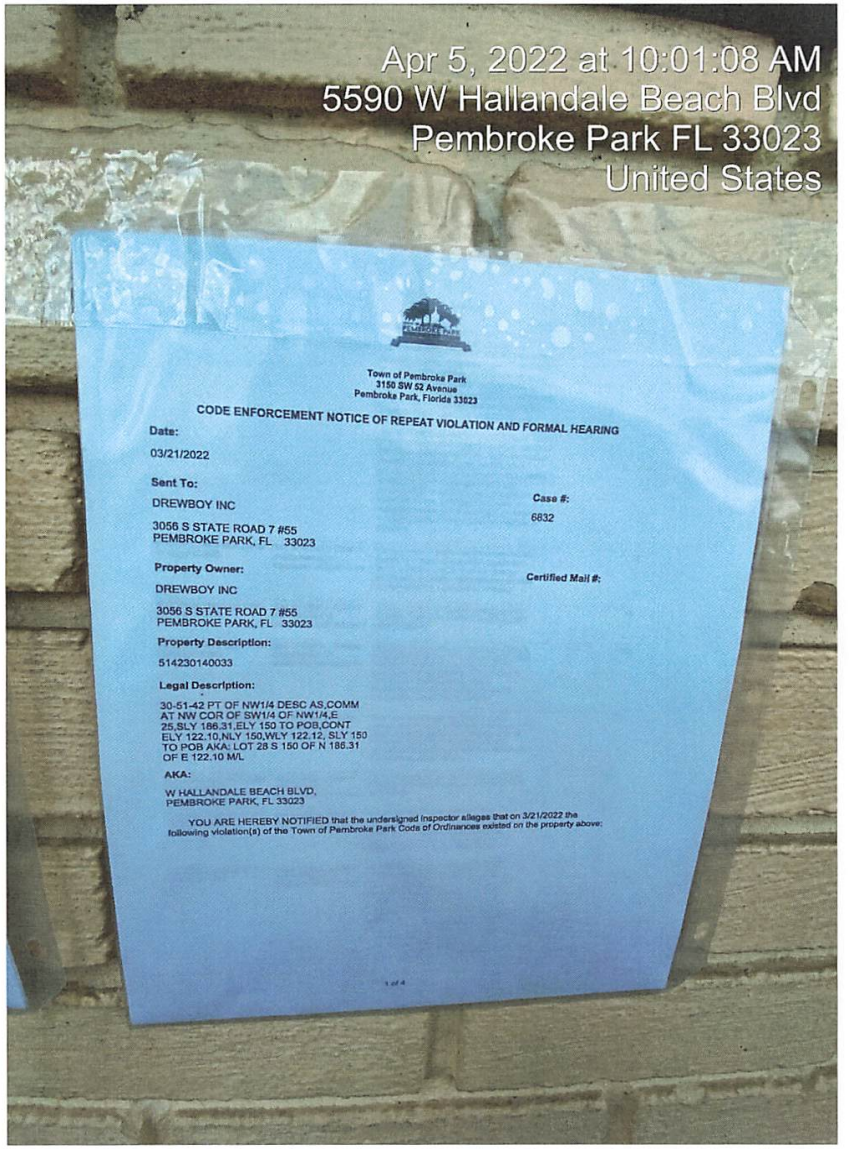
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 10:01:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
5590
THE POLO CLUB INC.


Apr 5, 2022 at 10:01:08 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/21/2022
Sent To:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Case #:
6832
Property Owner:
DREWBOY INC
3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023
Certified Mail #:
Property Description:
514230140033
Legal Description:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L
AKA:
W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Case #:

6832

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230140033

Legal Description:

30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L

AKA:

W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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.	15
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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	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
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)	15
ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

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.

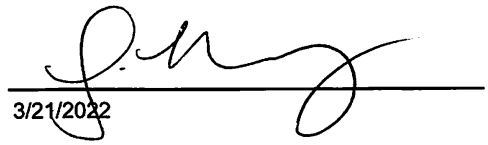
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

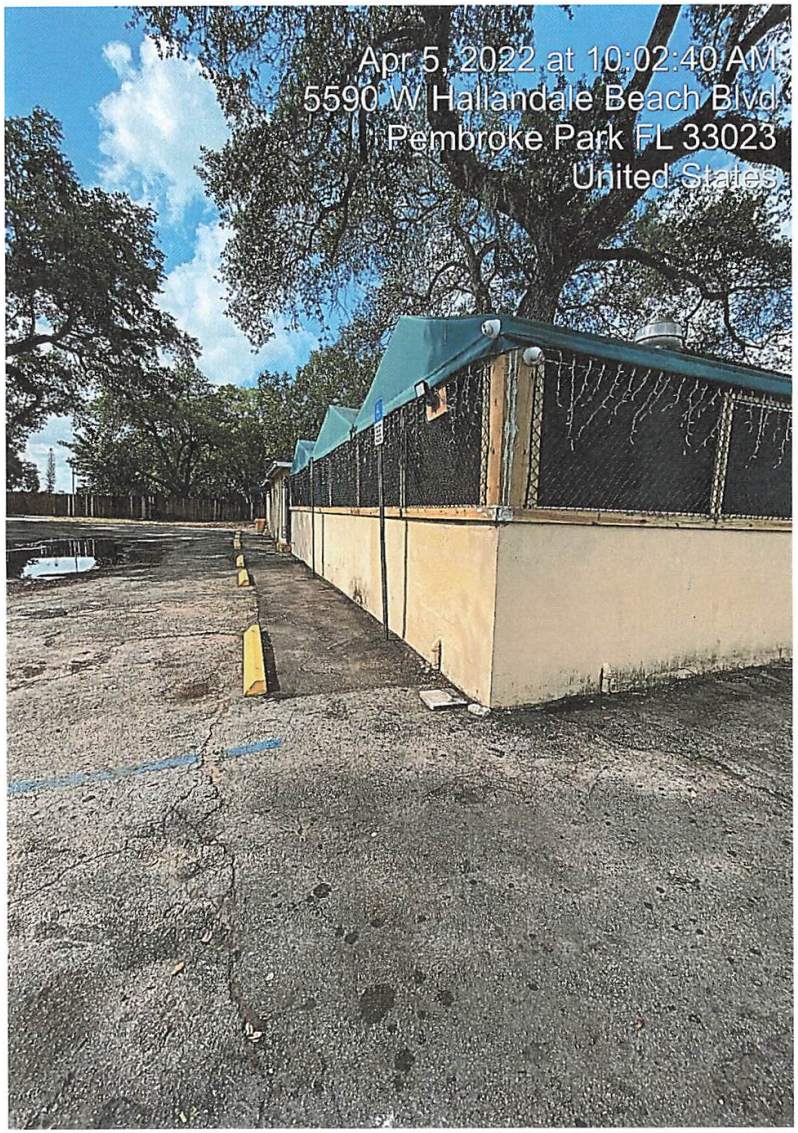
Chief Code Enforcement Officer



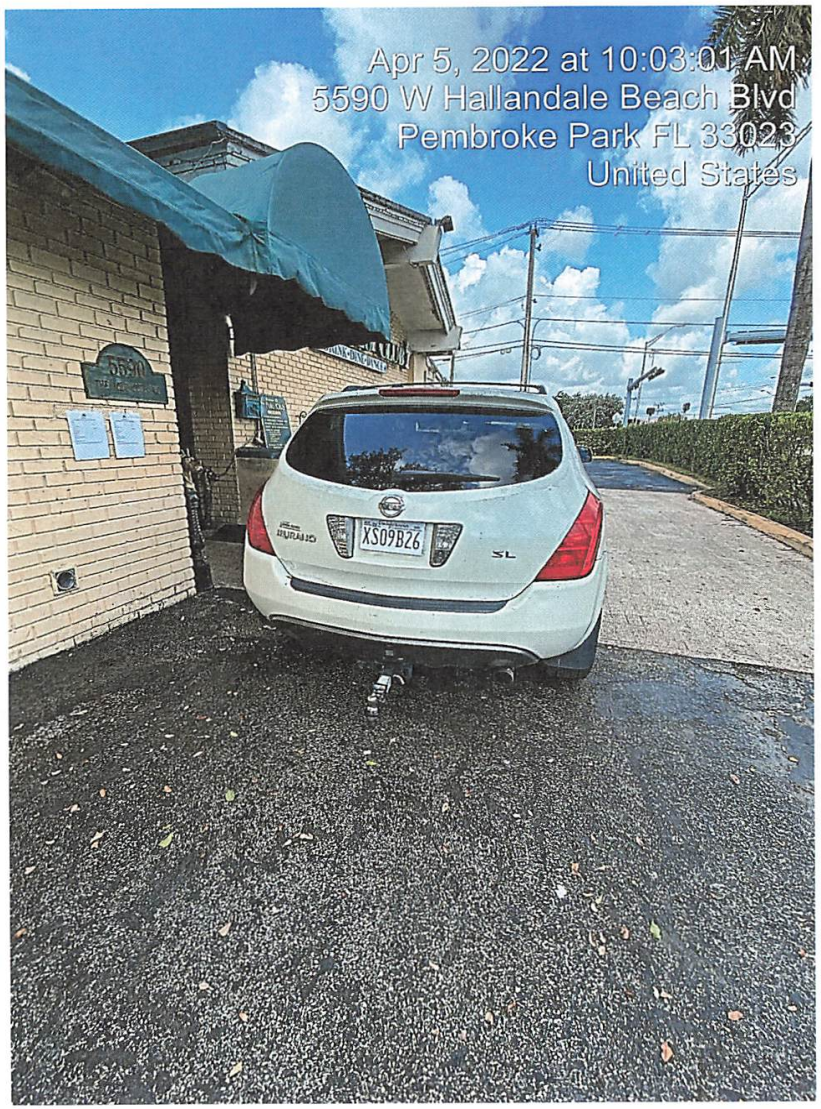
3/21/2022


Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:31 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:40 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:43 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
XS09B26


Apr 5, 2022 at 10:03:19 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	6832	03/21/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 PEMBROKE PARK, FL 33023	514230140033	

Legal Description:	AKA:
30-51-42 PT OF NW1/4 DESC AS,COMM AT NW COR OF SW1/4 OF NW1/4,E 25,SLY 186.31,ELY 150 TO POB,CONT ELY 122.10,NLY 150,WLY 122.12, SLY 150 TO POB AKA: LOT 28 S 150 OF N 186.31 OF E 122.10 M/L	W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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.	15

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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	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
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)	15

ZONING	Sec. 28-262. - Locating mobile homes outside parks.	It shall be unlawful for any person to park, locate or place or cause to be parked, located or placed, a mobile home or recreational vehicle within the town except in a duly licensed and designated mobile home park. (Ord. No. 00-4-4, § 7, 4-26-00)	15

Notes/Means of Correction:

1. Storing abandon vehicles on property. Remove all vehicles with an expired, temporary tag.
2. Parking lot has multiple cracks and shrubbery. Parking lot requires a lot of maintenance, shrubbery removal, paving and striping (obtain permit and inspections from building dept.).
3. Wooden fence is at its lifetime limit. Wooden fence has to be replaced with new wood. Obtain permit and inspections.
4. Trees require trimming. Trim branches overhanging roof and prune trees accordingly.
5. RV parked in a commercial area is prohibited. Remove RV from property.
6. Concrete wall fence has rust stains. Remove rust stains from concrete wall and paint.

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.

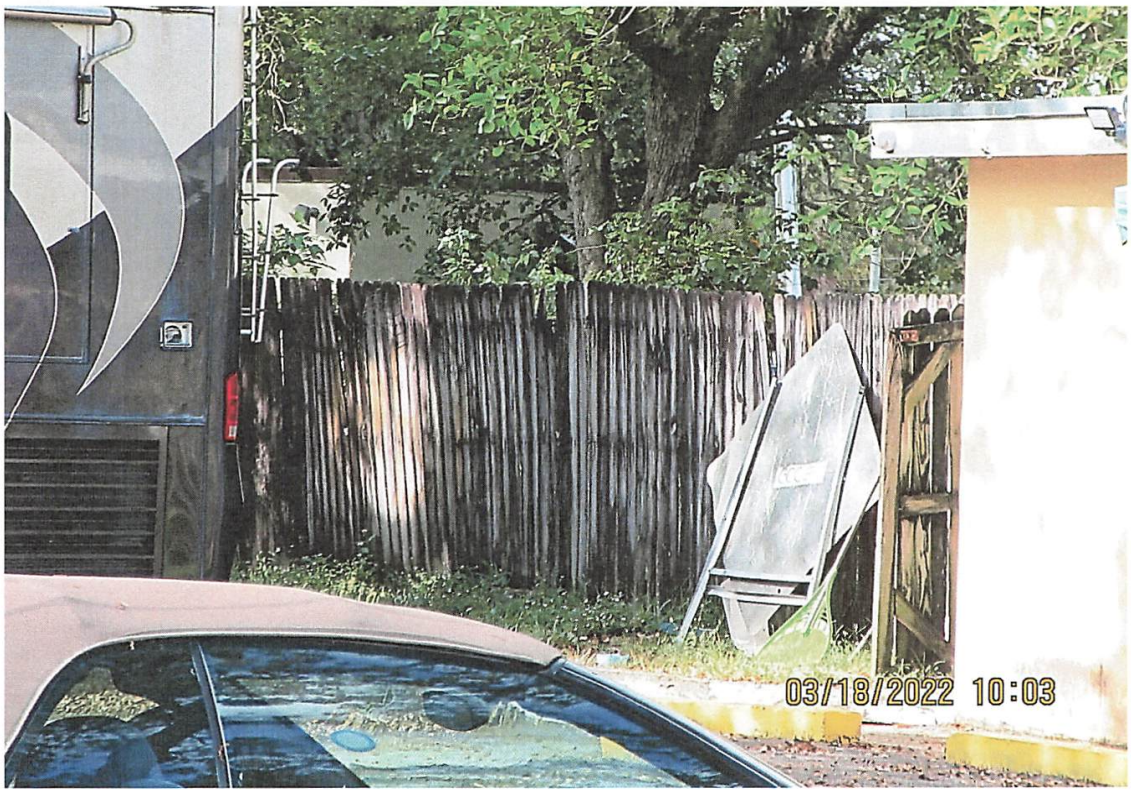
Joseline Ramirez
Chief Code Enforcement Officer


03/18/2022 10:02


03/18/2022 10:03

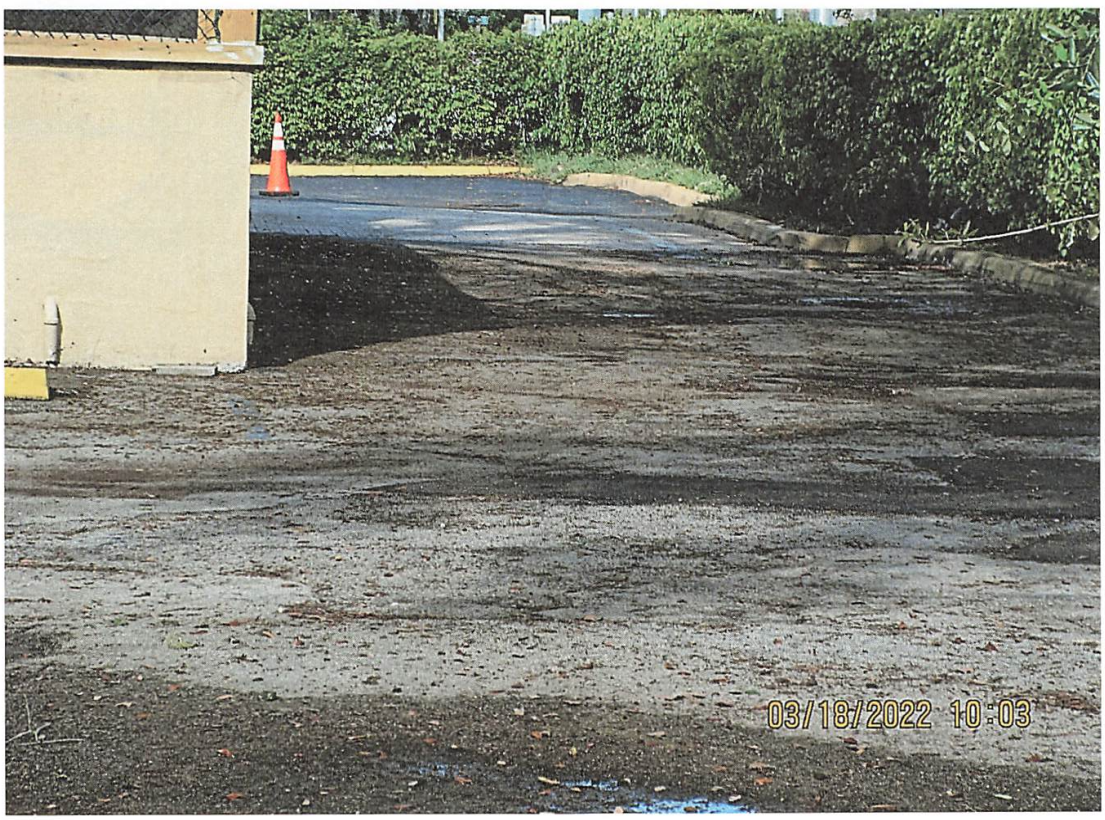

03/18/2022 10:03


03/18/2022 10:03


03/18/2022 10:03


03/18/2022 10:03


03/18/2022 10:03


03/18/2022 10:03


RING
DREAM CARS FOR LESS LLC
021622
This tag is verifiable in FCIC/NCIC.
DCJ0662
COLOR
VIN#
FLORIDA
Control #
AW04537
DIVISION OF MOTORIST SERVICES
03/18/2022 10:03


03/18/2022 10:04


SL
03/18/2022 10:04


FLORIDAFTR.COM
12 08 21
CAA9763
FLORIDA
DIVISION OF MOTORIST SERVICES
STOCK
YEAR
MAKE
MODEL
COLOR
VIN
03/18/2022 10:04

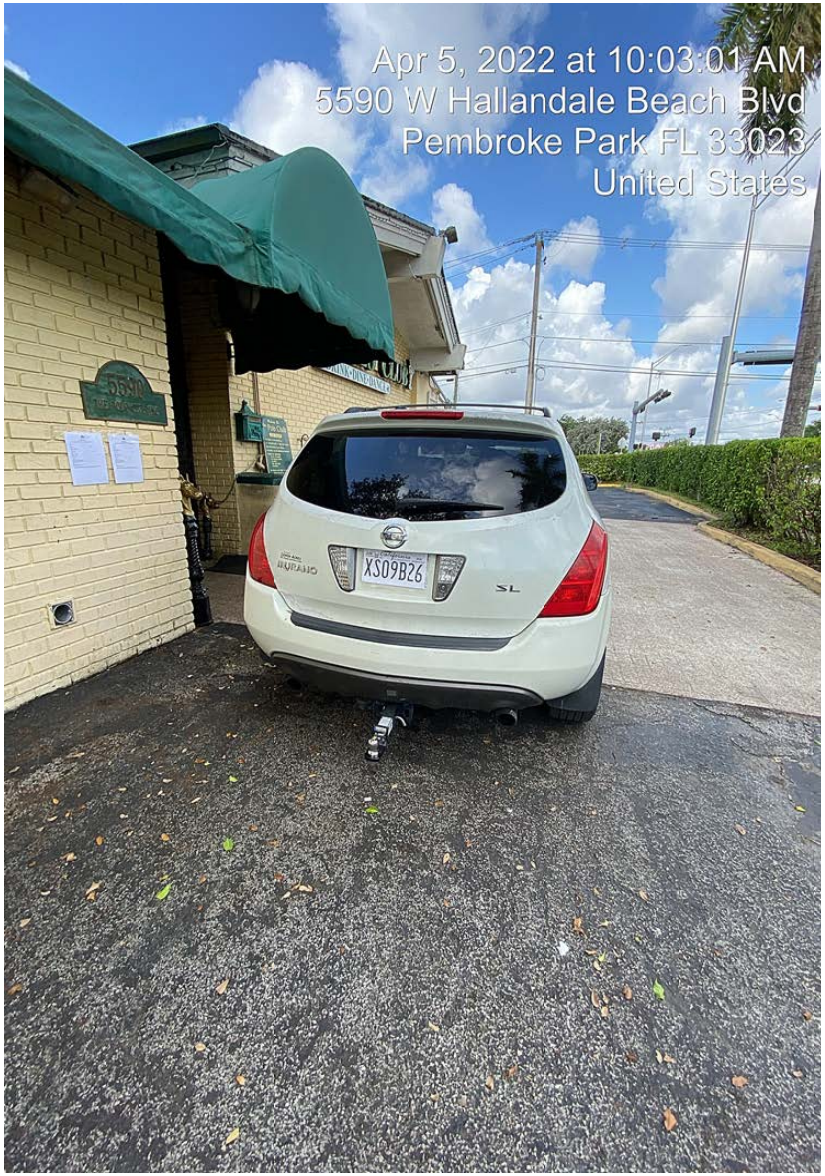

03/18/2022 10:05


Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:31 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

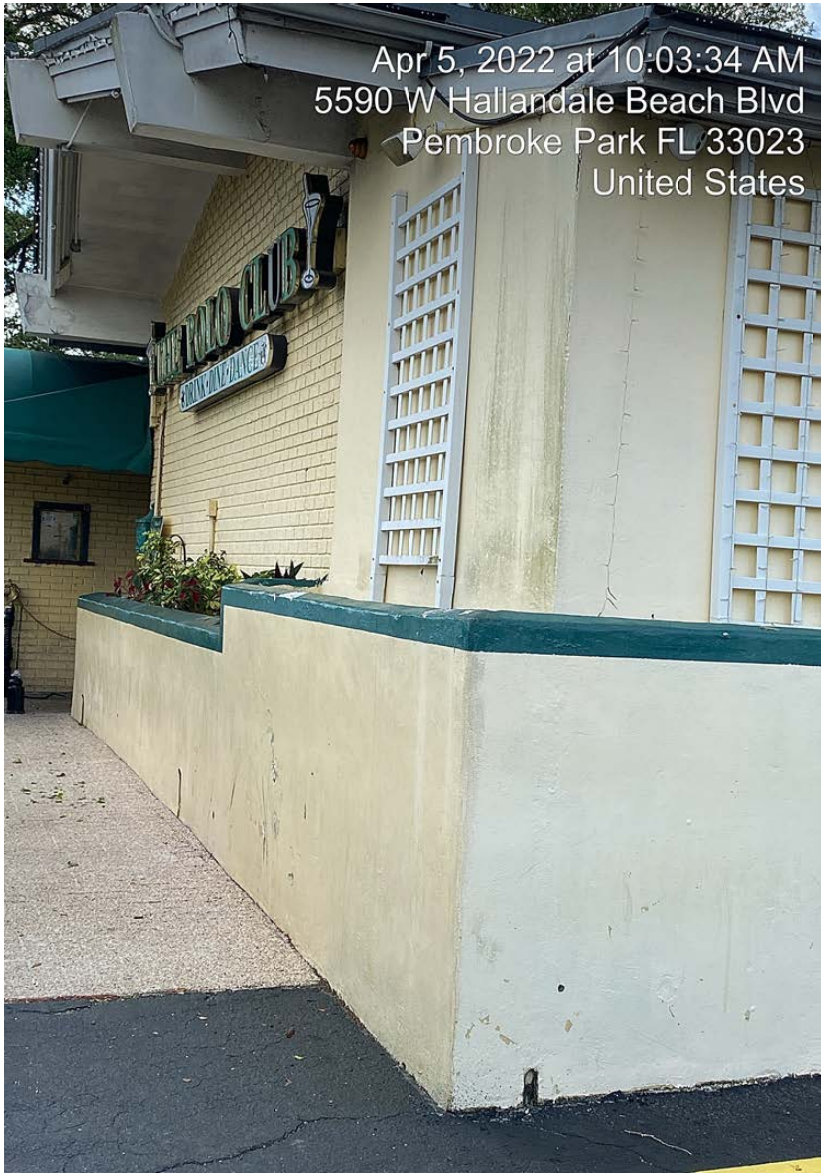

Apr 5, 2022 at 10:02:40 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:02:43 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:19 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:23 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:34 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
THE POLO CLUB


Apr 5, 2022 at 10:03:37 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:56 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:04:25 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

Case Overview

Property/Incident Information

Owner	Address	Site Address
DREWBOY INC	3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6833 **Date Next Inspection** 4/20/2022

Notes

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

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

Documents Issued

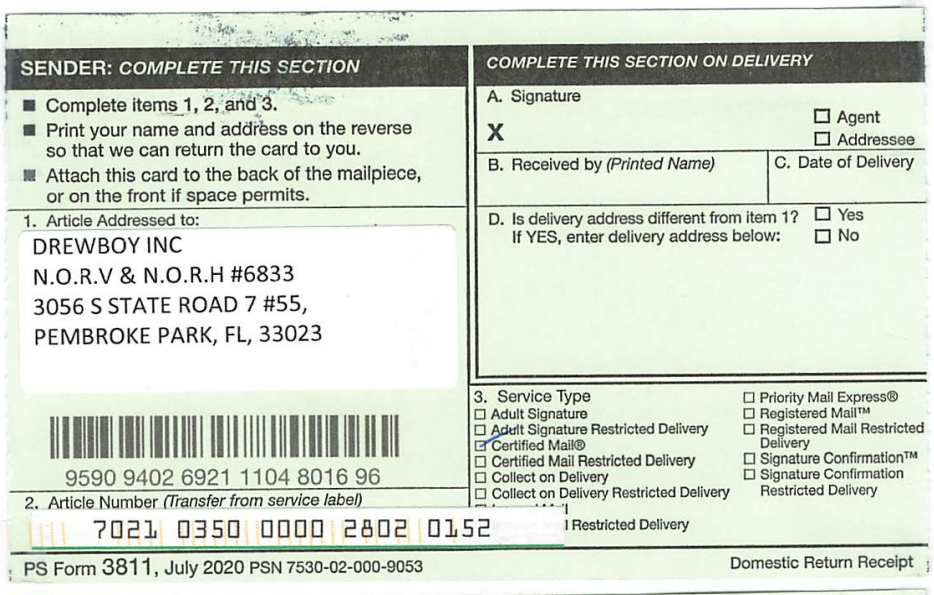
Date Issue	Hearing Date	Document Type	Delivery
3/21/2022		Notice of Violation	Certified Mail
3/21/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 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.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/20/2022
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
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: 4/20/2022
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: 4/20/2022



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DREWBOY INC
N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 96

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

7021 0350 0000 2802 0152

COMPLETE THIS SECTION ON DELIVERY

A. Signature

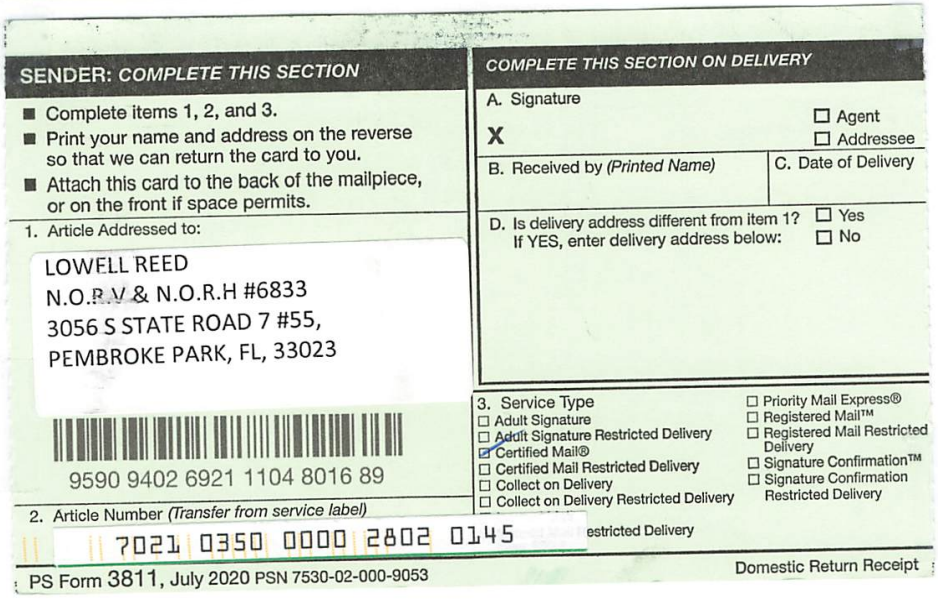
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LOWELL REED
N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8016 89

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

7021 0350 0000 2802 0145

COMPLETE THIS SECTION ON DELIVERY

A. Signature

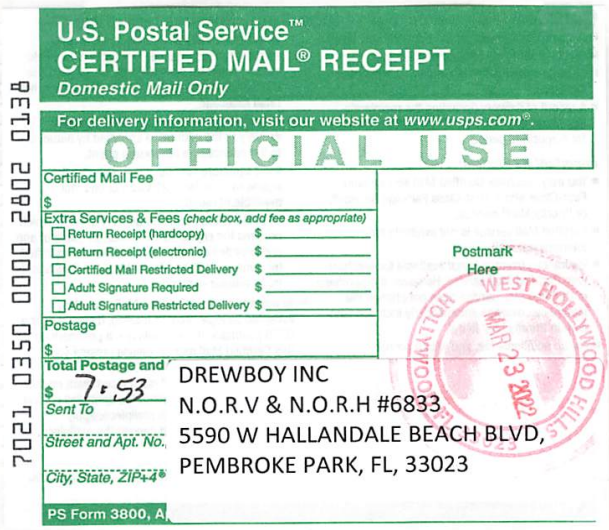
X ☐ Agent ☐ Addressee

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

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To
DREWBOY INC

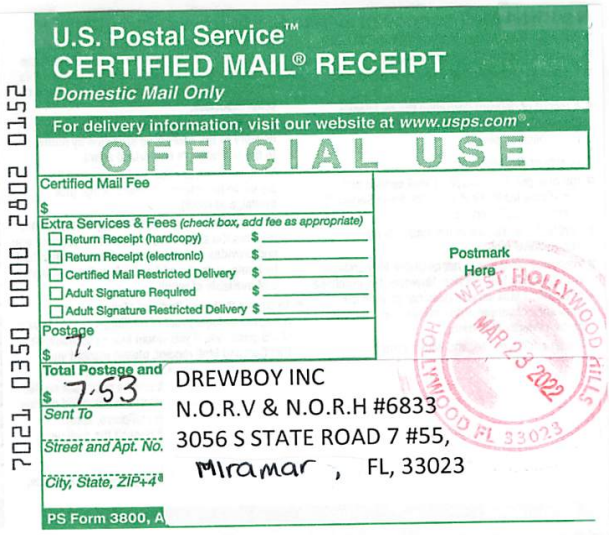
Street and Apt. No.
N.O.R.V & N.O.R.H #6833
5590 W HALLANDALE BEACH BLVD,

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

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HOLLYWOOD HILLS
MAR 23 2022
FL 33023

7021 0350 0000 2802 0138



U.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.

Total Postage and
$ 7.53

Sent To
DREWBOY INC

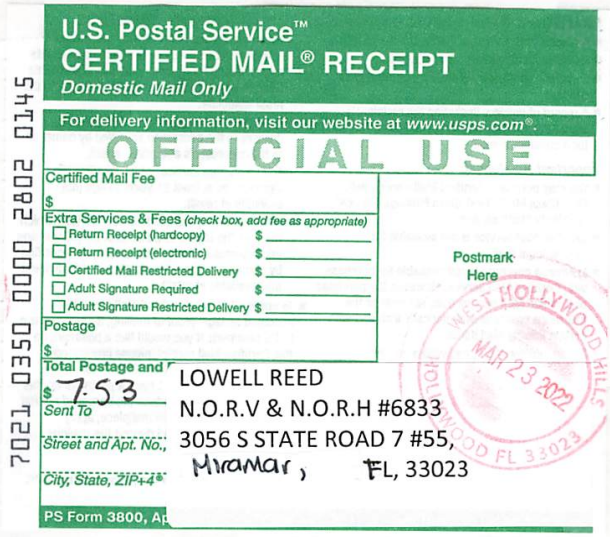
Street and Apt. No.
N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,

City, State, ZIP+4®
Miramar , FL, 33023

PS Form 3800, A

Postmark Here
WEST HOLLYWOOD HOLLYWOOD HILLS
MAR 23 2022
FL 33023

7021 0350 0000 2802 0152



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To
LOWELL REED

Street and Apt. No.,
N.O.R.V & N.O.R.H #6833
3056 S STATE ROAD 7 #55,

City, State, ZIP+4®
Miramar , FL, 33023

PS Form 3800, Ap

Postmark Here
WEST HOLLYWOOD HOLLYWOOD HILLS
MAR 23 2022
FL 33023

7021 0350 0000 2802 0145



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	DREWBOY INC
Mailing Address	3056 S STATE ROAD 7 #55 PEMBROKE PARK FL 33023

ID #	5142 30 14 0031
Millage	0613
Use	21

Abbr Legal Description	30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

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

* 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*	$253,050	$686,550	$939,600	$939,600	
2021	$253,050	$686,550	$939,600	$939,600	$20,205.73
2020	$253,050	$686,550	$939,600	$939,600	$20,278.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$939,600	$939,600	$939,600	$939,600
Portability	0	0	0	0
Assessed/SOH	$939,600	$939,600	$939,600	$939,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$939,600	$939,600	$939,600	$939,600

Sales History

Date	Type	Price	Book/Page or CIN
6/28/2005	WD*	$695,000	40140 / 347
12/1/1980	WD	$250,000	9282 / 657
4/1/1979	WD	$250,000	
10/1/1976	WD	$55,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.25	22,493	SF
Adj. Bldg. S.F. (Card, Sketch)		4415
Eff./Act. Year Built: 1974/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
DREWBOY INC.

Filing Information

Document Number	P05000086898
FEI/EIN Number	20-3011682
Date Filed	06/16/2005
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2016

Principal Address

3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Mailing Address

3056 S STATE RD 7 STE 55
#55
MIRAMAR, FL 33023

Changed: 05/02/2006

Registered Agent Name & Address

REED, LOWELL
3056 S STATE RD 7
#55
MIRAMAR, FL 33023

Name Changed: 04/29/2015

Address Changed: 05/02/2006

Officer/Director Detail

Name & Address

Title PDST

REED, LOWELL
3056 S STATE RD 7 STE 55
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/23/2019
2020	06/18/2020
2021	04/12/2021

Document Images

04/12/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/23/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
10/25/2016 -- REINSTATEMENT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
04/25/2014 -- ANNUAL REPORT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
04/12/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
04/13/2007 -- ANNUAL REPORT	View image in PDF format
05/02/2006 -- ANNUAL REPORT	View image in PDF format
06/16/2005 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DREWBOY INC CASE NO. 6833 & 6832

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5590 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DREWBOY INC AT 10:01 A.M. ON THE 5 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.

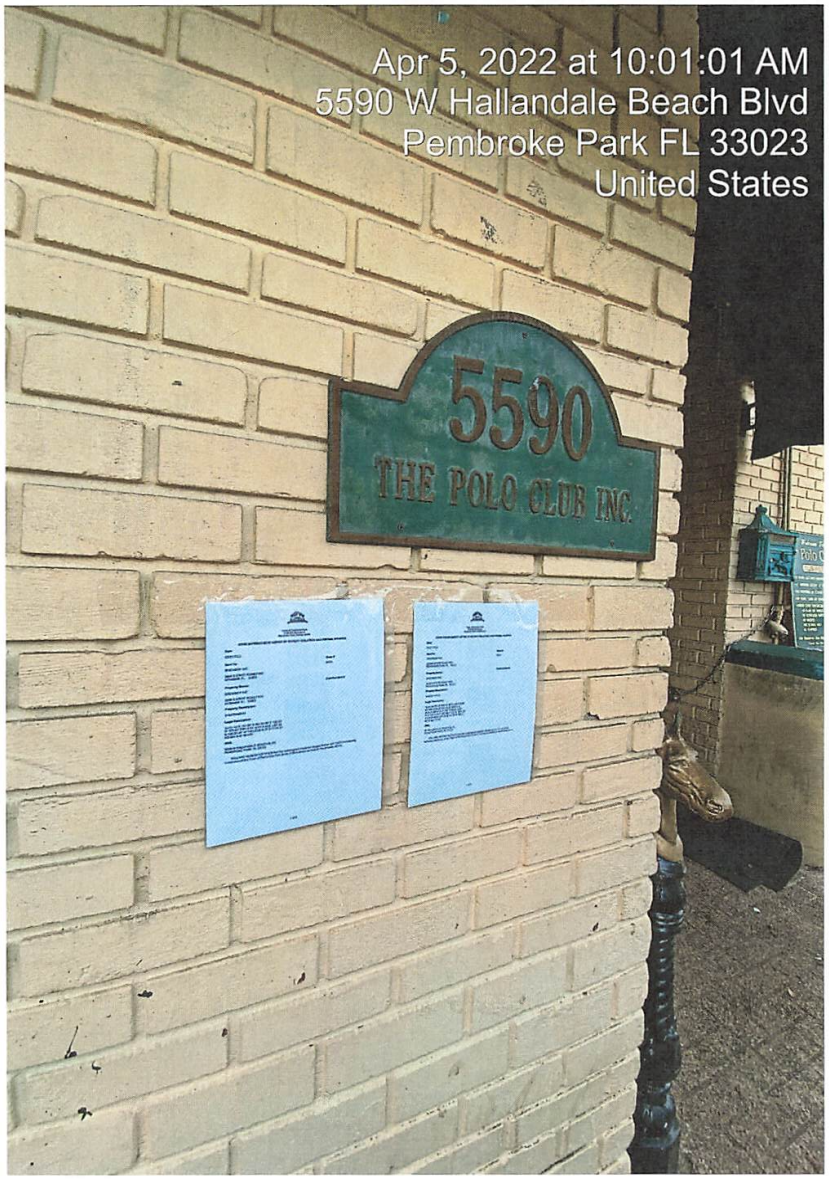
AFFIANT

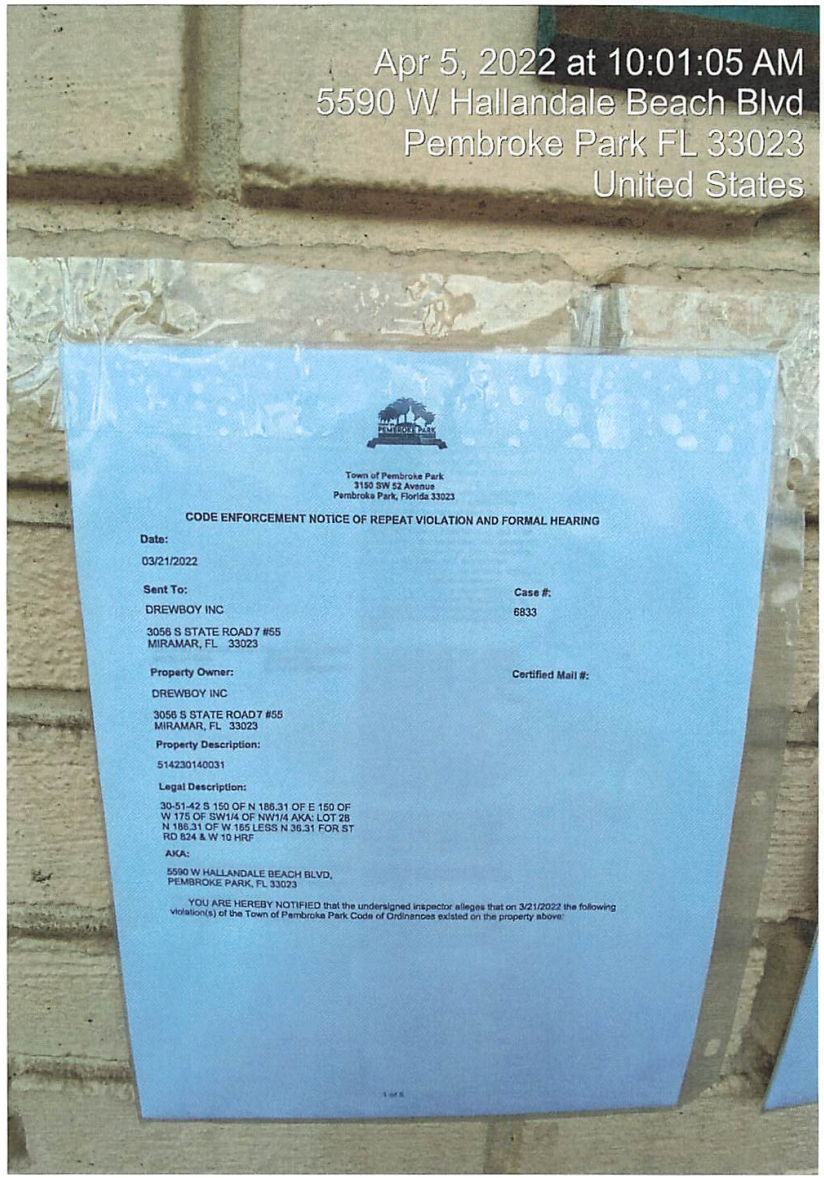
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

6833

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:

514230140031

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/21/2022

Sent To:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Case #:

6833

Property Owner:

DREWBOY INC

3056 S STATE ROAD 7 #55
MIRAMAR, FL 33023

Certified Mail #:

Property Description:

514230140031

Legal Description:

30-51-42 S 150 OF N 186.31 OF E 150 OF
W 175 OF SW1/4 OF NW1/4 AKA: LOT 28
N 186.31 OF W 165 LESS N 36.31 FOR ST
RD 824 & W 10 HRF

AKA:

5590 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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.	15
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.	15
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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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
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)	15

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)	15

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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.

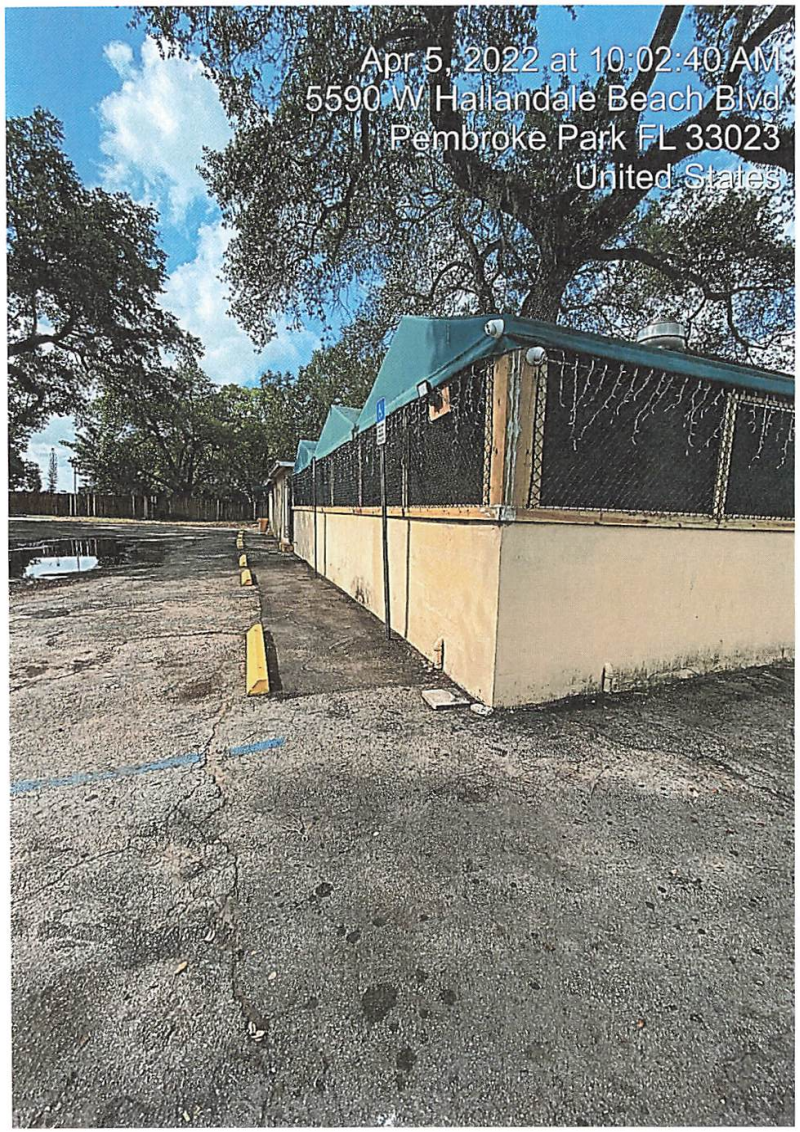
Joseline Ramirez

Chief Code Enforcement Officer

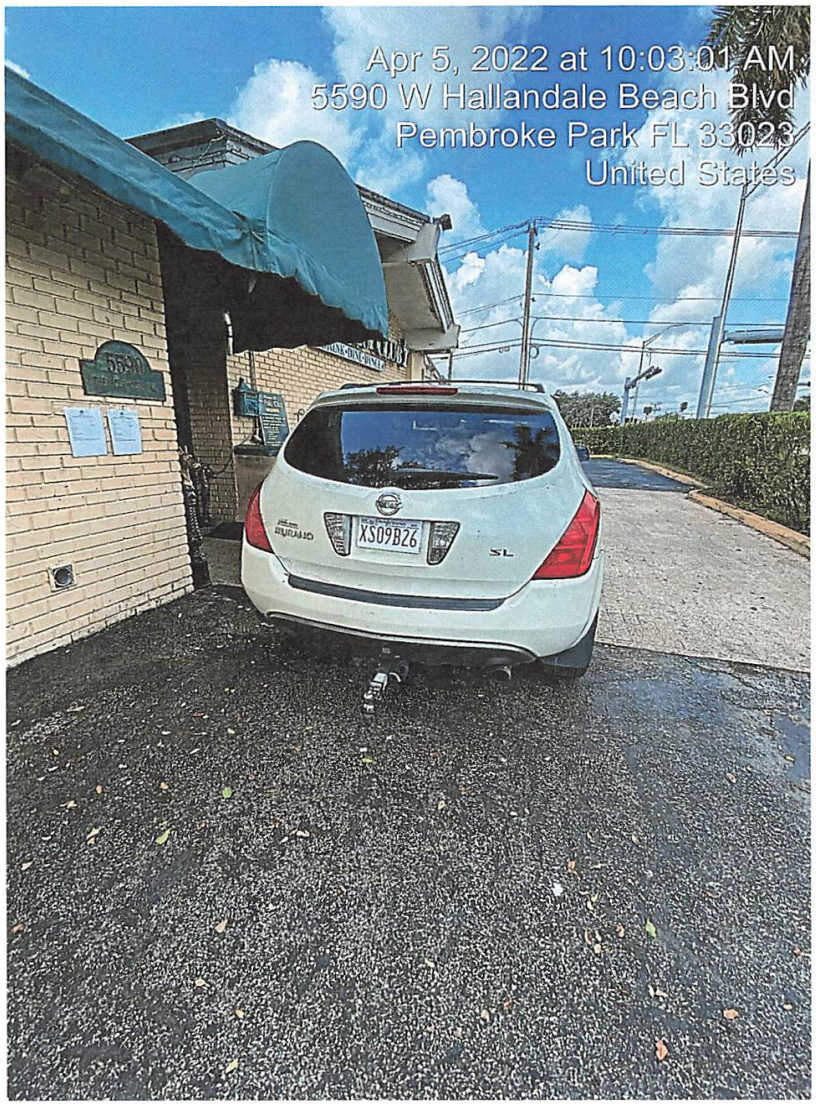
3/21/2022


Apr 5, 2022 at 10:02:29 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

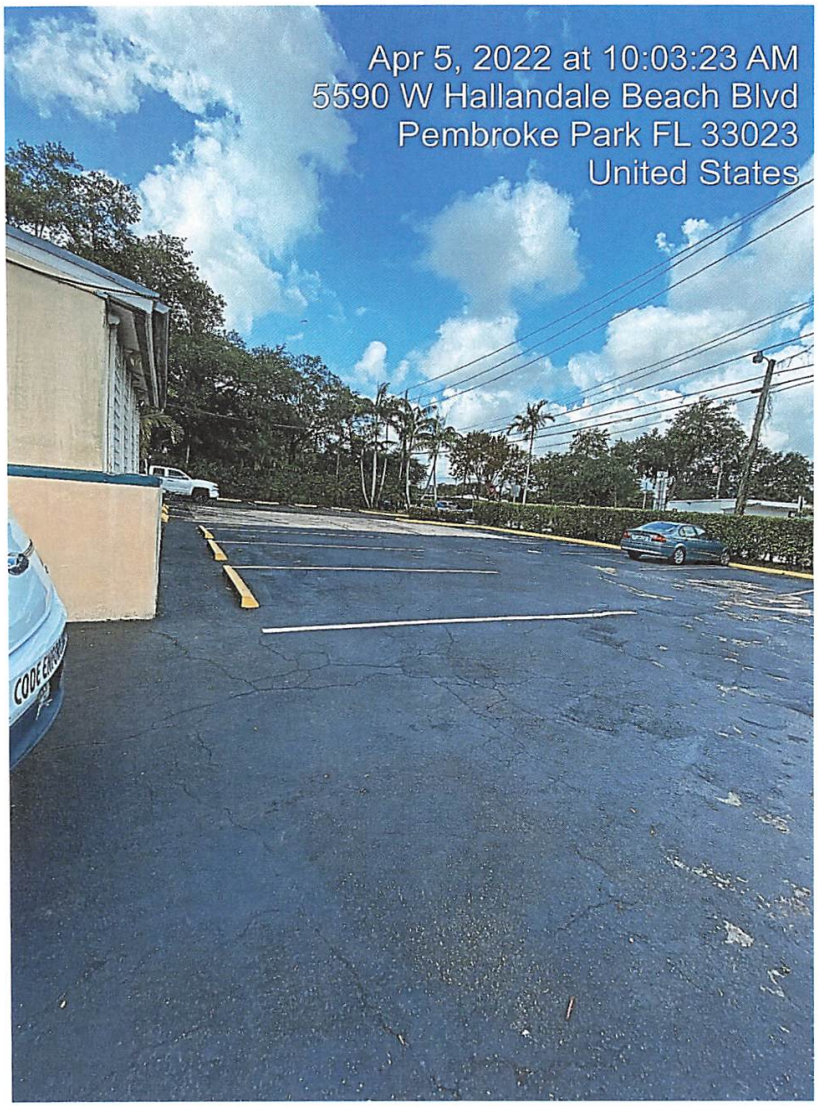

Apr 5, 2022 at 10:02:31 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

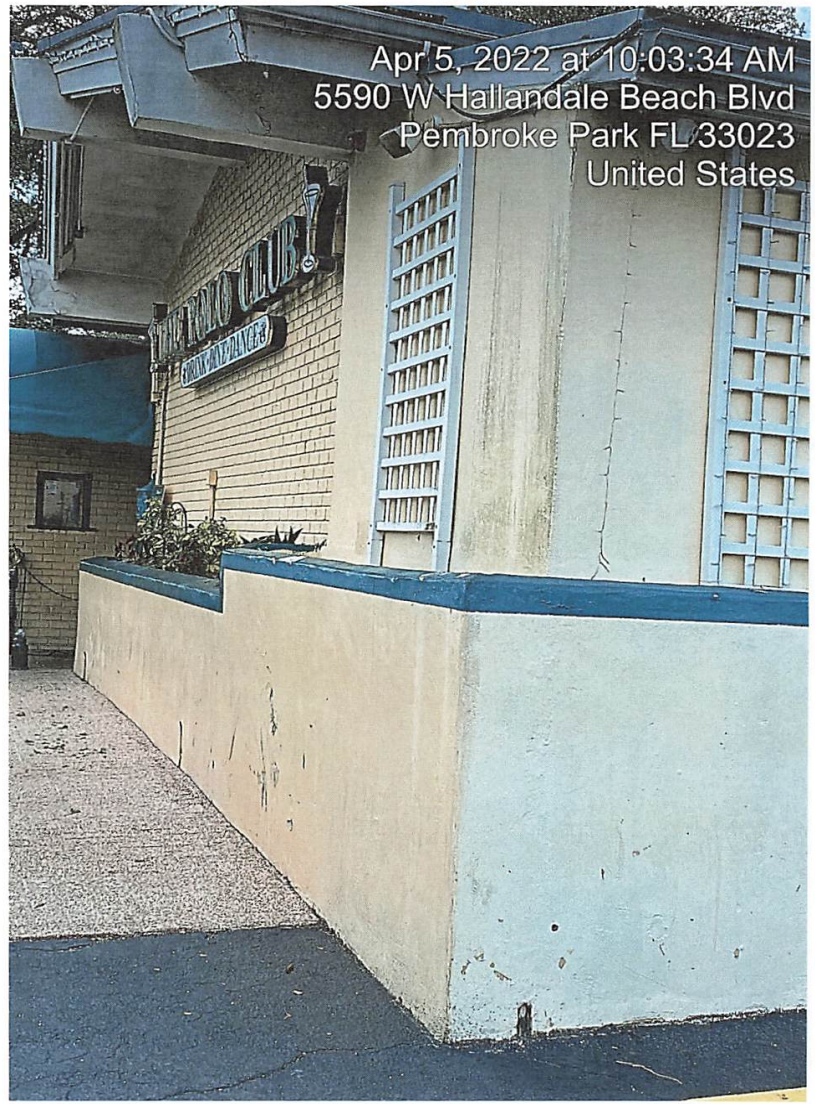

Apr 5, 2022 at 10:02:40 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

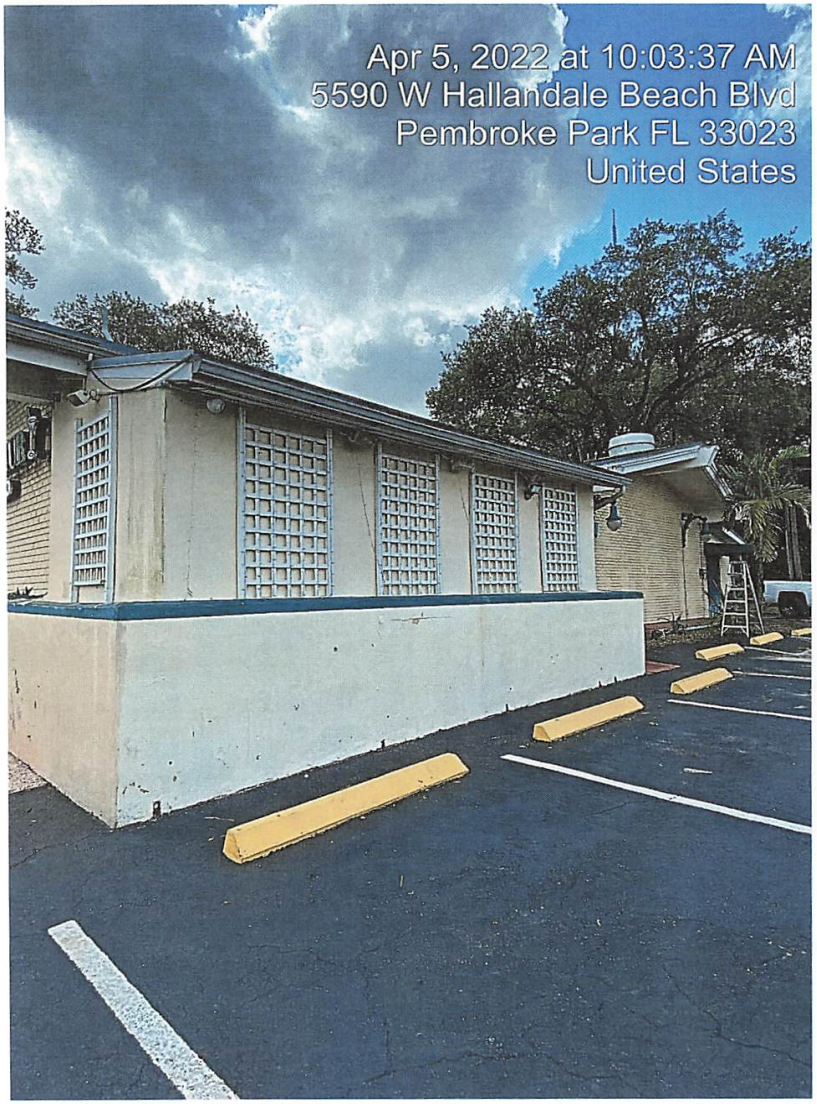

Apr 5, 2022 at 10:02:43 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:01 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States
XS09B26


Apr 5, 2022 at 10:03:19 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:23 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:34 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:37 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:03:56 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States


Apr 5, 2022 at 10:04:25 AM
5590 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
DREWBOY INC 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	6833	03/21/2022

Property Owner:	Property Description:	Certified Mail #:
DREWBOY INC 3056 S STATE ROAD 7 #55 MIRAMAR, FL 33023	514230140031	

Legal Description:	AKA:
30-51-42 S 150 OF N 186.31 OF E 150 OF W 175 OF SW1/4 OF NW1/4 AKA: LOT 28 N 186.31 OF W 165 LESS N 36.31 FOR ST RD 824 & W 10 HRF	5590 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/21/2022 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.	15

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.	15
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(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	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(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	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
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)	15
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)	15

Notes/Means of Correction:

1. Paved and re-stripped parking lot without a permit. Obtain an after the fact permit and inspections.
2. Roof exterior requires maintenance. Wash or chemically treat roof to remove dirt build up.
3. Storing abandon vehicles on property. Remove vehicles with expired tags or temporary tags.
4. Prohibited outdoor storage. Remove miscellaneous items like furniture, boxes, appliances, supplies or materials and store inside building.
5. Trees require trimming. Trim tree branches overhanging on roof. Prune trees periodically.
6. Exterior of building requires maintenance. Remove dirt build up from exterior walls and common areas. Pressure wash and paint.

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

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

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

Joseline Ramirez
Chief Code Enforcement Officer


01/27/2022 16:39


01/27/2022 16:39


01/27/2022 16:39


01/27/2022 16:39


01/27/2022 16:40


FLORIDAETR.COM
CYC3770
FLORIDA
01/27/2022 16:41


MALIBU
TEXAS BUYER
35522F7
2011 CHEV
Expires JAN 23, 2022
01/27/2022 16:41


Ford
TEXAS BUYER
21588K3
2012 FORD
Expires SEP 18, 2021
FOCUS
01/27/2022 16:42


01/27/2022 16:42


01/27/2022 16:42

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEDINA LAND HOLDINGS 12 LLC	PO BOX 430871 SOUTH MIAMI, FL 33243	2570 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6874 **Date Next Inspection** 4/20/2022

Notes 1. REPEAT VIOLATION: MTX Group One LLC (tenant) is storing construction materials outside. Outdoor storage is prohibited, all construction material must be removed immediately.
2. Silt mesh is not allowed. Please refer to 28-333 for fence standards. Remove silt from fence.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2022		Notice of Violation	Certified Mail
3/24/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
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: 4/20/2022
ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	Not in Compliance - Reinspection Date: 4/20/2022

7021 0350 0000 2802 0497

U.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
RAUL MEDINA JR

Street and Apt. No.
N.O.H #6874
7487 SW 50TH TERR,

City, State, ZIP+4®
MIAMI, FL, 33155

Postmark Here
MAR 25 2022

PS Form 3800, A

7021 0350 0000 2802 0480

U.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
MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No
N.O.H #6874
PO BOX 430871,

City, State, ZIP+4
SOUTH MIAMI, FL, 33243

Postmark Here
MAR 25 2022

PS Form 3800, A

7021 0350 0000 2802 0473

U.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
MEDINA LAND HOLDINGS 12 LLC

Street and Apt. No
N.O.H #6874
2570 S PARK RD,

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

Postmark Here
MAR 25 2022

PS Form 3800, A

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MED A LAND HOLDINGS 12 LLC
N.O. #6874
257 PARK RD,
PEM OKE , 33009

9590 9402 6921 1104 8014 43

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 0473

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

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

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2570 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0121
Property Owner	MEDINA LAND HOLDINGS 12 LLC	Millage	0613
Mailing Address	PO BOX 430871 SOUTH MIAMI FL 33243	Use	48-01
Abbr Legal Description	29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$173,800	$564,840	$738,640	$738,640	
2021	$173,800	$564,840	$738,640	$738,640	$15,884.16
2020	$173,800	$565,540	$739,340	$739,340	$15,956.30

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$738,640	$738,640	$738,640	$738,640
Portability	0	0	0	0
Assessed/SOH	$738,640	$738,640	$738,640	$738,640
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	$738,640	$738,640	$738,640	$738,640

Sales History

Date	Type	Price	Book/Page or CIN
10/12/2021	QC*-T	$100	117693152
9/1/1999	WD*	$435,000	29844 / 1861
8/13/1998	WD*	$285,000	28753 / 118
5/1/1968	WD	$45,700	1953 / 957
11/1/1964	WD	$16,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$304,920	0.57	AC
Adj. Bldg. S.F. (Card, Sketch)		6858
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
MEDINA LAND HOLDINGS #12, LLC

Filing Information

Document Number	L21000260616
FEI/EIN Number	87-1103836
Date Filed	06/04/2021
Effective Date	06/04/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/12/2021
Event Effective Date	NONE

Principal Address

7487 SW 50TH TERR
MIAMI, FL 33155

Changed: 03/04/2022

Mailing Address

P.O. BOX 430871
SOUTH MIAMI, FL 33243

Registered Agent Name & Address

RAUL, MEDINA, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Address Changed: 03/04/2022

Authorized Person(s) Detail

Name & Address

Title MGM

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Title MGR

MEDINA, RAUL, JR.
7487 SW 50TH TERR
MIAMI, FL 33155

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

03/04/2022 -- ANNUAL REPORT	View image in PDF format
08/12/2021 -- LC Amendment	View image in PDF format
06/04/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEDINA LAND HOLDINGS 12 LLC CASE NO. 6874

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2570 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 2570 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MEDINA LAND HOLDINGS 12 LLC AT 2:24 P.M. ON THE 5 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.

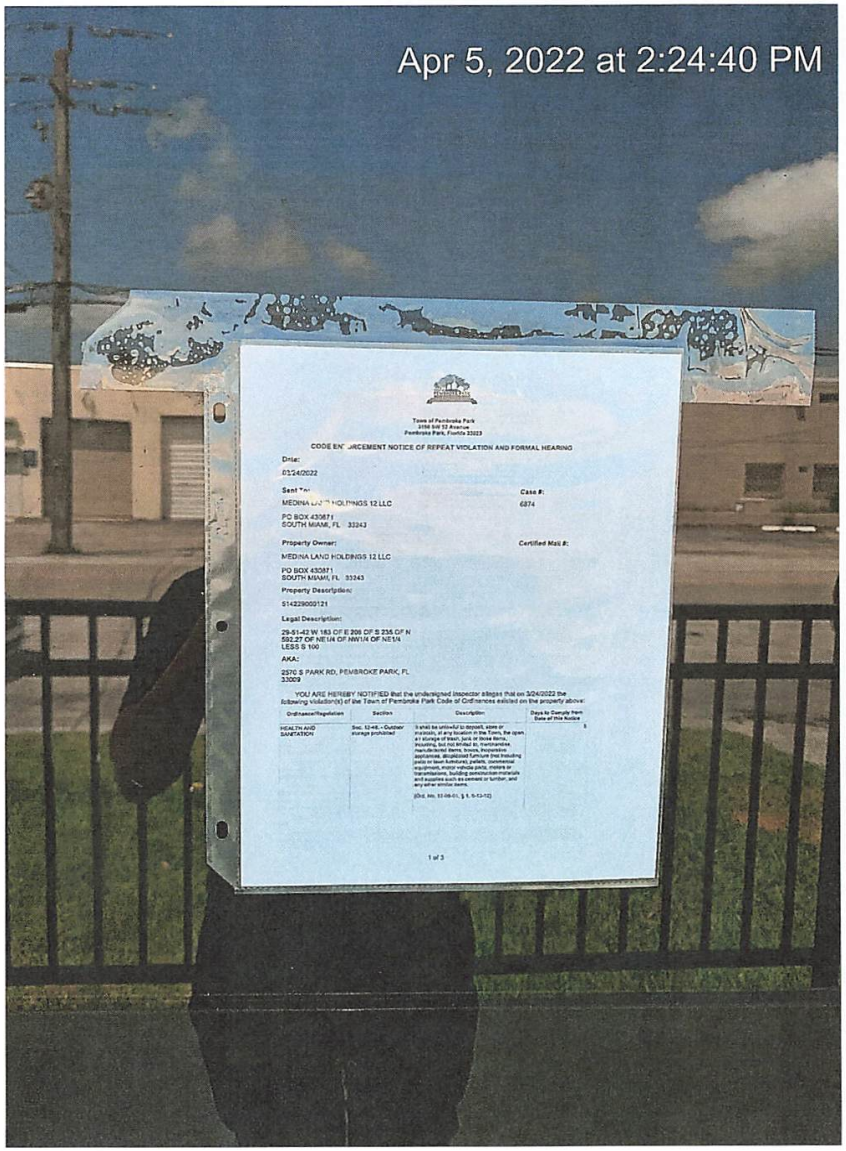
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 19th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 2:24:40 PM
Town of Pembroke Park
3150 SW 12 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/24/2022
Sent To:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Case #:
6874
Property Owner:
MEDINA LAND HOLDINGS 12 LLC
PO BOX 430871
SOUTH MIAMI, FL 33243
Certified Mail #:
Property Description:
514229000121
Legal Description:
29-51-42 W 183 OF E 209 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100
AKA:
2570 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 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
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 those 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. 02-09-01, § 1, 9-13-12)
1 of 3


Apr 5, 2022 at 2:24:42 PM
2570

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/24/2022

Sent To:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Case #:

6874

Property Owner:

MEDINA LAND HOLDINGS 12 LLC

PO BOX 430871
SOUTH MIAMI, FL 33243

Certified Mail #:

Property Description:

514229000121

Legal Description:

29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

AKA:

2570 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2022 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
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)	5

ZONING	Sec. 28-333. - Industrial zoned areas.	Fences, walls and hedges may be erected or planted and maintained within a required buffer to a maximum total height of ten (10) feet. Open-weave or chain-link type fences may only be used within a required buffer if appropriate landscape material is planted along such fence which, after planting, will obscure the fence and provide a translucent barrier within one (1) year after planting or slats. Within twenty-five (25) feet of the intersection of two (2) streets, or within fifteen (15) feet of the intersection of a private accessway/driveway and a street, no solid fencing or walls may be erected or maintained which exceeds thirty (30) inches in height. Barbed wire or stranded wire fences are permitted. The use of electrified fencing or razor-topped fences or walls may be approved by the Town Commission as a special exception following a public meeting upon request, after first receiving a recommendation from the Planning and Zoning Board. (Ord. No. 11-12-01, § 6, 12-7-11)	5

1. REPEAT VIOLATION: MTX Group One LLC (tenant) is storing construction materials outside. Outdoor storage is prohibited, all construction material must be removed immediately.
2. Silt mesh is not allowed. Please refer to 28-333 for fence standards. Remove silt from fence.

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.

Joseline Ramirez

Chief Code Enforcement Officer



3/24/2022

Pembroke Business Park
3150 Pembroke Road
Pembroke Park, FL 33009
(954) 989-2208
pembrokepark@absolutemgmt.com

March 24, 2022

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Re: Pembroke Park Warehouses Holding for premises located at 3121 SW 21st Street, Pembroke Park, FL 33009 – Case #4405

To whom it may concern,

We are in receipt of your email in reference to the lien we have against our building 3121 SW 21st Street, Unit 675. At this time, we are requesting a hearing with the with the Special Magistrate to have the fine abated.

Please confirm that our hearing will be scheduled on Wednesday, April 20, 2022.

Should you have any questions, please contact our Manager, Nancy Romero at 954-989-2208 or via email nancy.romero@aboslutemgmt.com.

Regards,

Pembroke Business Park

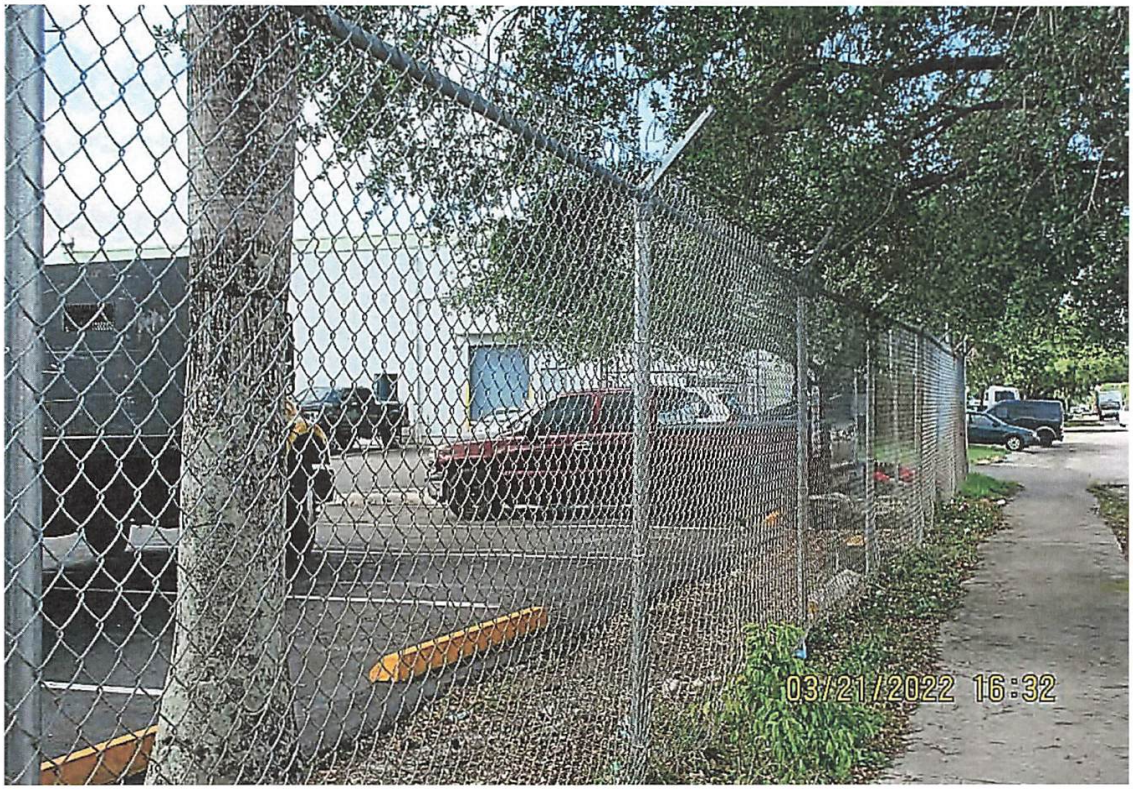
David J. Wigoda
Manager


03/21/2022 16:31


03/21/2022 16:31


03/21/2022 16:32


1993
CGC1521304
CUC1225323
03/21/2022 16:32


03/21/2022 16:32


03/21/2022 16:32

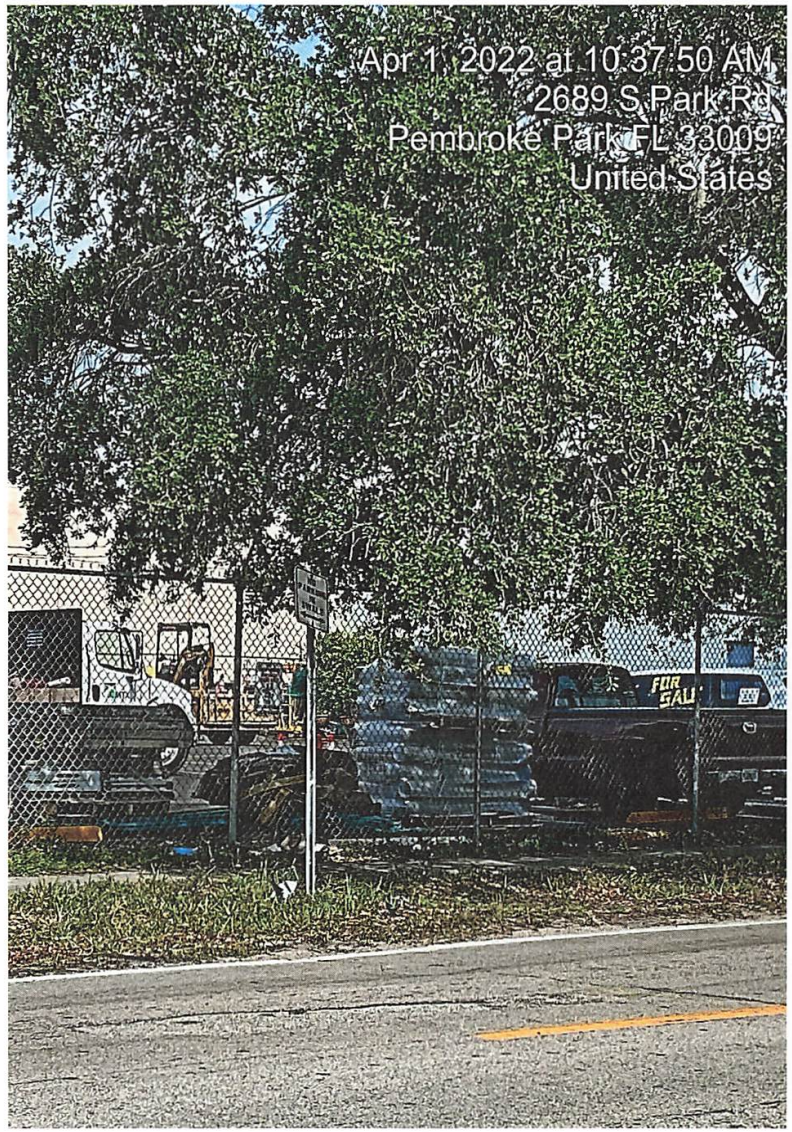

Apr 1, 2022 at 10:38:29 AM
2641 S Park Rd
Pembroke Park FL 33009
United States

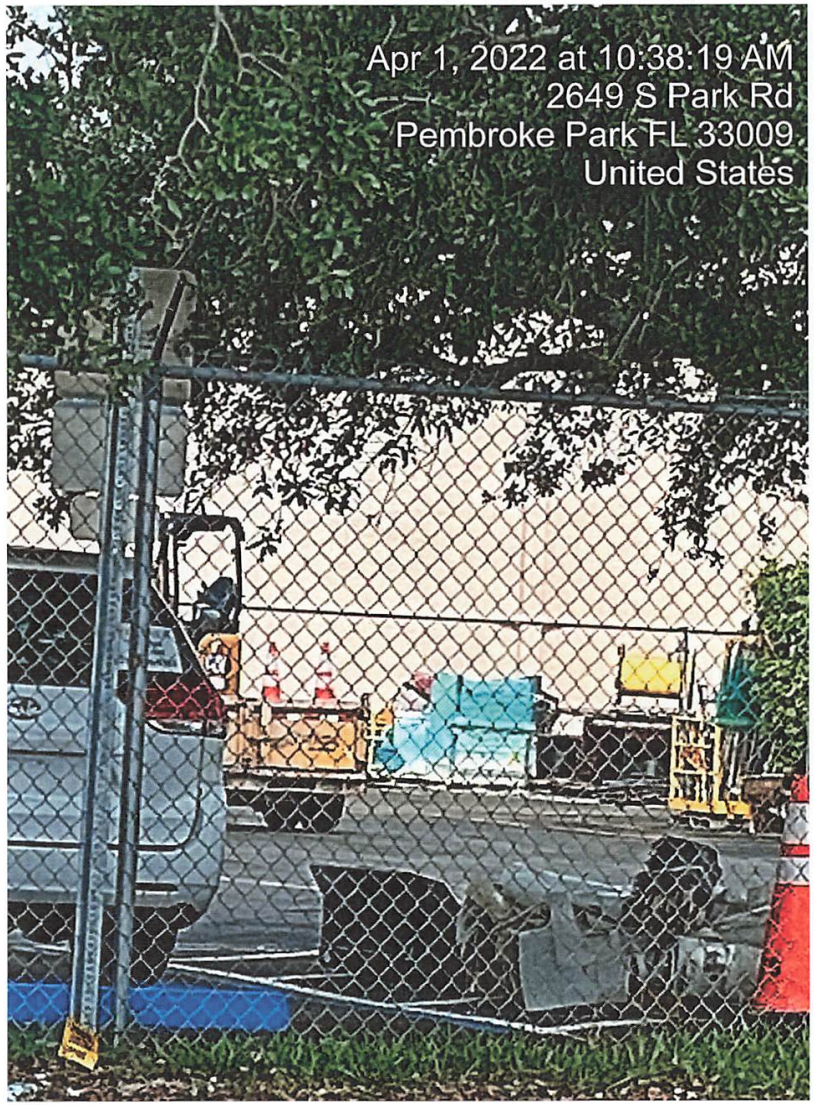

Apr 1, 2022 at 10:37:17 AM
2624–2676 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:37:23 AM
2624–2676 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:37:27 AM
2624–2676 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:37:32 AM
2624–2676 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:37:50 AM
2689 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:38:19 AM
2649 S Park Rd
Pembroke Park FL 33009
United States


Apr 1, 2022 at 10:38:26 AM
2649 S Park Rd
Pembroke Park FL 33009
United States


Apr 4, 2022 at 4:32:22 PM
2570 S Park Rd
Pembroke Park FL 33009
United States


Apr 4, 2022 at 4:32:28 PM
2570 S Park Rd
Pembroke Park FL 33009
United States

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEDINA LAND HOLDINGS 12 LLC MTX GROUP ONE, LLC Respondent(s)	Case No.: 6489

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 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: 2570 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: MEDINA LAND HOLDINGS 12 LLC / MTX GROUP ONE, LLC, PO BOX 430871, SOUTH MIAMI, FL, 33243

FOLIO NO.: 5142 29 00 0121

LEGAL DESCRIPTION: 29-51-42 W 183 OF E 208 OF S 235 OF N 592.27 OF NE1/4 OF NW1/4 OF NE1/4 LESS S 100

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(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.

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) 12-48; 15-17; 15-177; 15-180; 15-22; 15-25; 22-85(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6905 **Date Next Inspection** 4/20/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

Documents Issued

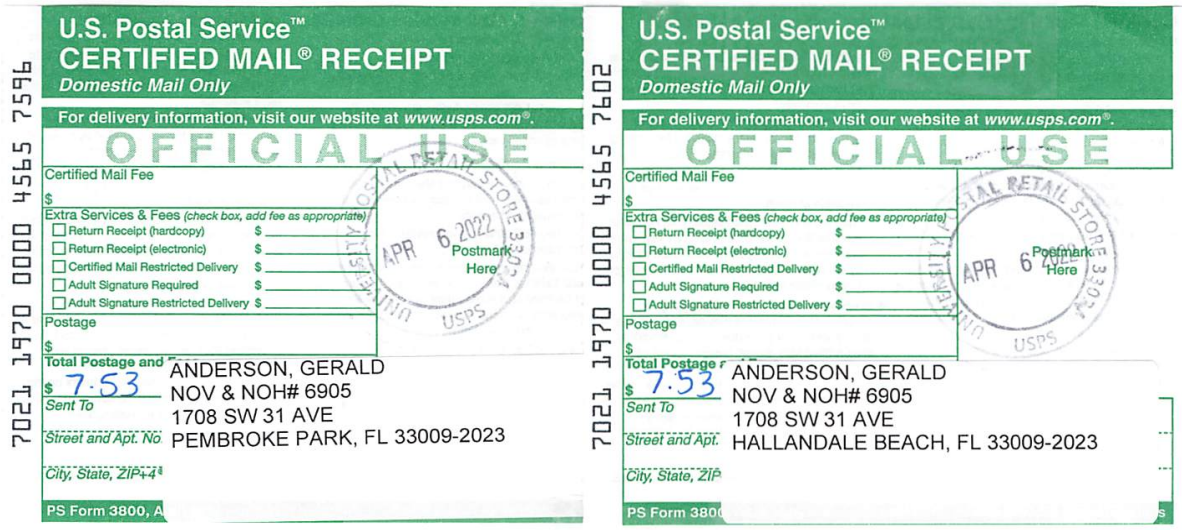
Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/20/2022
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/20/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 4/20/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.53

Sent To
ANDERSON, GERALD
NOV & NOH# 6905

Street and Apt. No.
1708 SW 31 AVE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009-2023

PS Form 3800, A

7021 1970 0000 4565 7596

APR 6 2022
Postmark Here
USPS

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.53

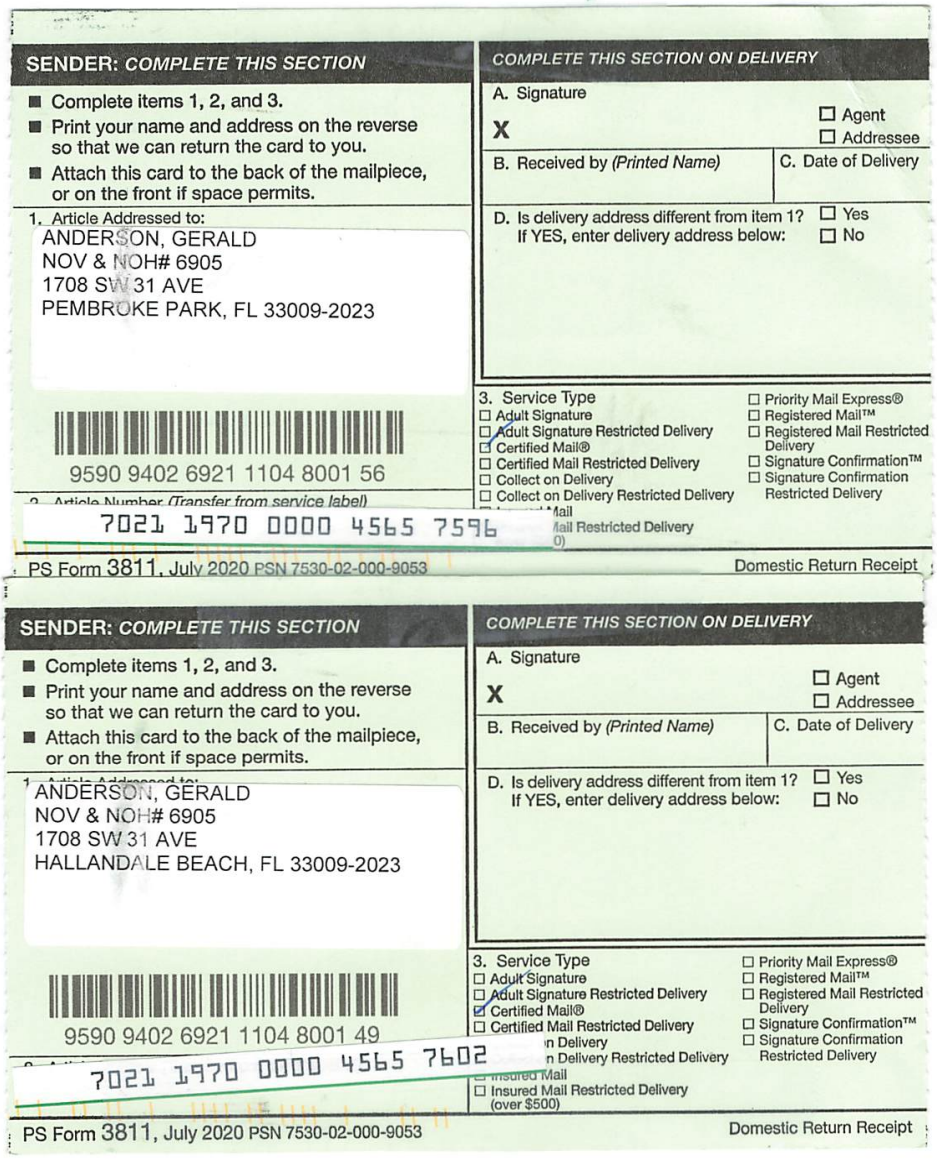
Sent To
ANDERSON, GERALD
NOV & NOH# 6905

Street and Apt.
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009-2023

City, State, ZIP
PS Form 380

7021 1970 0000 4565 7602

APR 6
Postmark Here
USPS



SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that 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:
ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
PEMBROKE PARK, FL 33009-2023

9590 9402 6921 1104 8001 56

2. Article Number (Transfer from service label)
7021 1970 0000 4565 7596

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

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

ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009-2023

9590 9402 6921 1104 8001 49

7021 1970 0000 4565 7602

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
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 6905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 9:02 A.M. ON THE 7 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.

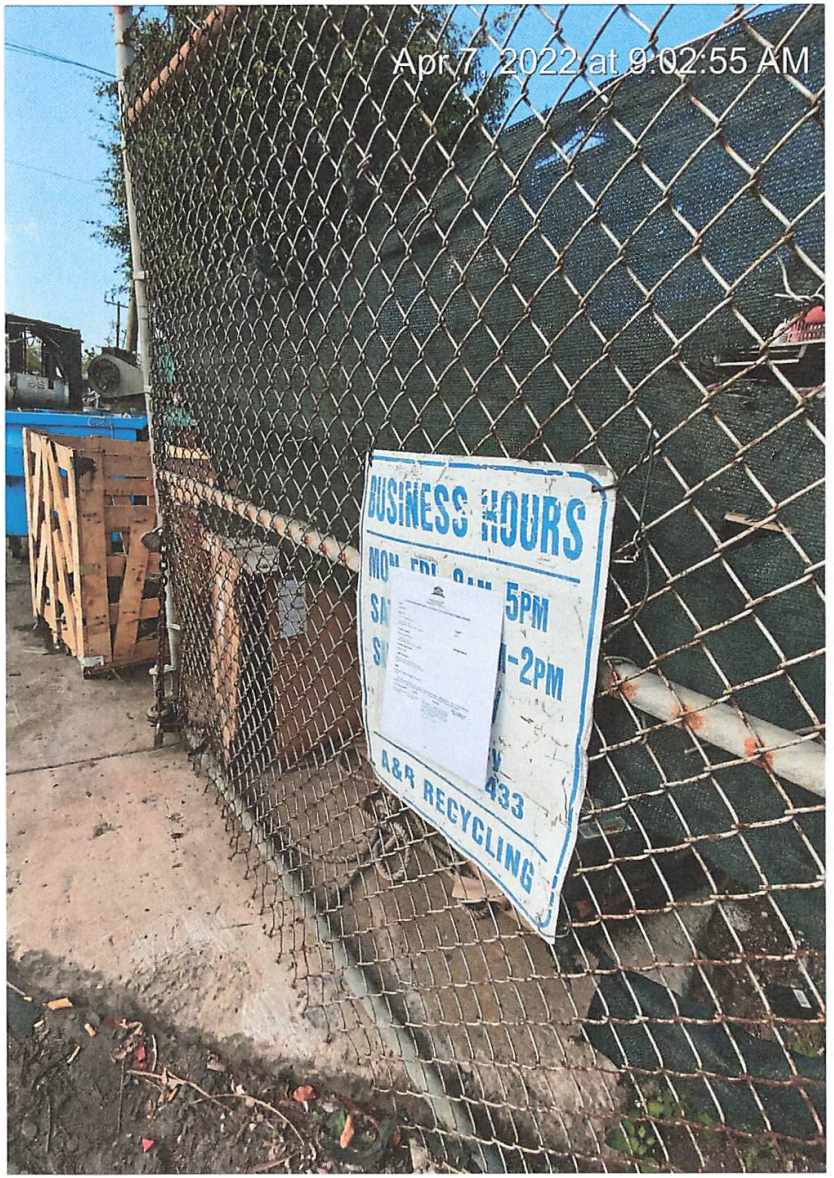
_____
AFFIANT

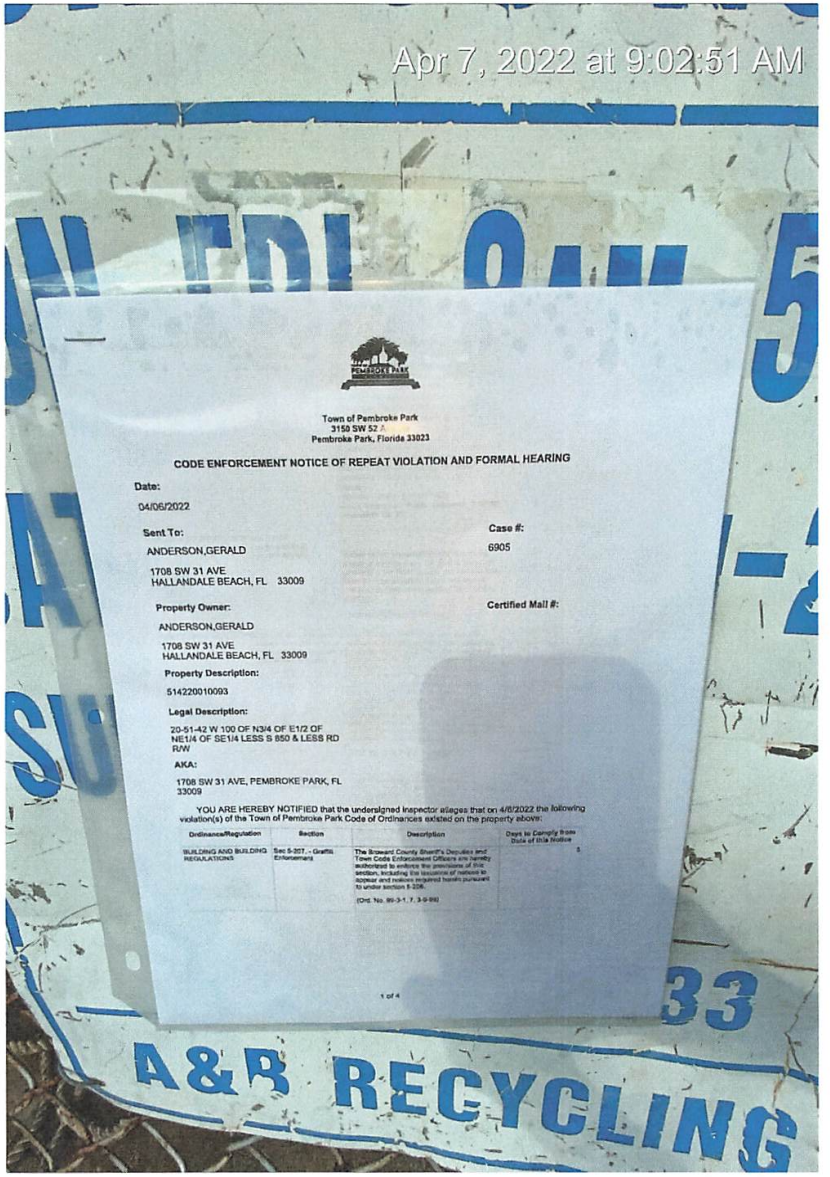
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this 14 day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known 1 OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Apr 7, 2022 at 9:02:55 AM
BUSINESS HOURS
5PM
-2PM
A&R RECYCLING


Apr 7, 2022 at 9:02:51 AM
Town of Pembroke Park
3150 SW 52 A
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/06/2022
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
6905
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514220010093
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-207. - Graffiti Enforcement
The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-206.
(Ord. No. 99-3-1, ? 3-9-99)
1 of 4
A&R RECYCLING

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/06/2022

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6905

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	5

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.	5
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	5
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)	5
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)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

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.

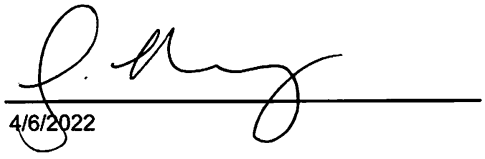
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Enforcement Officer



4/6/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6905	04/06/2022

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	5
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.	5

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	5
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)	5
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)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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


Pembroke Rd
ONE WAY
STOP
Yale
03/18/2022 09:18


03/18/2022 09:19


Pembroke Rd
ONE WAY
STOP
Coastal
954-947-4000
03/18/2022 09:19


puff
03/18/2022 09:19


CLEAR CHANNEL
RECYCLING
954-977-5553
03/18/2022 09:20

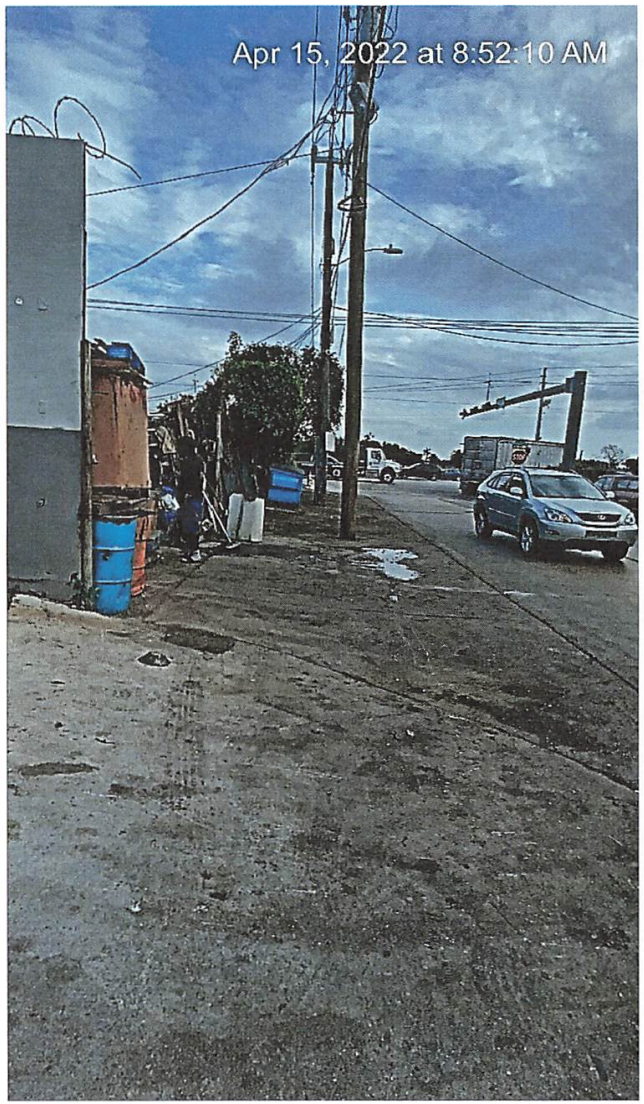

Apr 7, 2022 at 9:03:00 AM


Apr 7, 2022 at 9:03:07 AM

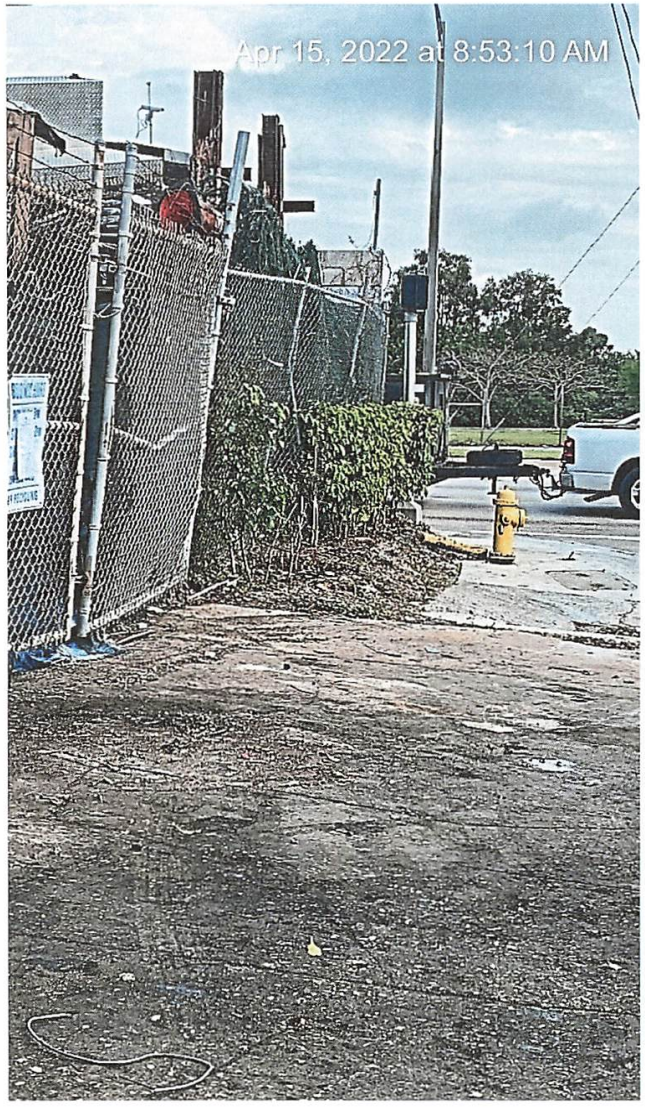

Apr 7, 2022 at 9:03:21 AM

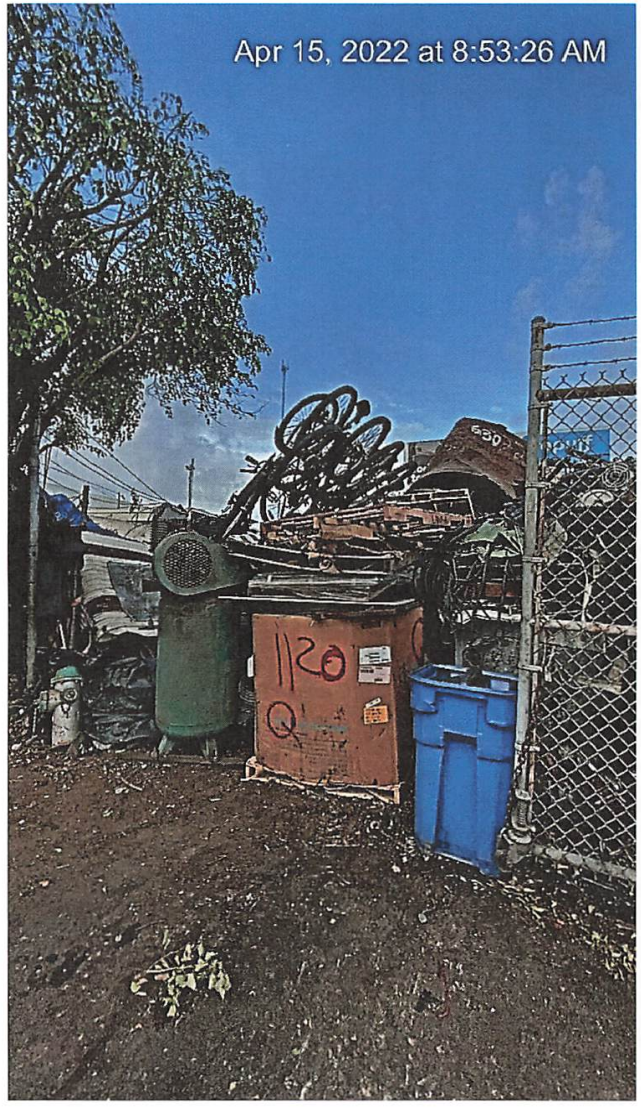

Apr 7, 2022 at 9:03:40 AM

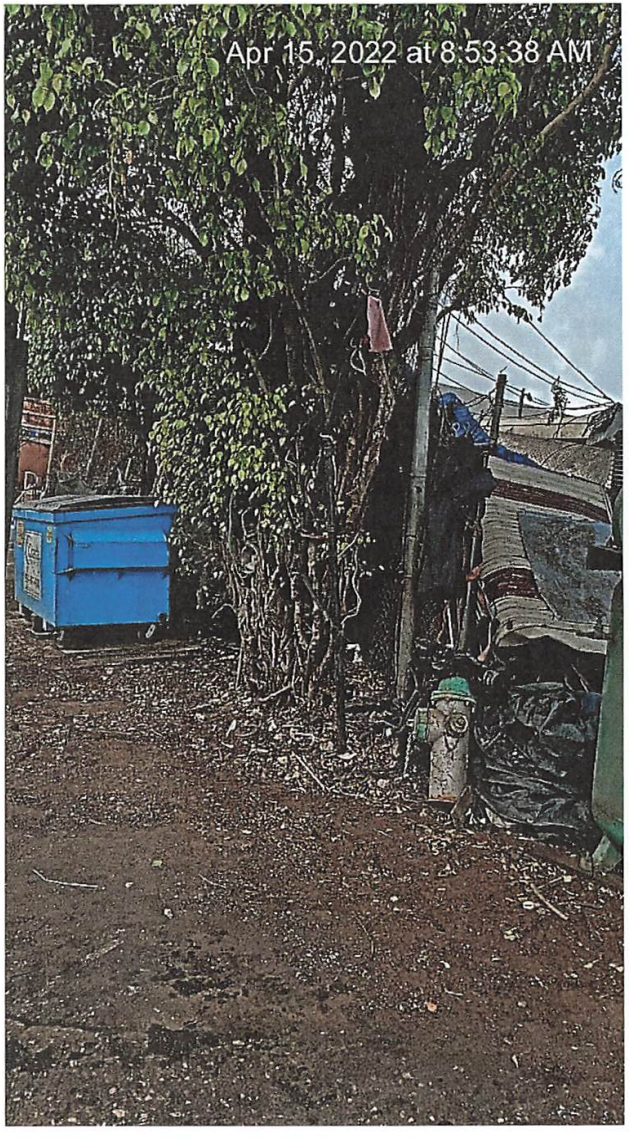

Apr 7, 2022 at 9:03:59 AM


Apr 15, 2022 at 8:52:10 AM


Apr 15, 2022 at 8:52:30 AM


Apr 15, 2022 at 8:53:10 AM


Apr 15, 2022 at 8:53:26 AM
120


Apr 15, 2022 at 8:53:38 AM

A&B
RECYCLING
1708-98 S.W. 31 AVE
954-987-555
Recycling Makes Cents

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANDERSON, GERALD A&B RECYCLING Respondent(s)	Case No.: 6426

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 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: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON, GERALD, 1708 SW 31 AVE, HALLANDALE BEACH, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & 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) 12-41; 12-48; 22-85(a) and 28-215. 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

12-41; 12-48; 22-85(c) 28-215 JB

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) ~~5-103(a); 5-207~~ **WITHIN** 5 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
1730 PR LLC	67 N FEDERAL HWY DANIA BEACH, FL 33004	1730 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6909 **Date Next Inspection** 4/20/2022

Notes 1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Public Right of Way for unloading or loading purposes.
Repeat Violation

Documents Issued

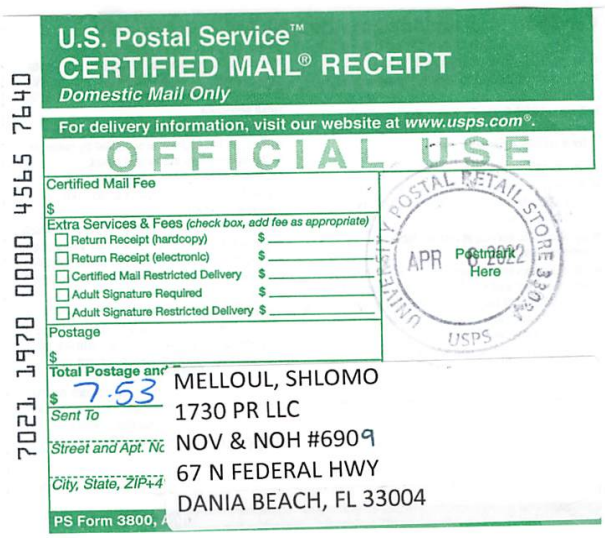
Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	Not in Compliance - Reinspection Date: 4/20/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 4/20/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 4/20/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To MELLOUL, SHLOMO

Street and Apt. No 1730 PR LLC
NOV & NOH #6909

City, State, ZIP+4 67 N FEDERAL HWY
DANIA BEACH, FL 33004

PS Form 3800,

APR 0 2022 Postmark Here

UNITED STATES POSTAL RETAIL STORE 33301 USPS

7021 1970 0000 4565 7640



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.53

Sent To 1730 PR LLC
NOV & NOH #6909

Street and Apt. N 1730 SW 30 AVENUE,
PEMBROKE PARK FL 33009

City, State, ZIP+4

PS Form 3800,

APR 0 Postmark Here

UNITED STATES POSTAL RETAIL STORE 33301 USPS

7021 1970 0000 4565 7633



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1730 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 28 0021
Property Owner	1730 PR LLC	Millage	0613
Mailing Address	67 N FEDERAL HWY DANIA BEACH FL 33004	Use	48-04
Abbr Legal Description	MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$492,260	$1,919,100	$2,411,360	$2,411,360	
2021	$492,260	$1,919,100	$2,411,360	$2,411,360	$51,855.34
2020	$492,260	$1,921,130	$2,413,390	$2,413,390	$52,085.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,411,360	$2,411,360	$2,411,360	$2,411,360
Portability	0	0	0	0
Assessed/SOH	$2,411,360	$2,411,360	$2,411,360	$2,411,360
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	$2,411,360	$2,411,360	$2,411,360	$2,411,360

Sales History

Date	Type	Price	Book/Page or CIN
10/13/2021	WD-Q	$5,500,000	117678610
2/24/2016	WD-T	$100	113542346
2/24/2016	QCD-T	$100	113542345
9/9/2002	WD*	$100	33787 / 476
7/31/2002	WD*	$1,800,000	33620 / 212

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	54,296	SF
$9.00	400	OA
Adj. Bldg. S.F. (Card, Sketch)		37485
Eff./Act. Year Built: 1966/1965		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1730 PR LLC CASE NO. 6909

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1730 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1730 PR LLC AT 9:10 A.M. ON THE 7 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.

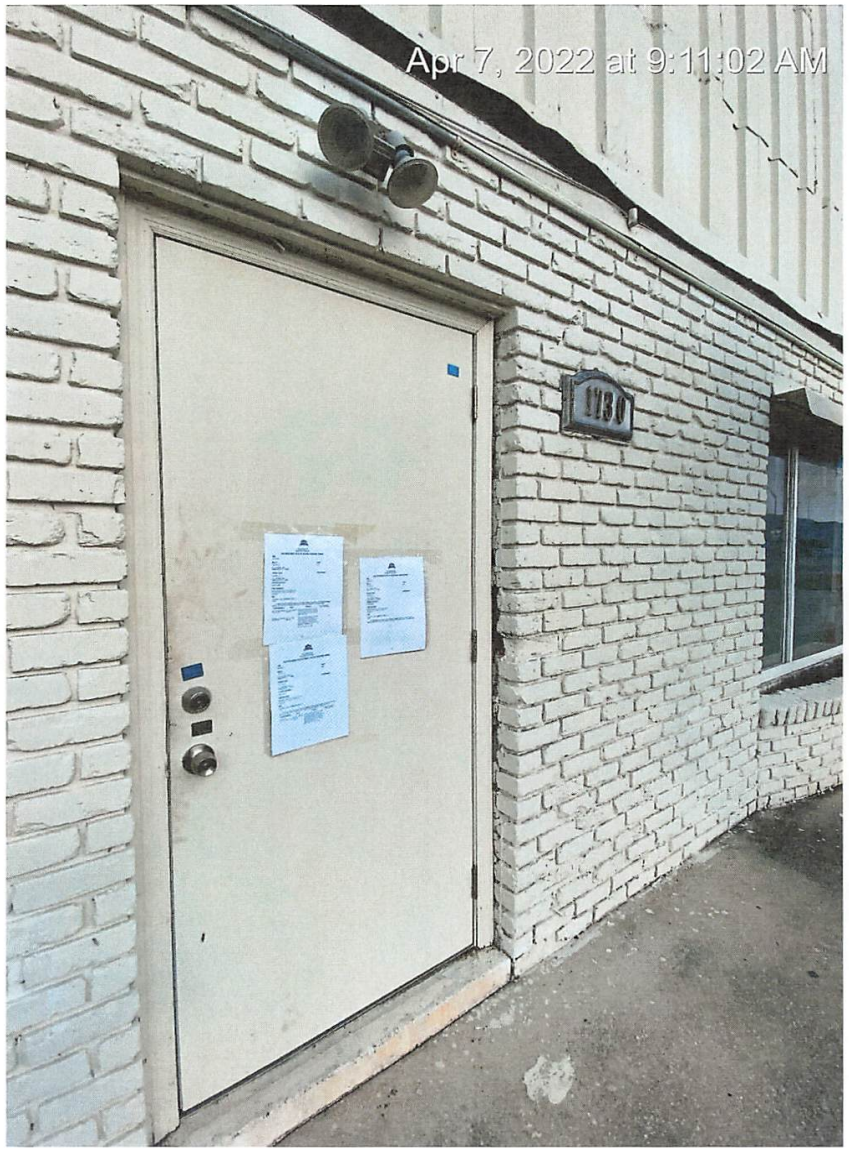
AFFIANT

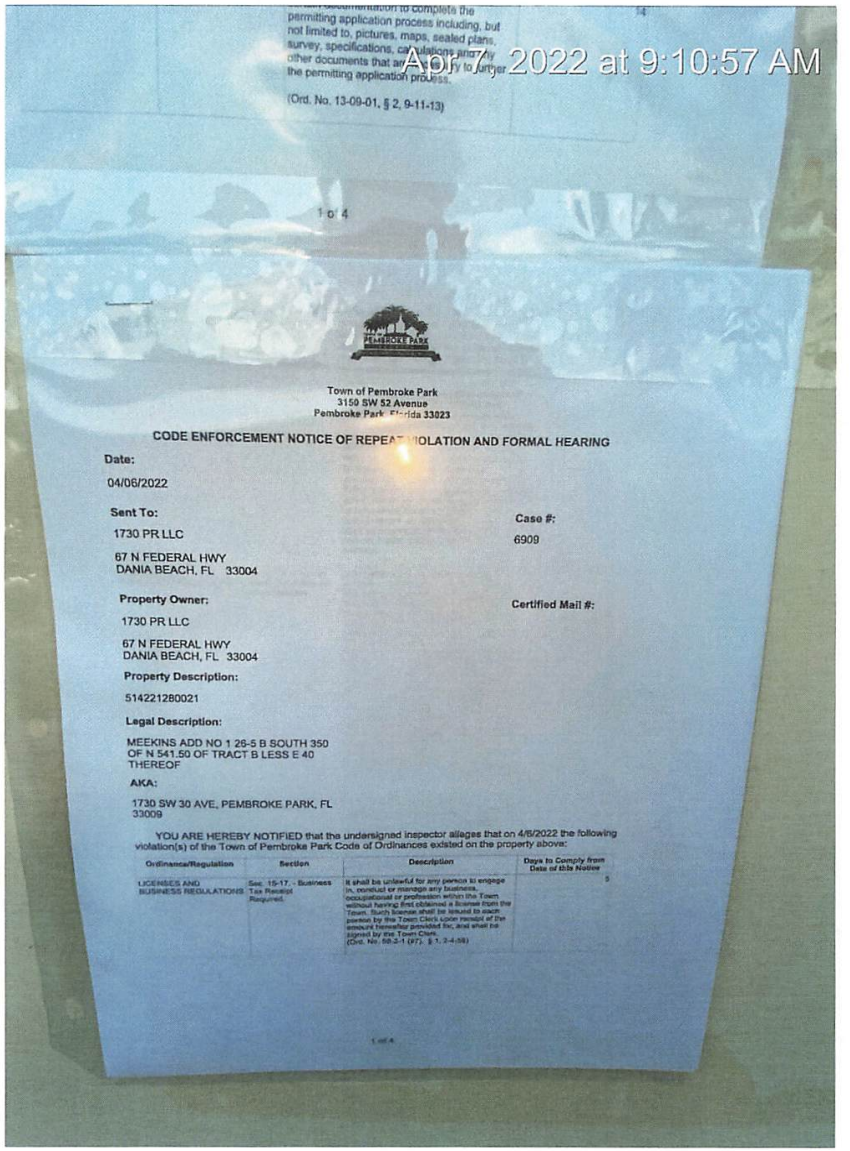
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





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 of 4

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/06/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6909

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 (97), § 1, 2-4-58)	5

1 of 4

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/06/2022

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6909

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514221280021

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5

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...	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Public Right of Way for unloading or loading purposes.
Repeat Violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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.

Joseline Ramirez

Chief Code Enforcement Officer

4/6/2022

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Case #:

6909

Date:

04/06/2022

Property Owner:

1730 PR LLC

67 N FEDERAL HWY
DANIA BEACH, FL 33004

Property Description:

514221280021

Certified Mail #:

Legal Description:

MEEKINS ADD NO 1 26-5 B SOUTH 350 OF N 541.50 OF TRACT B LESS E 40 THEREOF

AKA:

1730 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5
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...	5

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176. - Annual renewal and delinquent renewal penalties.	(a)A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.(b)Upon the issuance of a certificate of use for a building or premises, an annual inspection will be conducted thereafter to determine that each building or premises complies with all...	5
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

Notes/Means of Correction:

1. Unlicensed business activities continues on property 1730 SW 30th AVE. Property is responsible for multiple commercial trucks unloading materials unto 1730 SW 30th AVE and obstructing Public Right of Way (road). Obtain Business Tax Receipt License and Certificate of Use. Discontinue use of Town's Publi Right of Way for unloading or loading purposes.
Repeat Violation

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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


For
Lease
SOUTHEASTERN
118424

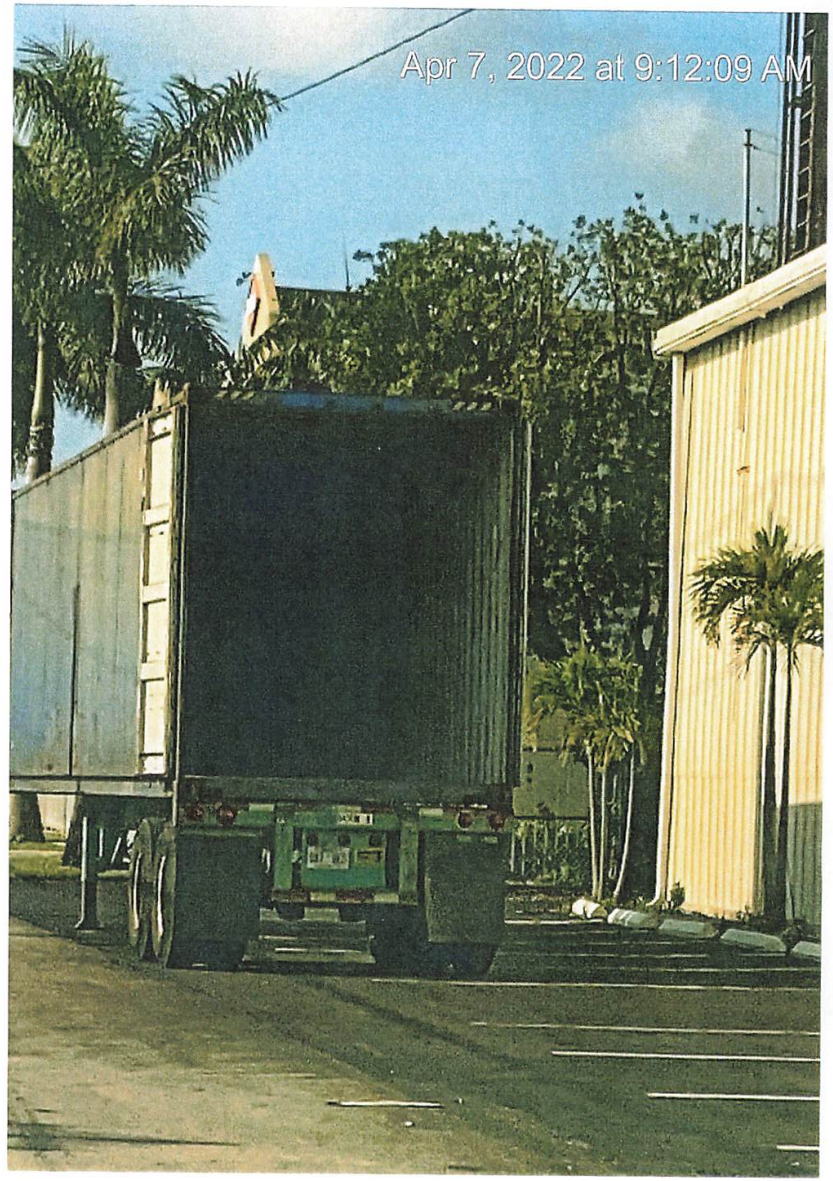

TENNESSEE
T925469


Apr 5, 2022 at 3:54:35 PM
Fast-track your business operations with
secure-by-design IT managed services.
Claro, Oracle Red Bull Racing team partner
Call (786)-687-5520
009730
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
QRJOY®
VAPES


Apr 5, 2022 at 3:52:49 PM
Fast-track your business operations with
secure-by-design IT managed services.
Claro, Oracle Red Bull Racing team partner
Call (786)-687-5520
009730
KIA


monday.com
Monthly planning
For Lease
CBRE
954 817 3
02/03/2022 13:15


Apr 7, 2022 at 9:11:58 AM
For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
VAPES
QRJOY®


Apr 7, 2022 at 9:12:09 AM


Apr 7, 2022 at 9:11:02 AM
1180


Apr 7, 2022 at 9:11:32 AM


monday.com
03/04/2022 13:02


For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
03/04/2022 13:02


For Lease
Tom O'Loughlin
Larry Genet
954 817 3919
fume
QRJOY
VAPES
03/22/2022 15:12

Case Overview

Property/Incident Information

Owner	Address	Site Address
Marc Duquette, Lynda Rachon	112 Marine CT PEMBROKE PARK, 33009	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

Legal Description

Case Status Open **Case #** 6639 **Date Next Inspection** 4/20/2022

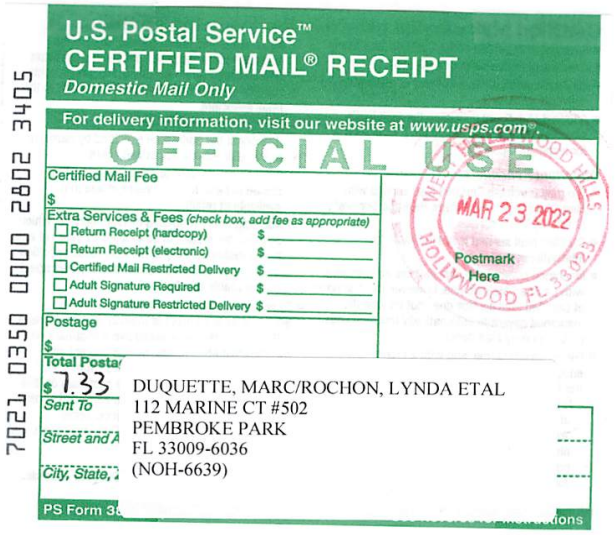
Notes There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
1) Obtain a building permit through contacting the building department (954)966-4600 EXT 182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2022		Notice of Violation	Regular Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

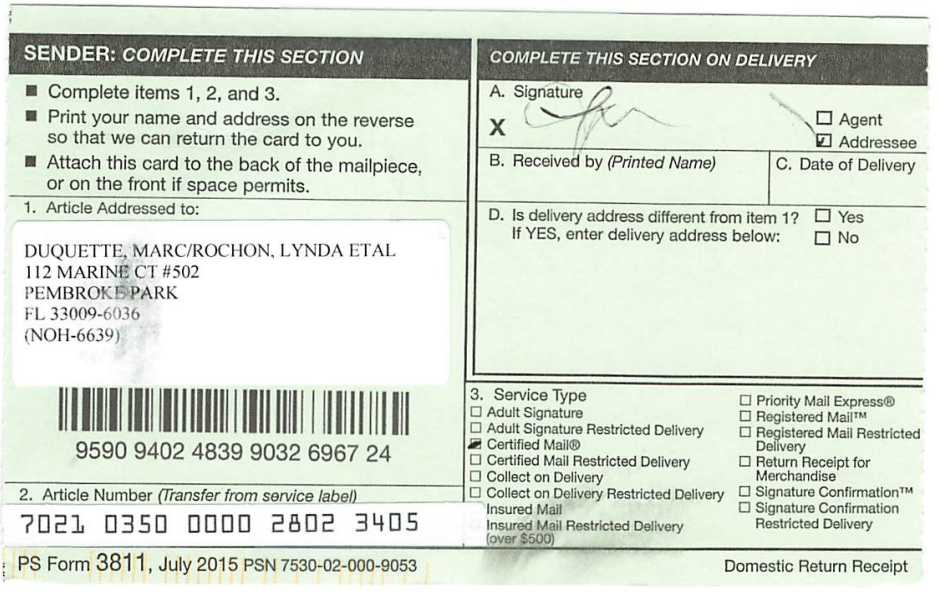
Sent To
Street and Apt. No.
City, State, ZIP+4

DUQUETTE, MARC/ROCHON, LYNDA ETAL
112 MARINE CT #502
PEMBROKE PARK
FL 33009-6036
(NOH-6639)

MAR 23 2022
Postmark Here
HOLLYWOOD FL 33023

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

7021 0350 0000 2802 3405



SENDER: COMPLETE THIS SECTION

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

DUQUETTE, MARC/ROCHON, LYNDA ETAL
112 MARINE CT #502
PEMBROKE PARK
FL 33009-6036
(NOH-6639)

9590 9402 4839 9032 6967 24

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3405

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☑ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DUQUETTE, MARC
ROCHON, LYNDA ETAL. CASE NO. 6639

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 112 MARINE CT #502 PEMBROKE PARK FL 33009-60369

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 112 MARINE CT #502 PEMBROKE PARK FL 33009-6036

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DUQUETTE, MARC ROCHON, LYNDA ETAL.AT 10:17 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

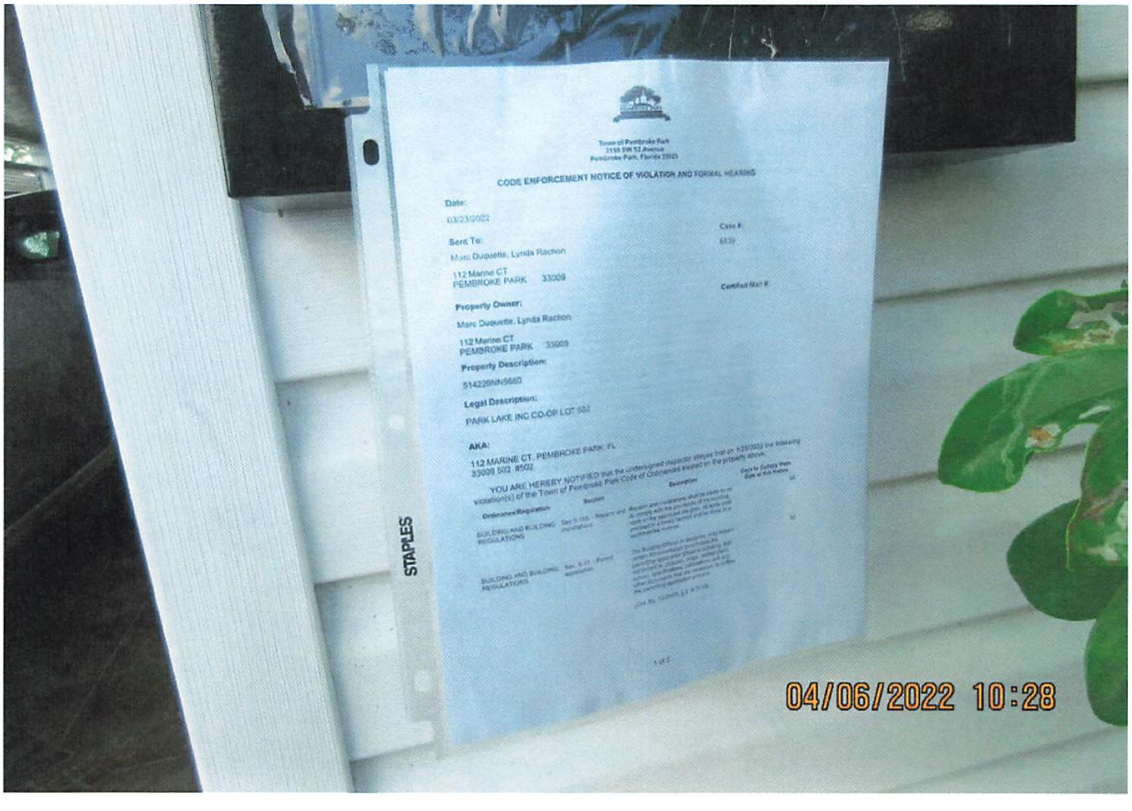
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


112
04/06/2022 10:28


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/23/2022
Case #:
Sent To:
Marc Duquette, Lynda Rachon
112 Marine CT
PEMBROKE PARK 33009
Certified Mail #:
Property Owner:
Marc Duquette, Lynda Rachon
112 Marine CT
PEMBROKE PARK 33009
Property Description:
514228NN5680
Legal Description:
PARK LAKE INC CO-OP LOT 502
AKA:
112 MARINE CT, PEMBROKE PARK, FL
33009 502 8502
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/23/2022 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Date to Comply from
Date of 1st Notice
BUILDING AND BUILDING REGULATIONS
BUILDING AND BUILDING REGULATIONS
STAPLES
04/06/2022 10:28

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/23/2022

Sent To:

Marc Duquette, Lynda Rachon

112 Marine CT
PEMBROKE PARK 33009

Case #:

6639

Property Owner:

Marc Duquette, Lynda Rachon

112 Marine CT
PEMBROKE PARK 33009

Certified Mail #:

Property Description:

514229NN5680

Legal Description:

PARK LAKE INC CO-OP LOT 502

AKA:

112 MARINE CT, PEMBROKE PARK, FL
33009 502 #502

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2022 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

There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
1) Obtain a building permit through contacting the building department (954)966-4600 EXT 182)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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

Erik Richwagen

3/23/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	112 MARINE COURT #502, PEMBROKE PARK FL 33009-6036
Property Owner	DUQUETTE, MARC ROCHON, LYNDA ETAL
Mailing Address	112 MARINE CT #502 PEMBROKE PARK FL 33009-6036

ID #	5142 29 NN 5680
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 502

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*	$60,000	$185,520	$245,520	$245,520	
2021	$60,000	$185,520	$245,520	$245,520	$5,279.82
2020	$60,000	$164,320	$224,320	$224,320	$4,841.23

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$245,520	$245,520	$245,520	$245,520
Portability	0	0	0	0
Assessed/SOH	$245,520	$245,520	$245,520	$245,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$245,520	$245,520	$245,520	$245,520

Sales History

Date	Type	Price	Book/Page or CIN
11/1/2021	CPT-D	$260,000	117709918
1/10/2013	CPT-T	$100	111251293
4/20/2010	CPT-Q	$230,000	47026 / 948
4/15/1996	CPT		24783 / 462

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		1488
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK 33009	6639	01/25/2022

Property Owner:	Property Description:	Certified Mail #:
Marc Duquette, Lynda Rachon 112 Marine CT PEMBROKE PARK 33009	514229NN5680	

Legal Description:	AKA:
PARK LAKE INC CO-OP LOT 502	112 MARINE CT, PEMBROKE PARK, FL 33009 502 #502

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2022 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/Means of Correction:

There is a shed being worked on without a permit on this property/ There are lights in the back of the property that have been removed without a permit
To comply with this violation please take the following action:
1) Obtain a building permit through contacting the building department (954)966-4600 EXT 182)

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

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

Erik Richwagen
Code Enforcement Officer

Town of Pembroke Park
Notice of Violation Notice

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

Name Marc DuQuette, Lynda Rochon

Date 01/25/2022

Site Address 112 Marine Court

Case # _____

Sub/Park Park Lake estates

Permit # _____

- [x] *STOP ALL WORK
- [x] No Building Permit
- [ ] Violation of Florida Building Code # _____
- [x] Violation of Town Ordinance # 5-105, 5-17
- [ ] NFPA # _____

- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [ ] Repeat Violation (Double fine)

Violation (s)

Building/Repairing a shed without a permit
Exposed electrical wires in columns on rear of property

Corrective Action(s)

Obtain Plans for Permit and inspections

- [x] Structural
- [x] Code Enforcement
- [x] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other _____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

- [x] Code Enforcement Ext.215
- [ ] Business Tax Receipt Ext. 214
- [x] Building Dept. Ext. 211/227
- [ ] Public Works Ext. 238

E. Richwagen
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

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

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Mustari, Ronald
290 Cocoanut Ave.
Sarasota FL 34236

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
01/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:
Marc Duquette, Lynda Rachon
112 Marine CT

Case #:
6639


01/25/2022 00:05


01/25/2022 00:05


01/25/2022 00:05


01/25/2022 00:06


01/25/2022 00:06


01/25/2022 00:06


01/25/2022 00:02


01/25/2022 00:02


01/25/2022 00:02


01/25/2022 00:03


01/25/2022 00:03


THE HOME DEPOT
How doers get more done
LARGE
01/25/2022 00:03


01/25/2022 00:03


01/25/2022 00:03


ARINE COURT
01/25/2022 00:04


01/25/2022 00:04


INTERNATIONAL COMFORT PRODUCTS, LLC
ICP
954-321-6212
CAUTION
THIS UNIT MAY BE COVERED BY AN EXTENDED WARRANTY. CALL FOR VERIFICATION AND SERVICE TODAY!
01/25/2022 00:04


01/25/2022 00:04

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6642 **Date Next Inspection** 4/20/2022

Notes

There is bulk trash all throughout lake shore mobile home park
There is a large number of combustible materials being unlawfully stored throughout this mobile home park
There is trash and debris all throughout lake shore mobile home park
There is an extensive number of mobile homes inside the park that have had various types of work that was done without permit
There are numerous mobile homes that have limited or no means of egress to the back of the properties
There are several mobile homes that are illegally housing and storing livestock
There is fecal matter from wildlife all throughout the roadway and driveways of this mobile home park

There are mobile homes that are housing aggressive dogs, this poses a health and safety concern to the community
There are several dogs freely roaming the mobile park without owners observing them
The entire mobile home park is filled with overgrown trees and shrubbery that requires immediate trimming
There is an extensive number of mobile homes that have parking areas that are in disrepair and deteriorated state
There are several mobile homes with canopies deployed over their driveways without a permit
There are numerous mobile homes inside this park that have driveways that need to be pressure washed
There are several mobile homes with sheds that have been built/Installed without a permit
There are numerous abandoned vehicles that are broken down, have no tags, have expired tags and present a danger to the community
There are several mobile homes that are unlawfully storing various items on, near, or blocking access to the electrical panel/meter
There are bare spots all throughout this complex and throughout several mobile homes
There are open abandoned mobile homes that present a health and safety concern to the community
There are several trip hazards, broken materials and unsecured materials throughout the mobile home park
There is an insufficient amount of lighting inside this mobile home park
There are vehicles parking on the street blocking proper access to the streets
There are several broken fences throughout this mobile home park that require repair
To comply with these violations please take the following actions:
1)Remove all bulk trash from inside the complex and throughout the mobile homes
2)Remove all combustible materials from inside the complex and throughout the mobile homes
3)Remove all trash and debris including dead leaves and vegetation from inside this complex and throughout the mobile homes
4)All mobile homes inside this park that have had any work done to them need to have permits pulled immediately
5)All mobile homes inside this park must have means of egress to the back of the properties
6)Any mobile home that is housing livestock must remove these animals immediately
7)All fecal matter whether on the roadways or in the driveways must be removed
8)Any aggressive animals that pose a health and safety concern to the general public must be removed

Case Overview

9)All dogs inside this mobile home community that are outside of the owners' home must be on leash at all times and must be in clear eyesight of the owner
10)All overgrown trees inside this mobile home community including shrubbery must be well trimmed and maintained on a regular basis
11)Repair/Replace all parking areas and ensure they are in a smooth well graded condition
12)Permits must be pulled for all mobile homes with deployed canopies
13)Pressure wash all parking areas that are in blite condition
14)Permits must be pulled on all mobile homes with an installed shed
15)All abandoned vehicles must be removed from this mobile home park immediately
16)Remove all items being stored on, near or that are blocking the electrical panel/meter
17)Re-sod all bare spots inside this mobile home park
18) Any mobile home that is not properly secured and has open access to it must be immediately secured
19) Remove all trip hazards, broken materials and unsecured materials
20)Proper and efficient lighting needs to be installed inside this mobile home park
21)Remove any vehicle that is parked illegally on the roadway
22)Repair/Replace all damaged/Broken fences

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/26/2022		Notice of Violation	Regular Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal.	(a) Public property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any public property without the Town's written consent. If the Town grants its consent and if an animal defecates on public property, the owner, custodian, or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such property.	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-14 (b). - Duty of owner, custodian or person in control of animal: feces removal.	(b) Private property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any private property without the private property owner's consent. If a private property owner grants its consent and an animal defecates on private property, the owner, custodian or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such private property. If an animal defecates on property owned by the animal owner, custodian or person in possession or control of the animal, the feces shall immediately thereafter be removed and cleaned from such property. (Ord. No. 15-06-01, § 2, 6-10-15)	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-6. - Distance requirement for keeping certain fowl.	It shall be unlawful for any person, whether as owner or agent, to keep or cause to be kept within the corporate limits of the Town any rooster or peacock closer than one hundred (100) yards from any inhabited dwelling other than the dwelling of the owner thereof or the person keeping the same. (Ord. No. 60-9-7, § 6, 11-2-60)	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-7. - Sanitation of pens, etc.	Whenever the keeping or maintenance of any animal or fowl as enumerated in section 4-1 is permitted upon any lands in the Town under the provisions of section 4-1, the owner, agent, employee, servant or other person having charge of the premises and of such animal or fowl, shall clean the pen, coop, sty or other enclosure where such animal or fowl roost or is kept each fourth day, and shall spray and disinfect such area each fourth day, and shall remove and destroy all refuse, droppings, manure, feathers or other matter cleaned from such pens or enclosures. (Ord. No. 60-9-7, § 7, 11-2-60)	Not in Compliance - Reinspection Date: 4/20/2022
ANIMALS	Sec. 4-8. - Disposal of manure.	Animal manure and fowl droppings shall not be left aboveground upon any premises in the Town for longer than four (4) days, and it shall be the duty of any person occupying, owning or having control of the premises where fowls are permitted to be kept, to collect and bury under six (6) inches of dirt or soil, or to remove and carry away, all such manure and droppings each fourth day. (Ord. No. 60-9-7, § 8, 11-2-60)	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	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.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

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: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 4/20/2022
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.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 4/20/2022
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. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	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
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (3). - Installation.	(3) Additions. When additions increasing floor area are made to an existing occupancy listed and the area of the addition is twenty-five (25) percent or more of the area of the existing occupancy, the existing occupancy and the addition shall be made to comply with paragraph (6) of this section.	Not in Compliance - Reinspection Date: 4/20/2022
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (4). - Installation.	(4) Repairs and Alterations. When repairs and alterations amounting to more than fifty (50) percent of the value of the existing occupancy are made during any twelve-month period, the occupancy shall be made to conform to paragraph (6) of this section.	Not in Compliance - Reinspection Date: 4/20/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-87 - Dumping, burning or other disposal; permit required.	It shall be unlawful for any person to dump, burn, litter, or otherwise dispose in any manner or amount: (1) In or on any public way, road, street, alley, including any portion of a right-of-way thereof, or any other public land, except in containers or areas lawfully provided therefor; (2) In or on any private property, unless prior consent of the owner has been given and unless such litter will not cause a public nuisance or be in violation of any other state or local law, rule, or regulation; within the corporate limits of the Town of Pembroke Park, unless such person shall have first obtained a permit from the Town authorizing and permitting the dumping, burning, or otherwise disposing of litter. (Ord. No. 89-9-2, § 3, 9-13-89)	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 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.	Not in Compliance - Reinspection Date: 4/20/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	Not in Compliance - Reinspection Date: 4/20/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-4. - Procedure for abandoned property located on public property.	(1)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it can be easily removed, the officer shall take such article into custody and shall make a reasonable attempt to ascertain the rightful owner or lienholder pursuant to the provisions of this section.(2)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it cannot be easily removed, the officer shall cause a notice to be placed upon such article in substantially the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property, to wit: (setting forth brief description) is unlawfully upon public property known as (setting forth brief description of location) and must be removed within five (5) days; otherwise, it will be removed and disposed of pursuant to Chapter 13, Pembroke Park...	Not in Compliance - Reinspection Date: 4/20/2022
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-6. - Circumstances for immediate removal by law enforcement officers.	Law enforcement officers are hereby authorized to immediately remove a vehicle from a street or highway to the nearest garage or other place of safety or to a garage designated or maintained by the Town with or without notice to the property owner under the following circumstances: (1)When any vehicle is left unattended on any bridge, viaduct, causeway, or tunnel, where such vehicle constitutes an obstruction to traffic;(2)When a vehicle upon a street is so disabled as to constitute an obstruction to traffic or the person in charge of the vehicle is by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal;(3)When a vehicle is found being operated upon the streets and is not in proper condition;(4)When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic;(5)When the driver of such vehicle is taken into custody by a law enfor...	Not in Compliance - Reinspection Date: 4/20/2022



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
(NOH-6642)

9590 9402 4839 9032 6967 55

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4020

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

COMPLETE THIS SECTION ON DELIVERY

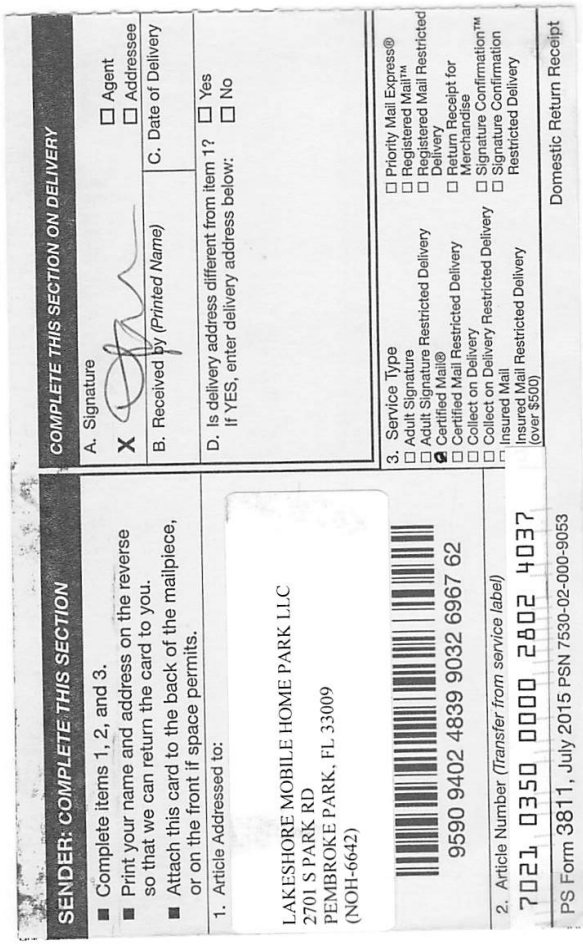
A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery
MAR 25 2022

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

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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
2701 S PARK RD
PEMBROKE PARK, FL 33009
(NOH-6642)

9590 9402 4839 9032 6967 62

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4037

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

COMPLETE THIS SECTION ON DELIVERY

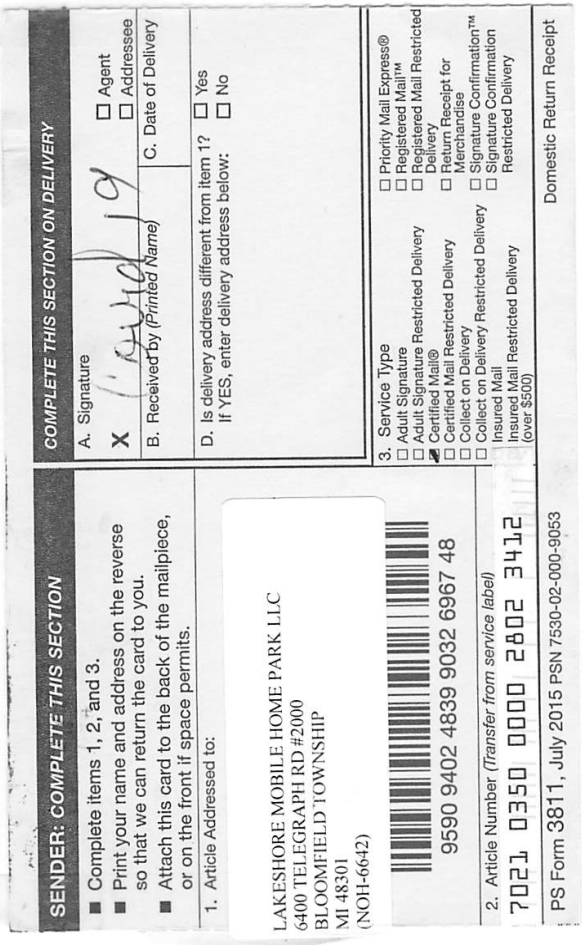
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP
MI 48301
(NOH-6642)

9590 9402 4839 9032 6967 48

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3412

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Total Postr
$

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and 6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP
City, State, MI 48301
(NOH-6642)

PS Form 3

Postmark Here
MAR 23 2022
HOLLYWOOD FL 33023

7021 0350 0000 2802 3412



U.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
$

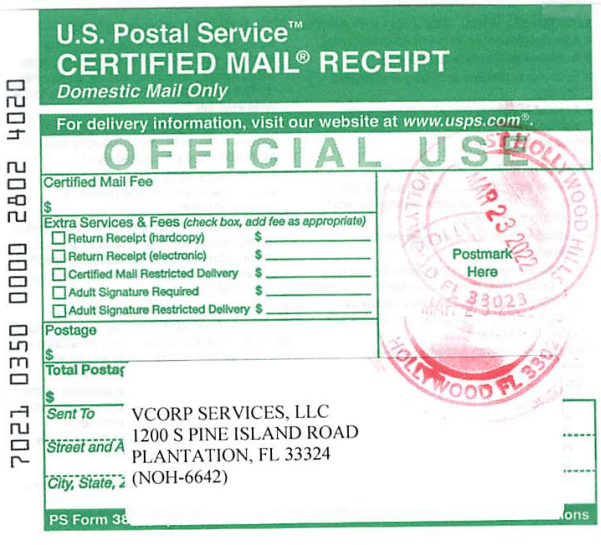
Total Postr
$

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and 2701 S PARK RD
PEMBROKE PARK, FL 33009
City, State, (NOH-6642)

PS Form 3

Postmark Here
MAR 23 2022
HOLLYWOOD FL 33023

7021 0350 0000 2802 4037



U.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 Postar
$

Sent To VCORP SERVICES, LLC
Street and A 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
City, State, (NOH-6642)

PS Form 38

Postmark Here
MAR 23 2022
HOLLYWOOD FL 33023

7021 0350 0000 2802 4020

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC. CASE NO. 6642

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC. AT 10:30 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

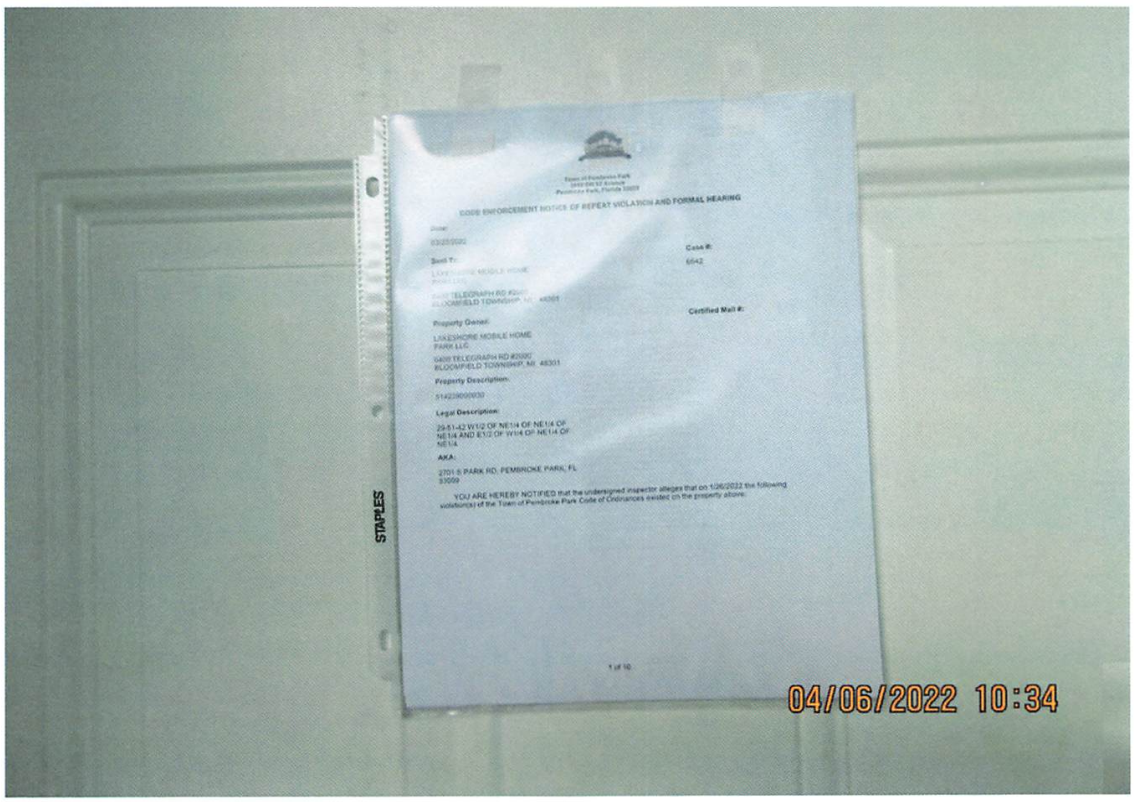
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

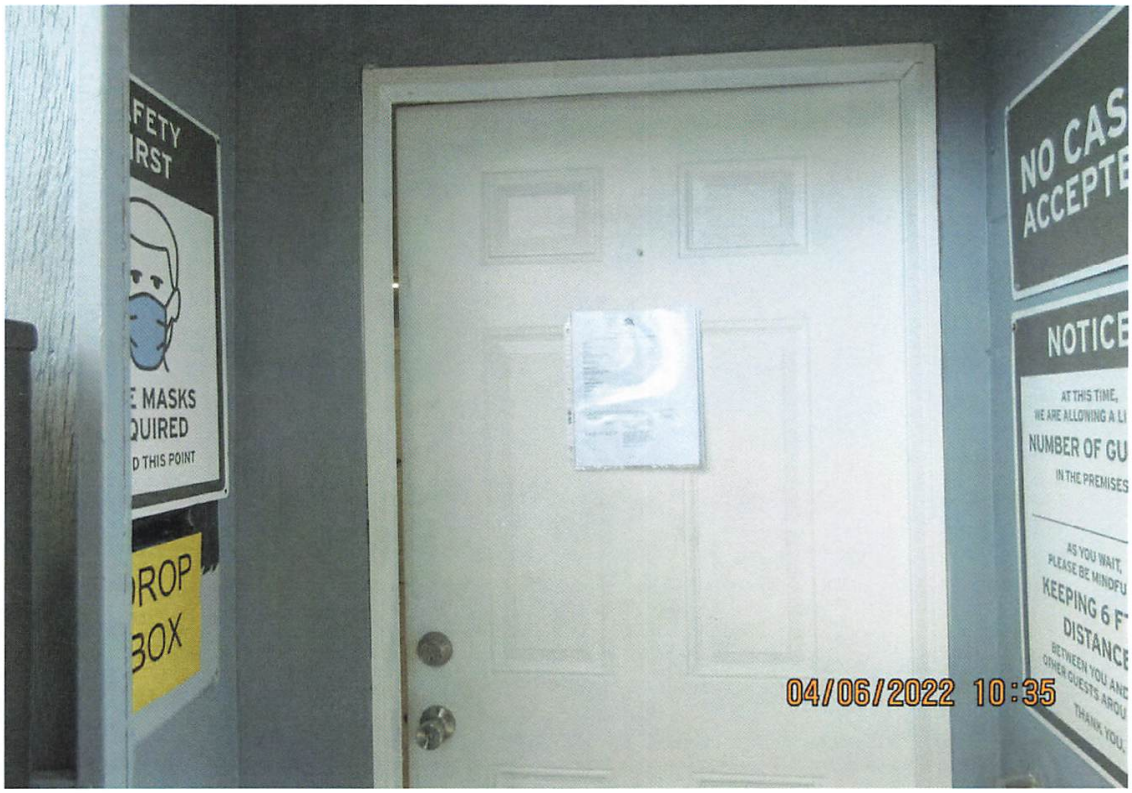
Signature

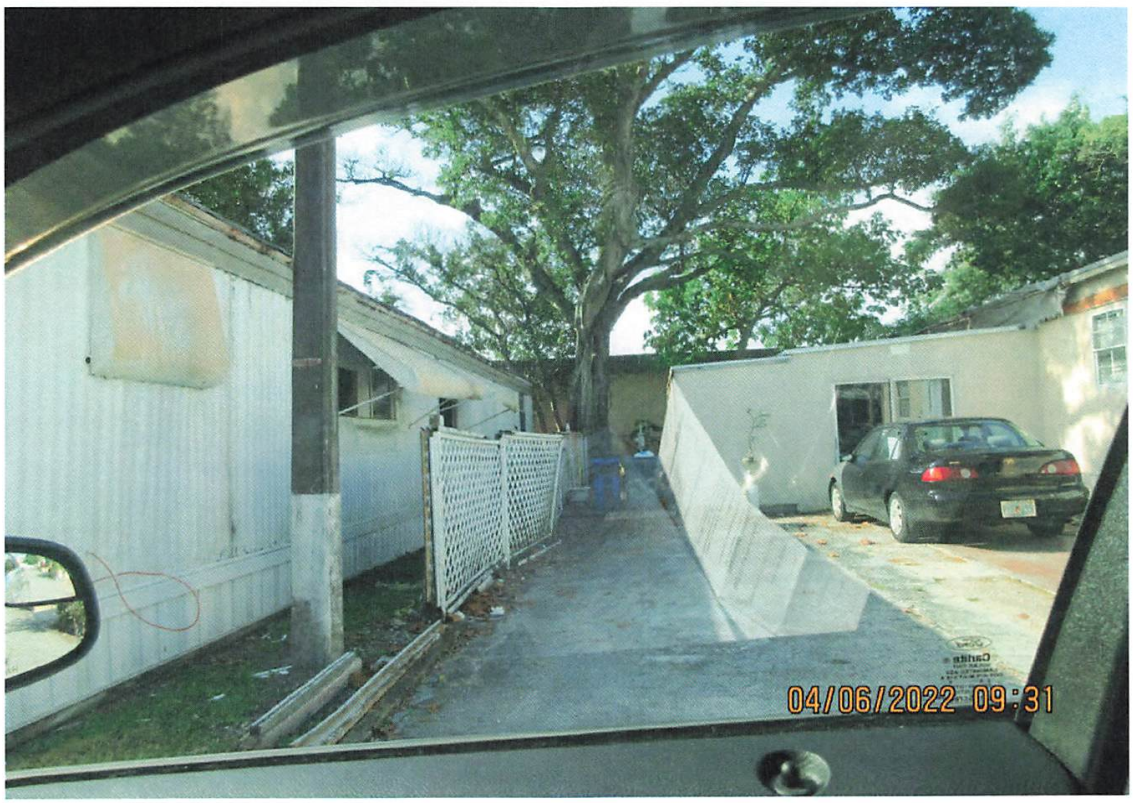
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

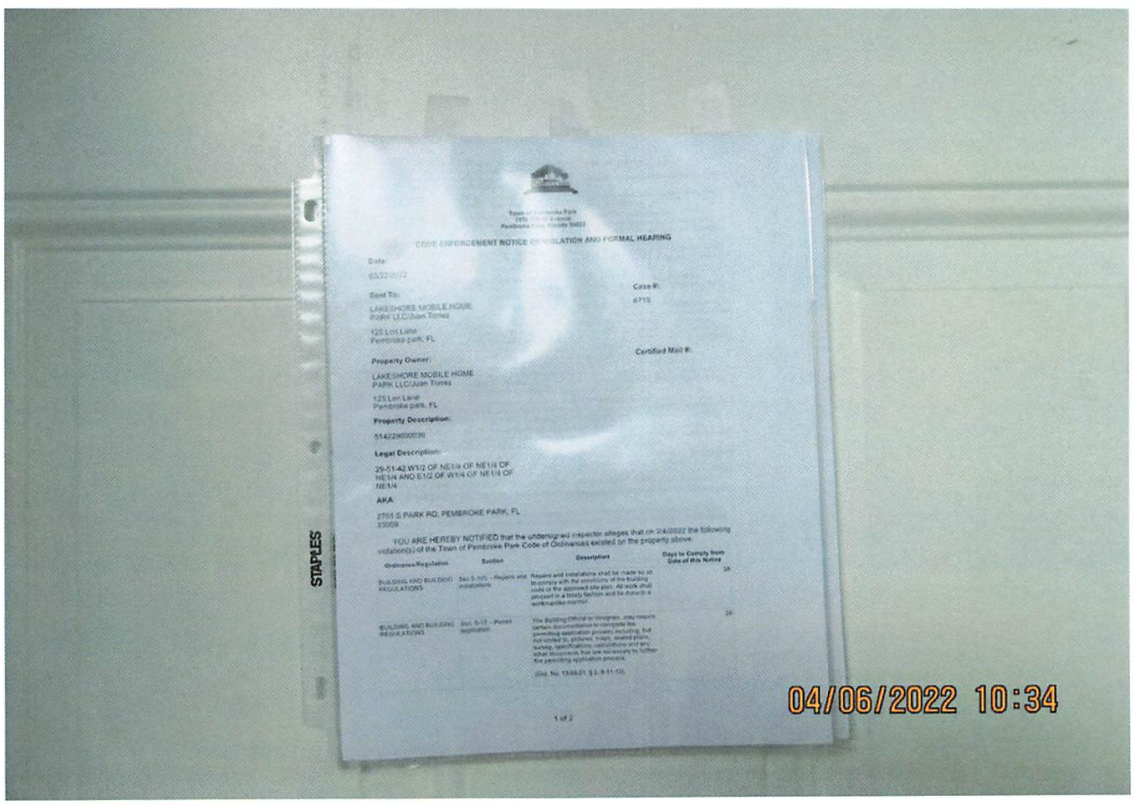

04/06/2022 09:35


CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Case #:
6642
Certified Mail #:
Property Owner:
LAKESMORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301
Property Description:
514228000930
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
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 10
STAPLES
04/06/2022 10:34


FETY
IRST
E MASKS
QUIRED
D THIS POINT
ROP
BOX
NO CAS
ACCEPTE
NOTICE
AT THIS TIME,
NUMBER OF GU
IN THE PREMISES
AS YOU WAIT,
KEEPING 6 F
DISTANCE
04/06/2022 10:35


04/06/2022 09:31


NO CASH ACCEPTED
NOTICE
AT THIS TIME, WE ARE ALLOWING A LIMITED
NUMBER OF GUESTS
IN THE PREMISES.
AS YOU WAIT, PLEASE BE MINDFUL OF
KEEPING 6 FT OF DISTANCE
BETWEEN YOU AND THE OTHER GUESTS AROUND YOU.
04/06/2022 10:34


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Case #:
Certified Mail #:
Property Owner:
LAKESHORE MOBILE HOME PARK LLC/Juan Torres
125 Lori Lane
Pembroke park, FL
Property Description:
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
BUILDING AND BUILDING REGULATIONS
Sec. 5-12. - 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, surveys, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-05-01, § 2, 5-11-13)
1 of 2
STAPLES
04/06/2022 10:34


04/06/2022 09:31


04/06/2022 09:31


04/06/2022 09:32


04/06/2022 09:32


A7
04/06/2022 09:33


NO
PARKING
TOW AWAY
E
TOWING ENFORCED BY
ALPINE TOW
04/06/2022 09:33

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/23/2022

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

6642

Property Owner:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 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
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	31
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	31
ANIMALS	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal.	(a) Public property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any public property without the Town's written consent. If the Town grants its consent and if an animal defecates on public property, the owner, custodian, or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such property.	31
ANIMALS	Sec. 4-14 (b). - Duty of owner, custodian or person in control of animal: feces removal.	(b) Private property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any private property without the private property owner's consent. If a private property owner grants its consent and an animal defecates on private property, the owner, custodian or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such private property. If an animal defecates on property owned by the animal owner, custodian or person in possession or control of the animal, the feces shall immediately thereafter be removed and cleaned from such property. (Ord. No. 15-06-01, § 2, 6-10-15)	31

ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	31
ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	31
ANIMALS	Sec. 4-6. - Distance requirement for keeping certain fowl.	It shall be unlawful for any person, whether as owner or agent, to keep or cause to be kept within the corporate limits of the Town any rooster or peacock closer than one hundred (100) yards from any inhabited dwelling other than the dwelling of the owner thereof or the person keeping the same. (Ord. No. 60-9-7, § 6, 11-2-60)	31
ANIMALS	Sec. 4-7. - Sanitation of pens, etc.	Whenever the keeping or maintenance of any animal or fowl as enumerated in section 4-1 is permitted upon any lands in the Town under the provisions of section 4-1, the owner, agent, employee, servant or other person having charge of the premises and of such animal or fowl, shall clean the pen, coop, sty or other enclosure where such animal or fowl roost or is kept each fourth day, and shall spray and disinfect such area each fourth day, and shall remove and destroy all refuse, droppings, manure, feathers or other matter cleaned from such pens or enclosures. (Ord. No. 60-9-7, § 7, 11-2-60)	31

ANIMALS	Sec. 4-8. - Disposal of manure.	Animal manure and fowl droppings shall not be left aboveground upon any premises in the Town for longer than four (4) days, and it shall be the duty of any person occupying, owning or having control of the premises where fowls are permitted to be kept, to collect and bury under six (6) inches of dirt or soil, or to remove and carry away, all such manure and droppings each fourth day. (Ord. No. 60-9-7, § 8, 11-2-60)	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (3). - Installation.	(3) Additions. When additions increasing floor area are made to an existing occupancy listed and the area of the addition is twenty-five (25) percent or more of the area of the existing occupancy, the existing occupancy and the addition shall be made to comply with paragraph (6) of this section.	31
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (4). - Installation.	(4) Repairs and Alterations. When repairs and alterations amounting to more than fifty (50) percent of the value of the existing occupancy are made during any twelve-month period, the occupancy shall be made to conform to paragraph (6) of this section.	31

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	31
GARBAGE AND REFUSE	Sec. 11-87 - Dumping, burning or other disposal; permit required.	It shall be unlawful for any person to dump, burn, litter, or otherwise dispose in any manner or amount: (1) In or on any public way, road, street, alley, including any portion of a right-of-way thereof, or any other public land, except in containers or areas lawfully provided therefor; (2) In or on any private property, unless prior consent of the owner has been given and unless such litter will not cause a public nuisance or be in violation of any other state or local law, rule, or regulation; within the corporate limits of the Town of Pembroke Park, unless such person shall have first obtained a permit from the Town authorizing and permitting the dumping, burning, or otherwise disposing of litter. (Ord. No. 89-9-2, § 3, 9-13-89)	31
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.	31
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	31

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)	31
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)	31
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.	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-2. - Storage of abandoned property in the open prohibited	No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same.	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-3. - Declaration of nuisance.	The accumulation and storage of abandoned property on private property shall constitute a nuisance, detrimental to the health, safety and welfare of the inhabitants of the Town, and it shall be the duty of the private property owner or lessee or other person in possession of the private property upon which such abandoned property is located to remove same from the Town, or have the same housed in a building where it will not be visible from the street. (Ord. No. 98-4-2, § 3, 4-8-98)	31

JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-4. - Procedure for abandoned property located on public property.	(1)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it can be easily removed, the officer shall take such article into custody and shall make a reasonable attempt to ascertain the rightful owner or lienholder pursuant to the provisions of this section.(2)Whenever a law enforcement officer or code inspector ascertains that an article of abandoned property is present on public property and is of such nature that it cannot be easily removed, the officer shall cause a notice to be placed upon such article in substantially the following form: NOTICE TO THE OWNER AND ALL PERSONS INTERESTED IN THE ATTACHED PROPERTY: This property, to wit: (setting forth brief description) is unlawfully upon public property known as (setting forth brief description of location) and must be removed within five (5) days; otherwise, it will be removed and disposed of pursuant to Chapter 13, Pembroke Park...	31
JUNKED, WRECKED, ABANDONED PROPERTY	Sec. 13-6. - Circumstances for immediate removal by law enforcement officers.	Law enforcement officers are hereby authorized to immediately remove a vehicle from a street or highway to the nearest garage or other place of safety or to a garage designated or maintained by the Town with or without notice to the property owner under the following circumstances: (1)When any vehicle is left unattended on any bridge, viaduct, causeway, or tunnel, where such vehicle constitutes an obstruction to traffic;(2)When a vehicle upon a street is so disabled as to constitute an obstruction to traffic or the person in charge of the vehicle is by reason of physical injury incapacitated to such an extent as to be unable to provide for its custody and removal;(3)When a vehicle is found being operated upon the streets and is not in proper condition;(4)When any vehicle is left unattended upon a street and is so parked illegally as to constitute a definite hazard or obstruction to the normal movement of traffic; (5)When the driver of such vehicle is taken into custody by a law enfor...	31

There is bulk trash all throughout lake shore mobile home park
There is a large number of combustible materials being unlawfully stored throughout this mobile home park
There is trash and debris all throughout lake shore mobile home park
There is an extensive number of mobile homes inside the park that have had various types of work that was done without permit
There are numerous mobile homes that have limited or no means of egress to the back of the properties
There are several mobile homes that are illegally housing and storing livestock
There is fecal matter from wildlife all throughout the roadway and driveways of this mobile home park
There are mobile homes that are housing aggressive dogs, this poses a health and safety concern to the community
There are several dogs freely roaming the mobile park without owners observing them
The entire mobile home park is filled with overgrown trees and shrubbery that requires immediate trimming
There is an extensive number of mobile homes that have parking areas that are in disrepair and deteriorated state
There are several mobile homes with canopies deployed over their driveways without a permit
There are numerous mobile homes inside this park that have driveways that need to be pressure washed
There are several mobile homes with sheds that have been built/Installed without a permit
There are numerous abandoned vehicles that are broken down, have no tags, have expired tags and present a danger to the community
There are several mobile homes that are unlawfully storing various items on, near, or blocking access to the electrical panel/meter
There are bare spots all throughout this complex and throughout several mobile homes
There are open abandoned mobile homes that present a health and safety concern to the community
There are several trip hazards, broken materials and unsecured materials throughout the mobile home park
There is an insufficient amount of lighting inside this mobile home park
There are vehicles parking on the street blocking proper access to the streets
There are several broken fences throughout this mobile home park that require repair
To comply with these violations please take the following actions:
1)Remove all bulk trash from inside the complex and throughout the mobile homes
2)Remove all combustible materials from inside the complex and throughout the mobile homes
3)Remove all trash and debris including dead leaves and vegetation from inside this complex and throughout the mobile homes
4)All mobile homes inside this park that have had any work done to them need to have permits pulled immediately
5)All mobile homes inside this park must have means of egress to the back of the properties
6)Any mobile home that is housing livestock must remove these animals immediately
7)All fecal matter whether on the roadways or in the driveways must be removed
8)Any aggressive animals that pose a health and safety concern to the general public must be removed
9)All dogs inside this mobile home community that are outside of the owners' home must be on leash at all times and must be in clear eyesight of the owner
10)All overgrown trees inside this mobile home community including shrubbery must be well trimmed and maintained on a regular basis
11)Repair/Replace all parking areas and ensure they are in a smooth well graded condition
12)Permits must be pulled for all mobile homes with deployed canopies
13)Pressure wash all parking areas that are in blite condition
14)Permits must be pulled on all mobile homes with an installed shed
15)All abandoned vehicles must be removed from this mobile home park immediately
16)Remove all items being stored on, near or that are blocking the electrical panel/meter
17)Re-sod all bare spots inside this mobile home park
18) Any mobile home that is not properly secured and has open access to it must be immediately secured
19) Remove all trip hazards, broken materials and unsecured materials
20)Proper and efficient lighting needs to be installed inside this mobile home park
21)Remove any vehicle that is parked illegally on the roadway
22)Repair/Replace all damaged/Broken fences

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

Erik Richwagen

3/23/2022

Instr# 117622019 , Page 1 of 4, Recorded 09/29/2021 at 11:56 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC

Respondent(s)

Case No.: **4634**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on January 23, 2020. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 147 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

1. The Special Magistrate entered a Final Order on January 23, 2020, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on January 23, 2020, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on January 23, 2020. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$21,600.00** (TWENTY ONE THOUSAND AND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20th, 2021

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

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.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: 4933

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: 2701 S Park Rd, Pembroke Park, FL 33009

PROPERTY OWNER: Lakeshore Mobile Home Park LLC, 6400 Telegraph Rd #2000, Bloomfield Township, MI 48301

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; 5-2(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.

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) **WITHIN 30 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 100.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of 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.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,499,060	$217,900	$2,716,960	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,716,960	$2,628,390	$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,628,390	$2,716,960	$2,628,390	$2,628,390

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
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 Liabilites	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 REPEAT VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	6642	01/26/2022

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2022 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
ANIMALS	Sec. 4-1. - Running at large; impoundment.	(a) It shall be unlawful for any person owning or controlling any dog, horse, cow, goat, hog, livestock, poultry duck, goose, turkey, guinea, peafowl or dove or other fowl or animal except cats to permit such animal or fowl to run at large in the Town. (b) It shall be the duty of the Sheriff's Department to deliver to the Humane Society of Broward County any such animal or fowl found running at large. (c) Each person owning or controlling such animal or fowl shall keep such animal or fowl in a substantial pen, coop or enclosure at all times. (Ord. No. 60-9-7, § 1, 11-2-60; Ord. No. 00-11-4, § 1, 11-8-00)	31
ANIMALS	Sec. 4-13. - Number of dogs and cats restricted.	The number of dogs and cats in all residential zoning districts shall be limited to no more than three (3) dogs and three (3) cats per individual dwelling unit, excluding their offspring which are less than six (6) months of age. (Ord. No. 15-06-01, § 1, 6-10-15)	31

ANIMALS	Sec. 4-14 (a). - Duty of owner, custodian or person in control of animal: feces removal.	(a) Public property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any public property without the Town's written consent. If the Town grants its consent and if an animal defecates on public property, the owner, custodian, or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such property.	31
ANIMALS	Sec. 4-14 (b). - Duty of owner, custodian or person in control of animal: feces removal.	(b) Private property: It shall be unlawful for any person who is the owner, custodian or is in possession or control of any animal to permit such animal to defecate or urinate upon any private property without the private property owner's consent. If a private property owner grants its consent and an animal defecates on private property, the owner, custodian or person in possession or control of the animal shall immediately thereafter remove and clean up such excrement from such private property. If an animal defecates on property owned by the animal owner, custodian or person in possession or control of the animal, the feces shall immediately thereafter be removed and cleaned from such property. (Ord. No. 15-06-01, § 2, 6-10-15)	31
ANIMALS	Sec. 4-15. - Nuisances defined; actions constituting a nuisance.	(a) The actions of an animal constitute a public nuisance when an animal disturbs the rights of a member of the general public, or threatens the safety of a member of the general public, or harms a member of the general public, or damages the property of a member of the general public, or interferes with the ordinary use and enjoyment of the property of a member of the general public. (b) It shall be unlawful for any person or the owner or anyone having charge, control or custody of an animal, to own, keep, possess or maintain an animal in such a manner so as to constitute a public nuisance. By way of example and not limitation, the following acts or actions by an owner or possessor of an animal are hereby declared to be a public nuisance: (1) Allowing or permitting any animal within the corporate limits of the Town which howls, yells or barks, whines, meows, crows, cackles, or makes other noise excessively or continuously so as to disturb the sleep, peace or quietud...	31

ANIMALS	Sec. 4-17. - Feeding of wildlife prohibited.	(a) It shall be unlawful for any person to feed or otherwise entice or encourage to feed any raccoon, fox, opossum, duck, or any other wild animal within the Town boundaries. Stray or feral cats shall also be interpreted as wild animals. (b) No foodstuffs may be deposited on the ground which may encourage two (2) or more animals to congregate, nest, or develop a feeding habit or routine. However, wild bird feeders maintained on private property are permitted. (Ord. No. 15-06-01, § 5, 6-10-15)	31
ANIMALS	Sec. 4-6. - Distance requirement for keeping certain fowl.	It shall be unlawful for any person, whether as owner or agent, to keep or cause to be kept within the corporate limits of the Town any rooster or peacock closer than one hundred (100) yards from any inhabited dwelling other than the dwelling of the owner thereof or the person keeping the same. (Ord. No. 60-9-7, § 6, 11-2-60)	31
ANIMALS	Sec. 4-7. - Sanitation of pens, etc.	Whenever the keeping or maintenance of any animal or fowl as enumerated in section 4-1 is permitted upon any lands in the Town under the provisions of section 4-1, the owner, agent, employee, servant or other person having charge of the premises and of such animal or fowl, shall clean the pen, coop, sty or other enclosure where such animal or fowl roost or is kept each fourth day, and shall spray and disinfect such area each fourth day, and shall remove and destroy all refuse, droppings, manure, feathers or other matter cleaned from such pens or enclosures. (Ord. No. 60-9-7, § 7, 11-2-60)	31
ANIMALS	Sec. 4-8. - Disposal of manure.	Animal manure and fowl droppings shall not be left aboveground upon any premises in the Town for longer than four (4) days, and it shall be the duty of any person occupying, owning or having control of the premises where fowls are permitted to be kept, to collect and bury under six (6) inches of dirt or soil, or to remove and carry away, all such manure and droppings each fourth day. (Ord. No. 60-9-7, § 8, 11-2-60)	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31

FIRE PREVENTION AND PROTECTION	Sec. 9-43 (3). - Installation.	(3) Additions. When additions increasing floor area are made to an existing occupancy listed and the area of the addition is twenty-five (25) percent or more of the area of the existing occupancy, the existing occupancy and the addition shall be made to comply with paragraph (6) of this section.	31
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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	31
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	31

There is bulk trash all throughout lake shore mobile home park
There is a large number of combustible materials being unlawfully stored throughout this mobile home park
There is trash and debris all throughout lake shore mobile home park
There is an extensive number of mobile homes inside the park that have had various types of work that was done without permit
There are numerous mobile homes that have limited or no means of egress to the back of the properties
There are several mobile homes that are illegally housing and storing livestock
There is fecal matter from wildlife all throughout the roadway and driveways of this mobile home park
There are mobile homes that are housing aggressive dogs, this poses a health and safety concern to the community
There are several dogs freely roaming the mobile park without owners observing them
The entire mobile home park is filled with overgrown trees and shrubbery that requires immediate trimming
There is an extensive number of mobile homes that have parking areas that are in disrepair and deteriorated state
There are several mobile homes with canopies deployed over their driveways without a permit
There are numerous mobile homes inside this park that have driveways that need to be pressure washed
There are several mobile homes with sheds that have been built/Installed without a permit
There are numerous abandoned vehicles that are broken down, have no tags, have expired tags and present a danger to the community
There are several mobile homes that are unlawfully storing various items on, near, or blocking access to the electrical panel/meter
There are bare spots all throughout this complex and throughout several mobile homes
There are open abandoned mobile homes that present a health and safety concern to the community
There are several trip hazards, broken materials and unsecured materials throughout the mobile home park
There is an insufficient amount of lighting inside this mobile home park
There are vehicles parking on the street blocking proper access to the streets
There are several broken fences throughout this mobile home park that require repair
To comply with these violations please take the following actions:
1)Remove all bulk trash from inside the complex and throughout the mobile homes
2)Remove all combustible materials from inside the complex and throughout the mobile homes
3)Remove all trash and debris including dead leaves and vegetation from inside this complex and throughout the mobile homes
4)All mobile homes inside this park that have had any work done to them need to have permits pulled immediately
5)All mobile homes inside this park must have means of egress to the back of the properties
6)Any mobile home that is housing livestock must remove these animals immediately
7)All fecal matter whether on the roadways or in the driveways must be removed
8)Any aggressive animals that pose a health and safety concern to the general public must be removed
9)All dogs inside this mobile home community that are outside of the owners' home must be on leash at all times and must be in clear eyesight of the owner
10)All overgrown trees inside this mobile home community including shrubbery must be well trimmed and maintained on a regular basis
11)Repair/Replace all parking areas and ensure they are in a smooth well graded condition
12)Permits must be pulled for all mobile homes with deployed canopies
13)Pressure wash all parking areas that are in blite condition
14)Permits must be pulled on all mobile homes with an installed shed
15)All abandoned vehicles must be removed from this mobile home park immediately
16)Remove all items being stored on, near or that are blocking the electrical panel/meter
17)Re-sod all bare spots inside this mobile home park
18) Any mobile home that is not properly secured and has open access to it must be immediately secured

19) Remove all trip hazards, broken materials and unsecured materials
20)Proper and efficient lighting needs to be installed inside this mobile home park
21)Remove any vehicle that is parked illegally on the roadway
22)Repair/Replace all damaged/Broken fences

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

011D10656696

Sent To:

LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000

Case #:

6642

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL

01/26/2022

US POSTAGE $000.73⁰

ZIP 33023

011D10656696

VCorP Services, LLC
1200 S Pine Island Road
Plantation, FL 33324

OF PEMBROKE PARK

ID AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL

01/26/2022

US POSTAGE $000.73⁰

ZIP 33023

011D10656696

6400 Telegraph Road
Suite 2000
Bloomfield Hills MI 48301

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

Sent To:

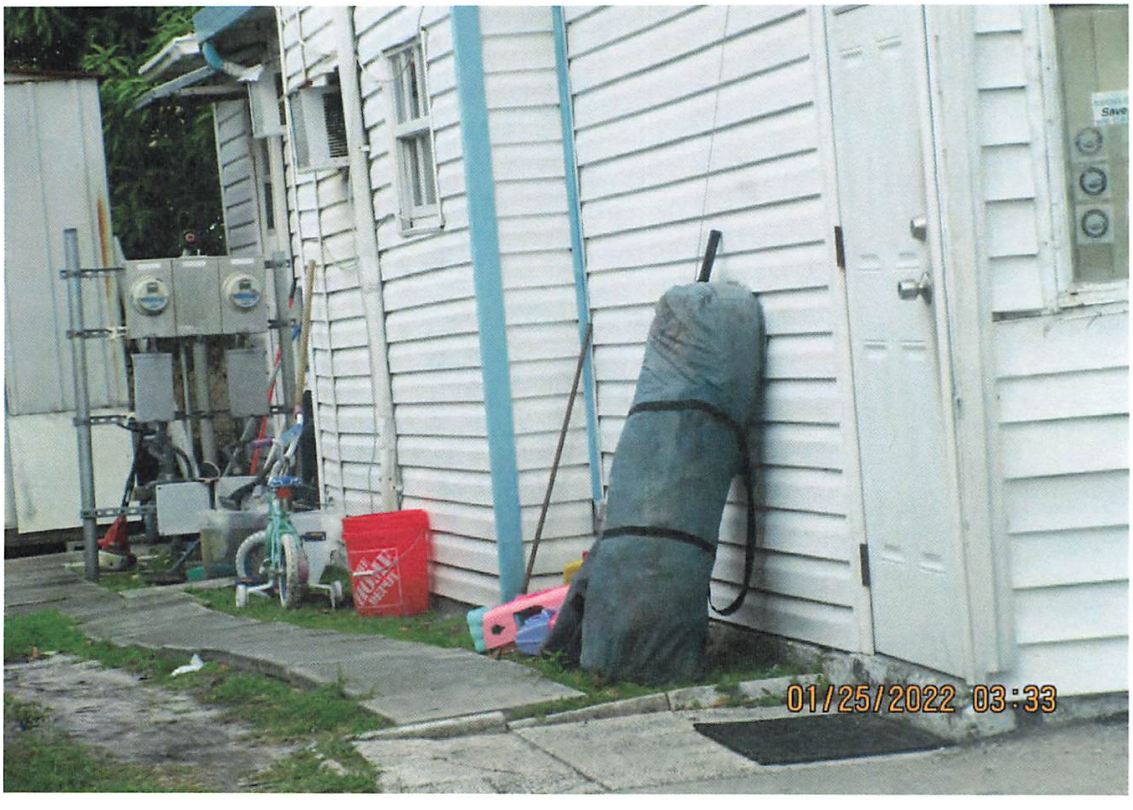
LAKESHORE MOBILE HOME PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

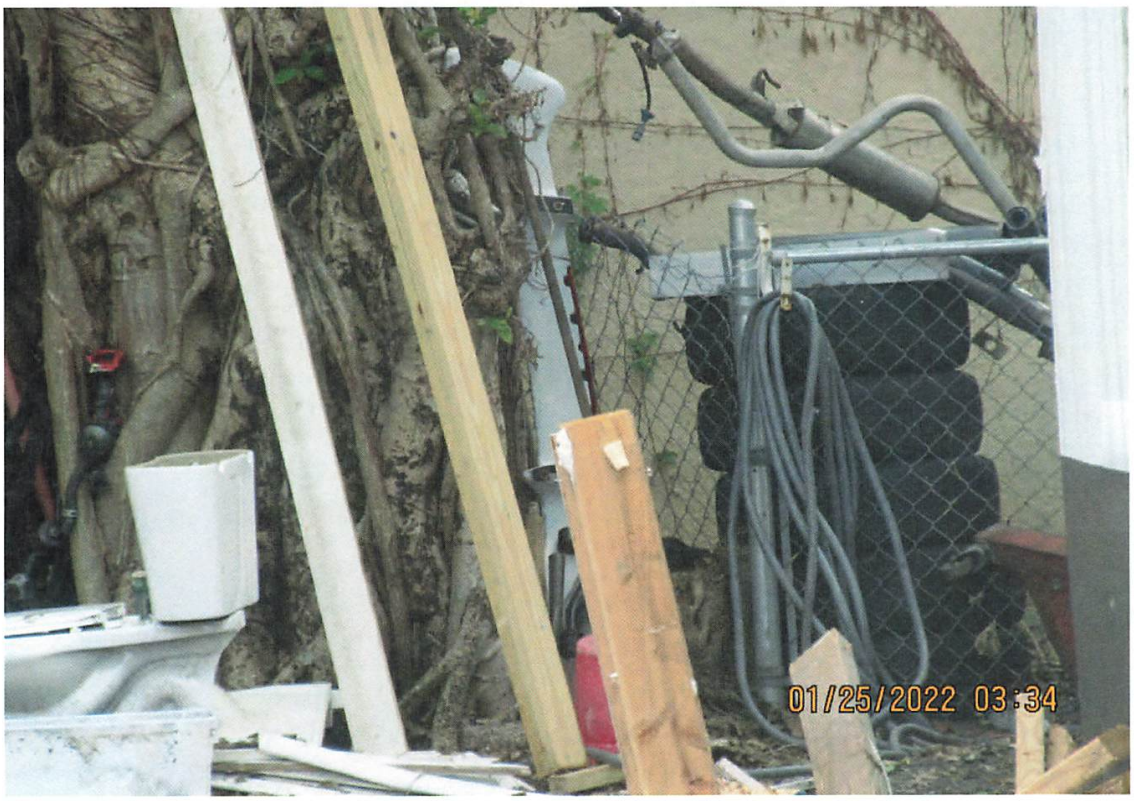
Case #:

6642

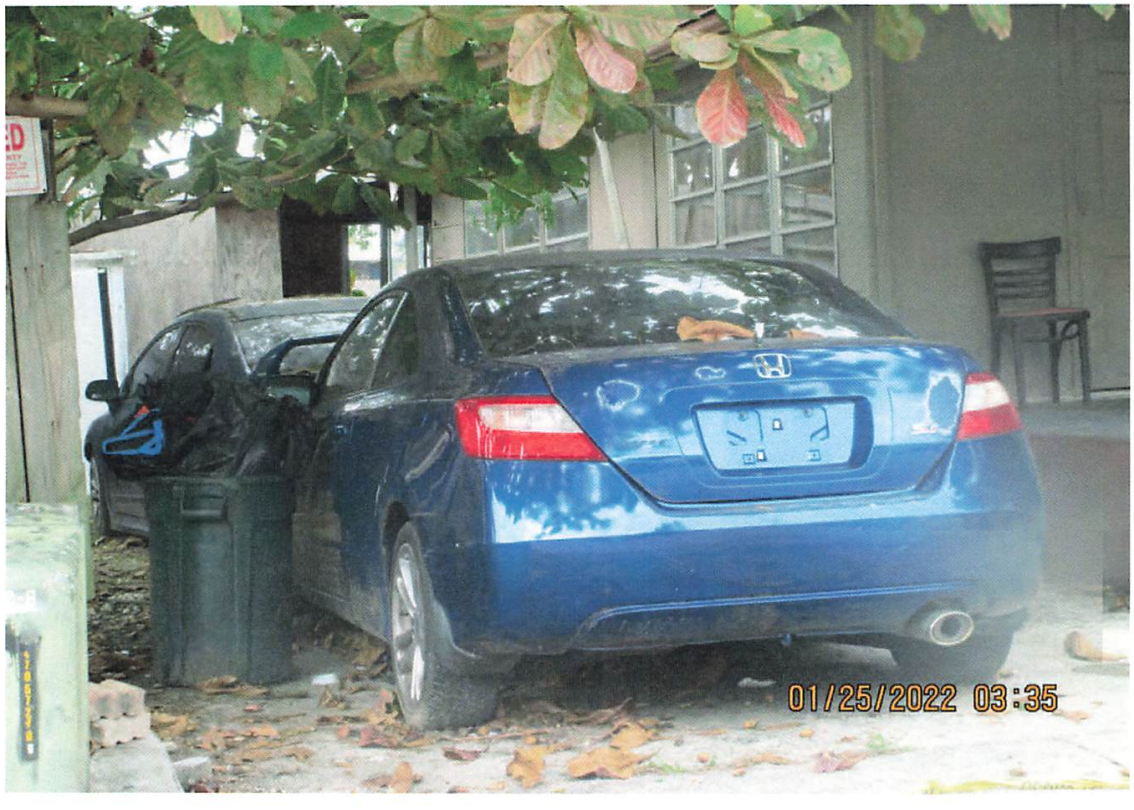

01/25/2022 03:32


01/25/2022 03:33


01/25/2022 03:34


01/25/2022 03:34


01/25/2022 03:34


01/25/2022 03:35


01/25/2022 03:35


01/25/2022 03:35


01/25/2022 03:36


01/25/2022 03:37


01/25/2022 03:37


01/25/2022 03:37


115
01/25/2022 03:37


01/25/2022 03:37


01/25/2022 03:38


01/25/2022 03:38


01/25/2022 03:39


01/25/2022 03:39


01/25/2022 03:40


01/25/2022 03:40


01/25/2022 03:41


01/25/2022 03:41


01/25/2022 03:42


01/25/2022 03:43


01/25/2022 03:43

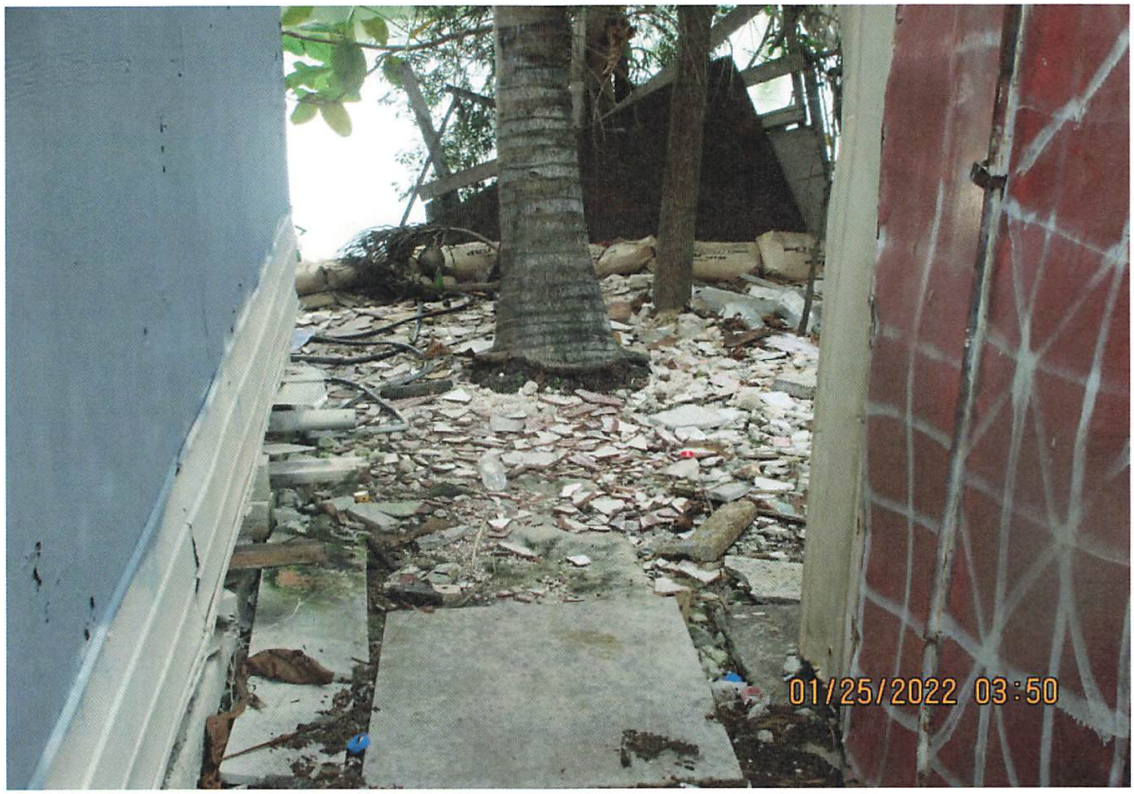

01/25/2022 03:45


01/25/2022 03:47


01/25/2022 03:47


01/25/2022 03:49


01/25/2022 03:50


01/25/2022 03:50


01/25/2022 03:51


01/25/2022 03:51


01/25/2022 03:51


01/25/2022 03:57


01/25/2022 03:57

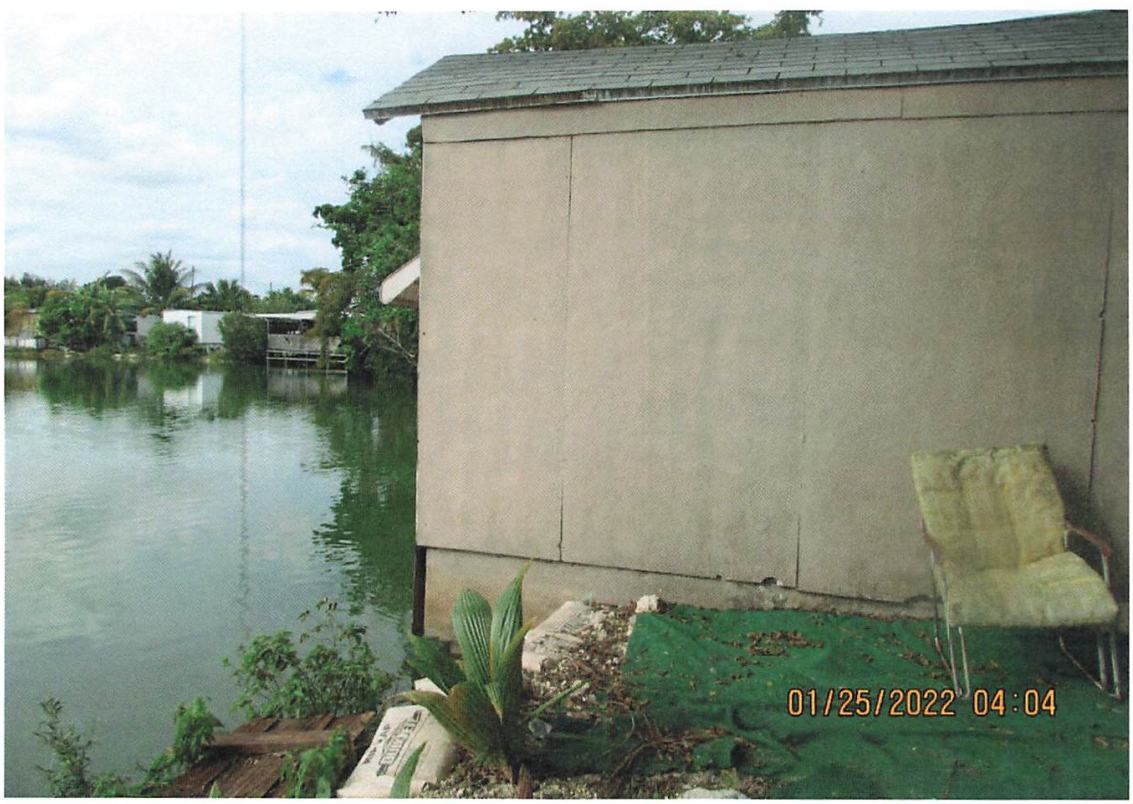

01/25/2022 03:58


01/25/2022 03:58


01/25/2022 04:03


01/25/2022 04:04


01/25/2022 04:04


01/25/2022 04:04


01/25/2022 04:08


PRIVATE PROPERTY
01/25/2022 04:11


01/25/2022 04:12


01/25/2022 04:12


141
MERRY
christmas
01/25/2022 04:12

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE GARDENS LTD	7735 NW 146 ST MIAMI LAKES, FL 33016	3841 SW 52 AVE, PEMBROKE PARK, FL 33009 #101

Legal Description

Case Status Open **Case #** 6670 **Date Next Inspection** 4/20/2022

Notes

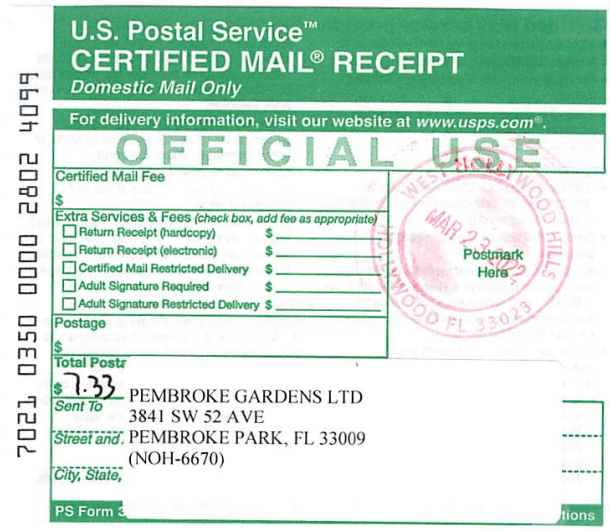
There are several spots on the ceiling of apartment 101 that have water damage which indicates a roof leak
There is a black substance growing on the walls of this apartment
The bathroom tub is in a complete state of deterioration
The ventilation above the stove is not in proper working condition
There is damage underneath the kichen sink due to a water leak
The bathroom faucet is broken and needs repair
To comply with these violations please take the following action:
1)Repair all water spots on the ceiling and ensure the roof is in good sound condition free of leaks
2)Remove all black substances growing inside this apartment
3)Repair/Replace the bathroom tub
4)Repair/Replace the kitchen stove ventilation
5)Repair the leak and the damage underneath the kitchen sink
6)Repair/Replace the bathroom faucet

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/31/2022		Notice of Violation	Posted to Property
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

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: 4/20/2022
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
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: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and
City, State,

PEMBROKE GARDENS LTD
3841 SW 52 AVE
PEMBROKE PARK, FL 33009
(NOH-6670)

MAR 23 2022
Postmark Here
HOLLYWOOD FL 33023

PS Form

7021 0350 0000 2802 4099



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and
City, State,

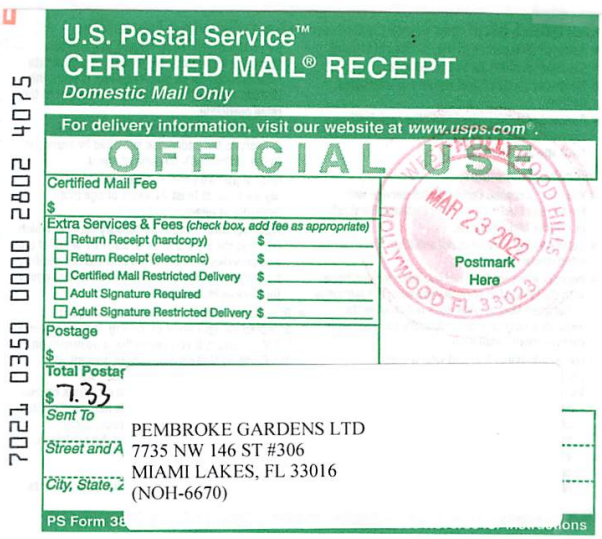
SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016
(NOH-6670)

MAR 23 2022
Postmark Here
HOLLYWOOD FL 33023

PS Form

See Reverse for Instructions

7021 0350 0000 2802 4082



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and
City, State,

PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016
(NOH-6670)

MAR 23 2022
Postmark Here
HOLLYWOOD FL 33023

PS Form

7021 0350 0000 2802 4075

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE GARDENS LTD CASE NO. 6670.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3841 SW 52 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3841 SW 52 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PEMBROKE GARDENS LTD.AT 10:50 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.

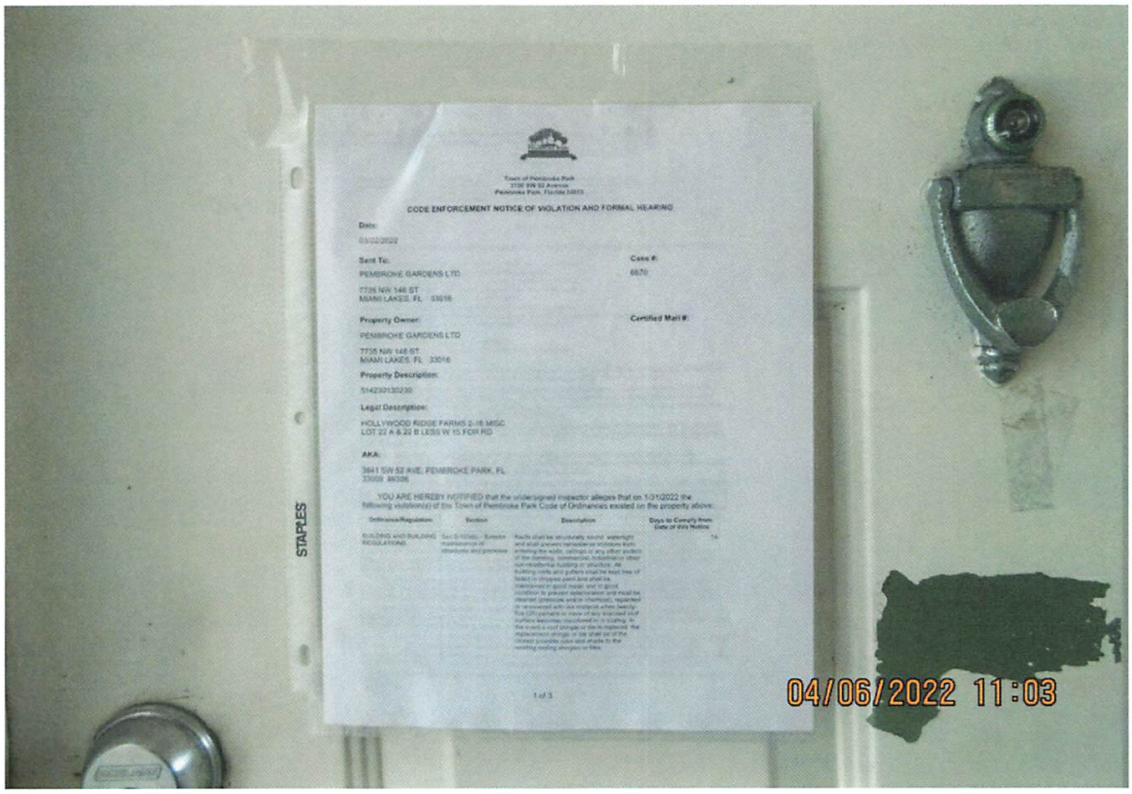
Signature

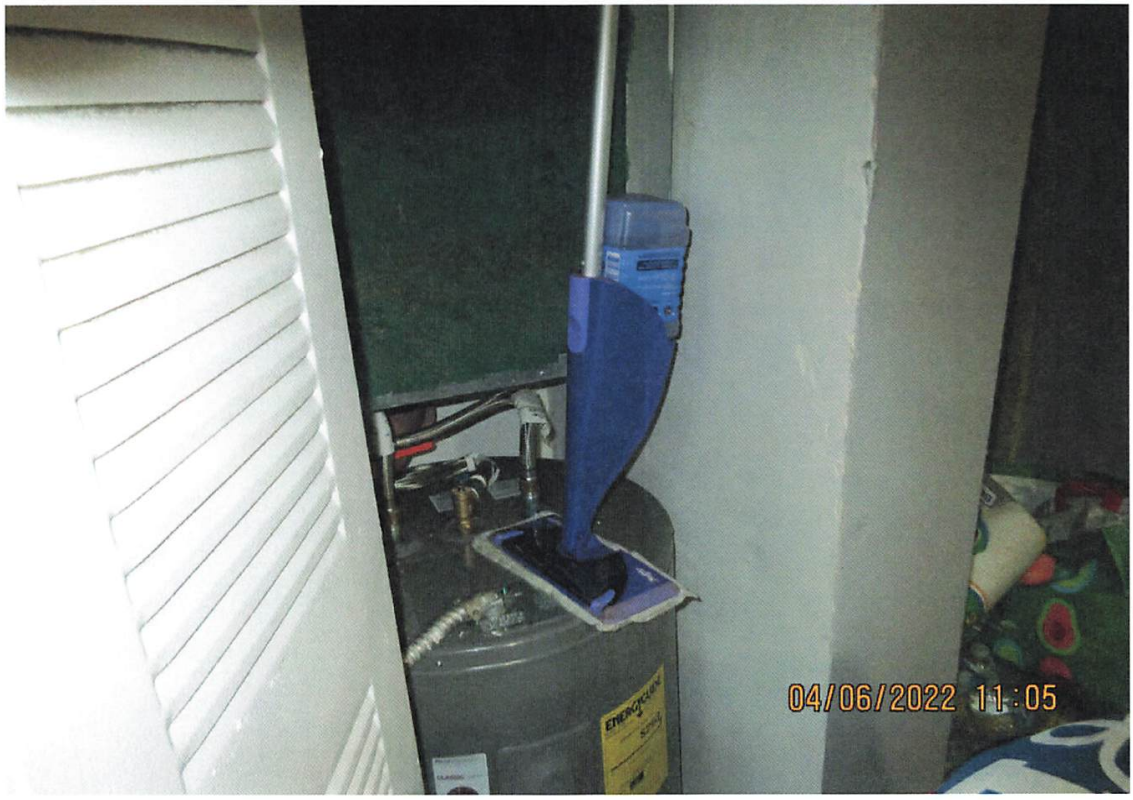
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

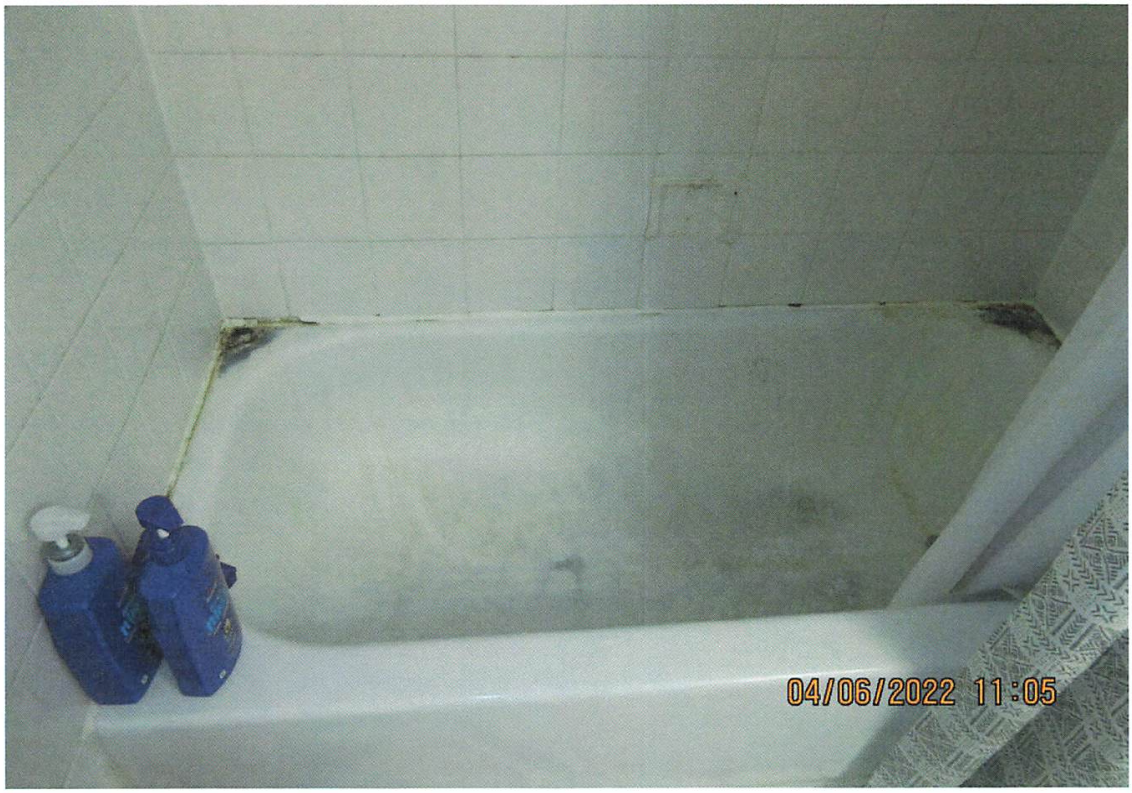
JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Premier
FOOD WASTE DISPOSER • 1/3 HP
04/06/2022 11:07


04/06/2022 11:03

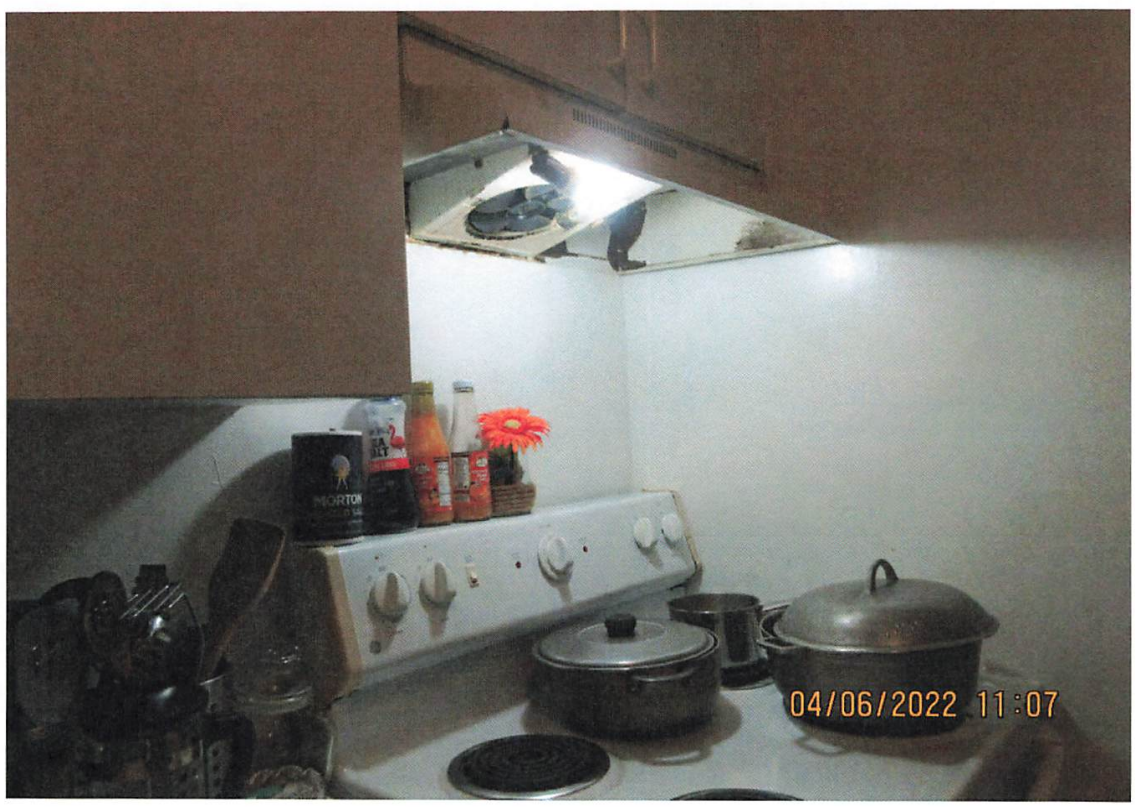

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
PEMBROKE GARDENS LTD
7735 NW 146 ST
MIAMI LAKES, FL 33016
Case #:
6670
Property Owner:
PEMBROKE GARDENS LTD
7735 NW 146 ST
MIAMI LAKES, FL 33016
Certified Mail #:
Property Description:
514230130230
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 22 A & 23 B LESS W 15 FOR RD
AKA:
3841 SW 52 AVE, PEMBROKE PARK, FL
33023 66106
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2022 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
1 of 3
STAPLES
04/06/2022 11:03


04/06/2022 11:05


04/06/2022 11:05


04/06/2022 11:05


04/06/2022 11:06


04/06/2022 11:07

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST
MIAMI LAKES, FL 33016

Case #:

6670

Property Owner:

PEMBROKE GARDENS LTD

7735 NW 146 ST
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 22 A & 22 B LESS W 15 FOR RD

AKA:

3841 SW 52 AVE, PEMBROKE PARK, FL
33009 #101

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	14

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
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)	14

There are several spots on the ceiling of apartment 101 that have water damage which indicates a roof leak

There is a black substance growing on the walls of this apartment
The bathroom tub is in a complete state of deterioration
The ventilation above the stove is not in proper working condition
There is damage underneath the kichen sink due to a water leak
The bathroom faucet is broken and needs repair
To comply with these violations please take the following action:
1)Repair all water spots on the ceiling and ensure the roof is in good sound condition free of leaks
2)Remove all black substances growing inside this apartment
3)Repair/Replace the bathroom tub
4)Repair/Replace the kitchen stove ventilation
5)Repair the leak and the damage underneath the kitchen sink
6)Repair/Replace the bathroom faucet

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

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3841-3881 SW 52 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 30 13 0230
Property Owner	PEMBROKE GARDENS LTD	Millage	0613
Mailing Address	7735 NW 146 ST #306 MIAMI LAKES FL 33016	Use	03
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 22 A & 22 B LESS W 15 FOR RD		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$941,600	$1,158,550	$2,100,150	$2,100,150	
2021	$941,600	$1,158,550	$2,100,150	$2,100,150	$22,581.35
2020	$941,600	$1,158,550	$2,100,150	$2,100,150	$22,662.40

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,100,150	$2,100,150	$2,100,150	$2,100,150
Portability	0	0	0	0
Assessed/SOH	$2,100,150	$2,100,150	$2,100,150	$2,100,150
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
Affordable Housing	$2,100,150	$2,100,150	$2,100,150	$2,100,150
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
1/6/1999	WD*	$450,000	29128 / 1470
8/23/1994	WD*	$100	22693 / 471
9/1/1988	CET		15776 / 402
4/1/1968	WD	$3,400	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	191,192	SF
Adj. Bldg. S.F. (Card, Sketch)		57381
Units		70
Eff./Act. Year Built: 2002/2001		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Partnership
PEMBROKE GARDENS, LTD.

Filing Information

Document Number	A98000001849
FEI/EIN Number	65-0859159
Date Filed	07/31/1998
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	04/13/1999
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P98000062496

PEMBROKE GARDENS, INC.

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	06/23/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
06/23/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
03/14/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
04/24/2015 -- ANNUAL REPORT	View image in PDF format
02/13/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
03/31/2012 -- ANNUAL REPORT	View image in PDF format
01/03/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
05/04/2004 -- REINSTATEMENT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
05/16/2000 -- ANNUAL REPORT	View image in PDF format
04/13/1999 -- Contribution Change	View image in PDF format
12/29/1998 -- ANNUAL REPORT	View image in PDF format
07/31/1998 -- Domestic LP	View image in PDF format

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:	Case #:	Date:
PEMBROKE GARDENS LTD 7735 NW 146 ST MIAMI LAKES, FL 33016	6670	01/31/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE GARDENS LTD 7735 NW 146 ST MIAMI LAKES, FL 33016	514230130230	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 22 A & 22 B LESS W 15 FOR RD	3841 SW 52 AVE, PEMBROKE PARK, FL 33009 #101

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	14
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	14
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)	14

Notes/Means of Correction:

There are several spots on the ceiling of apartment 101 that have water damage which indicates a roof leak
There is a black substance growing on the walls of this apartment
The bathroom tub is in a complete state of deterioration
The ventilation above the stove is not in proper working condition
There is damage underneath the kichen sink due to a water leak
The bathroom faucet is broken and needs repair
To comply with these violations please take the following action:
1)Repair all water spots on the ceiling and ensure the roof is in good sound condition free of leaks
2)Remove all black substances growing inside this apartment
3)Repair/Replace the bathroom tub
4)Repair/Replace the kitchen stove ventilation
5)Repair the leak and the damage underneath the kitchen sink
6)Repair/Replace the bathroom faucet

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

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

5670

Hasler FIRST-CLASS MAIL
01/31/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

6670

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

5670

Swezy, Lewis V
7735 NW 146TH STreet, STE 306
Miami Lakes FL 33018

Hasler FIRST-CLASS MAIL
01/31/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696


01/24/2022 21:55

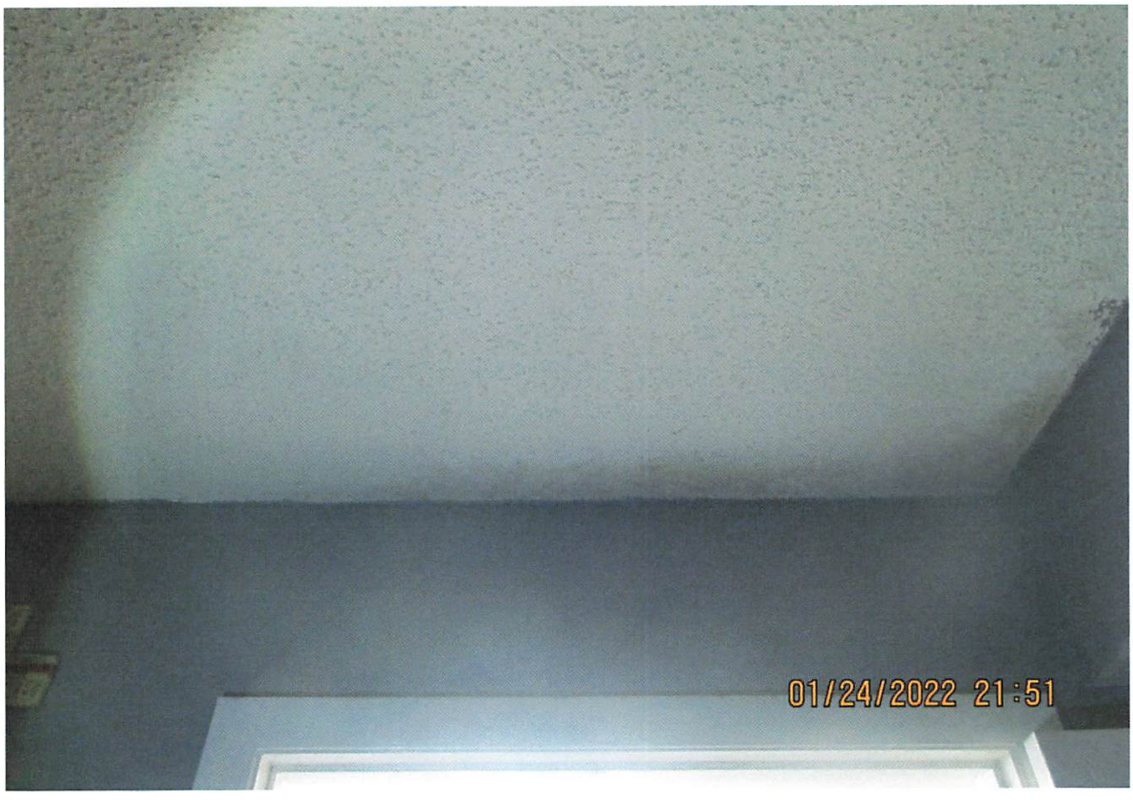

Premier
FOOD WASTE DISPOSER
01/24/2022 22:00

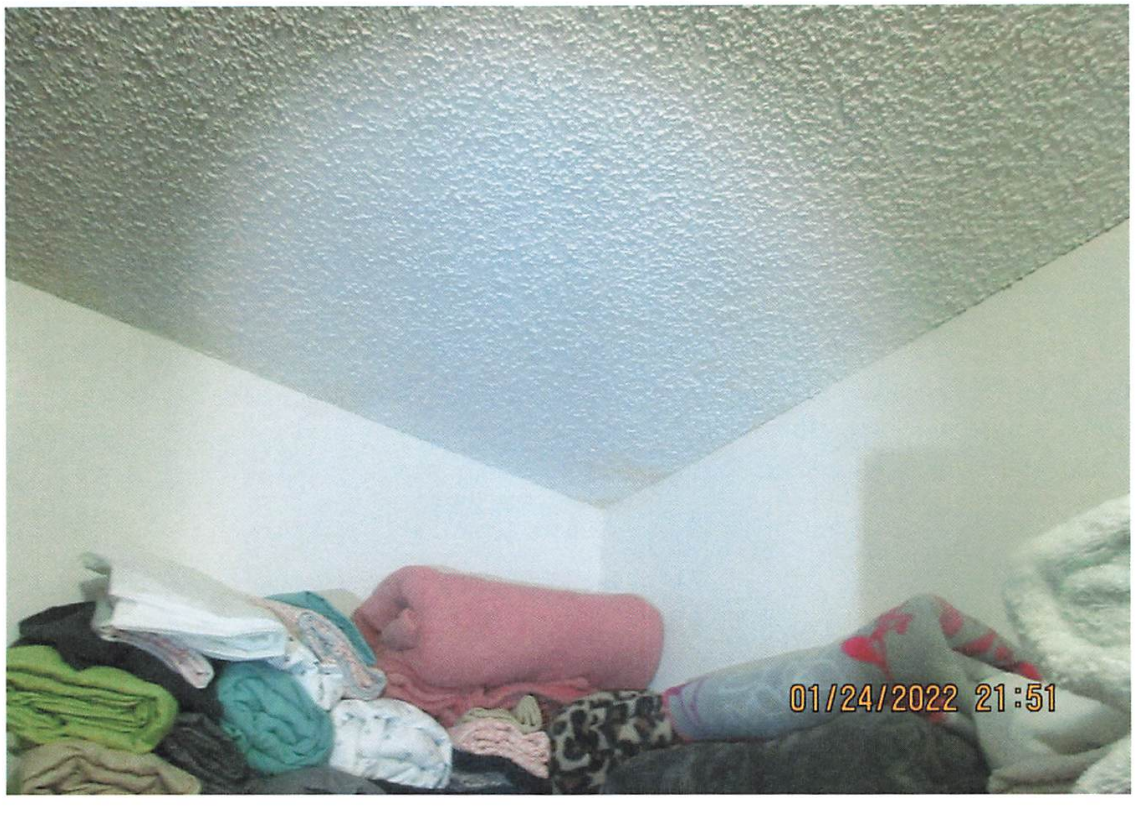

3841
101 - 102
107 - 108
201 - 202
207 - 208
01/24/2022 21:47


01/24/2022 21:47


01/24/2022 21:48


01/24/2022 21:49


01/24/2022 21:51


01/24/2022 21:51

Case Overview

Property/Incident Information

Owner	Address	Site Address
DALE VILLAGE INC	4901 SW 27 CT PEMBROKE PARK, FL 33023	4901 SW 27 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6710 **Date Next Inspection** 4/20/2022

Notes

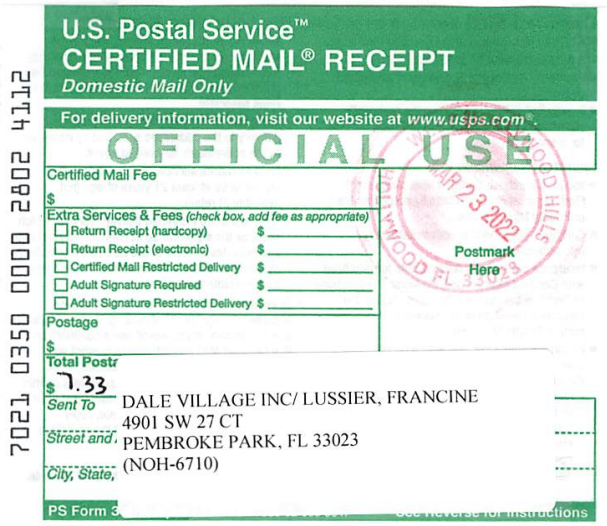
There is a water fountain that is being removed without a permit
There is discoloration on the exterior fence/wall line of this mobile home park
There are parts of the exterior fence/wall that are damaged and in need of repair/ A permit will be required for the repairs
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain a permit through the building department (954 966-4600 EXT 182)
2)Remove all discoloration from the exterior fence/wall inside and outside of Dale village
3)Repair/Replace all broken/damaged parts of the fence/wall and obtain a permit through the building department (954 966-4600 EXT 182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 4/20/2022
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



U.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 Postr
$ 7.33

Sent To DALE VILLAGE INC/ LUSSIER, FRANCINE
Street and 4901 SW 27 CT
City, State, PEMBROKE PARK, FL 33023
(NOH-6710)

PS Form 3

Postmark Here
MAR 23 2022
HOLLYWOOD HILLS
HOLLYWOOD FL 33023

7021 0350 0000 2802 4112



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DALE VILLAGE INC/ LUSSIER, FRANCINE
4901 SW 27 CT
PEMBROKE PARK, FL 33023
(NOH-6710)

9590 9402 6921 1104 8023 96

2. Article Number (Transfer from service label)
7021 0350 0000 2802 4112

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Covid 19
☐ Agent
☐ Addressee

B. Received by (Printed Name) Delivered
C. Date of Delivery 3/25/22

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DALE VILLAGE INC CASE NO. 6710.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4901 SW 27 CT PEMBROKE PARK FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4901 SW 27 CT PEMBROKE PARK FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DALE VILLAGE INC. AT 11:00 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.

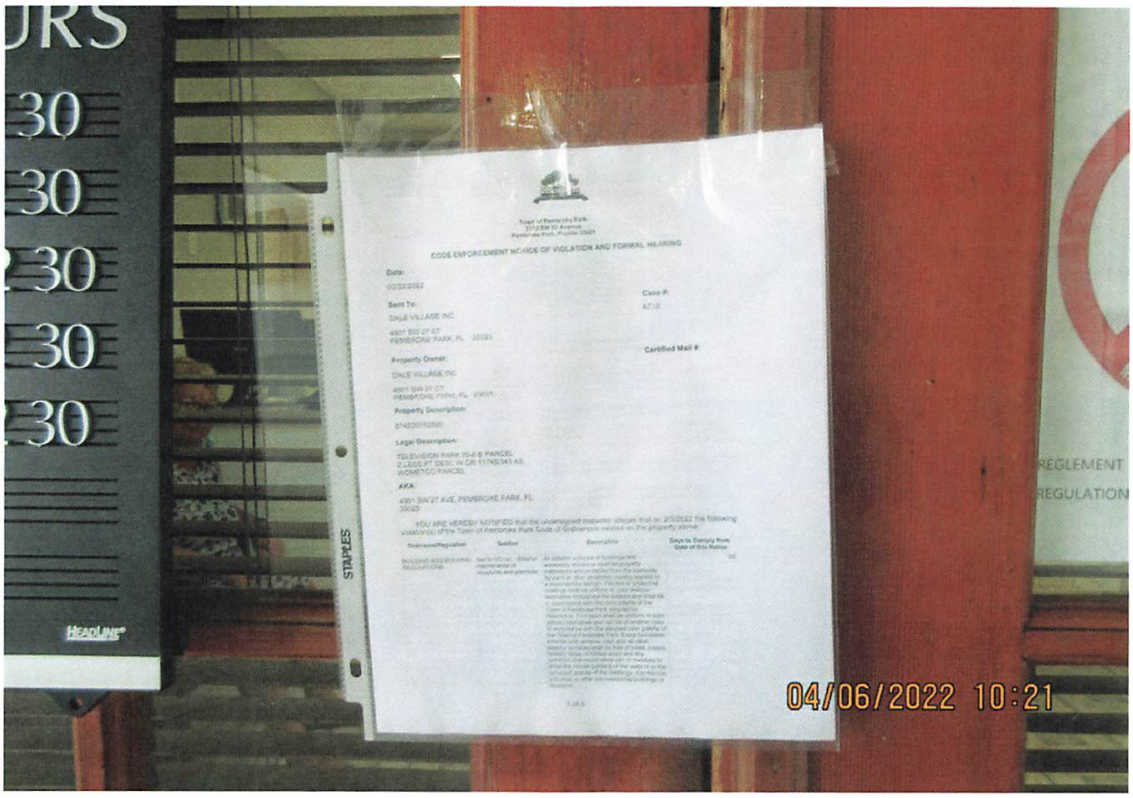
Erik Richwagen
AFFIANT

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 _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
STAPLES
04/06/2022 10:21


OFFICE
BUSINESS HOURS
MON 08:30 TO 12:30
TUE 08:30 TO 12:30
WED 08:30 TO 12:30
THU 08:30 TO 12:30
FRI 08:30 TO 12:30
SAT CLOSED TO
SUN CLOSED TO
04/06/2022 10:22


04/06/2022 08:54



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

DALE VILLAGE INC

4901 SW 27 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6710

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:	DALE VILLAGE INC
Address:	4901 SW 27 CT PEMBROKE PARK, FL 33023
Folio:	514230192520
Site Address:	4901 SW 27 AVE, PEMBROKE PARK, FL 33023
Legal Description:	TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/6/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	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

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

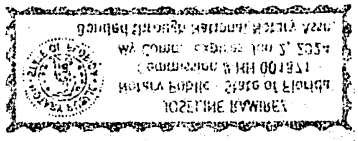
Erik Williams

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

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



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

AONC-6710

Sent To:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #:

6710

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #:

6710

Property Owner:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230192520

Legal Description:

TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL

AKA:

4901 SW 27 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	28

BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	28
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

There is a water fountain that is being removed without a permit
There is discoloration on the exterior fence/wall line of this mobile home park
There are parts of the exterior fence/wall that are damaged and in need of repair/ A permit will be required for the repairs
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain a permit through the building department (954 966-4600 EXT 182)
2)Remove all discoloration from the exterior fence/wall inside and outside of Dale village
3)Repair/Replace all broken/damaged parts of the fence/wall and obtain a permit through the building department (954 966-4600 EXT 182)

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 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

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4901 SW 27 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 19 2520
Property Owner	DALE VILLAGE INC	Millage	0613
Mailing Address	4901 SW 27 CT PEMBROKE PARK FL 33023	Use	09
Abbr Legal Description	TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$10		$10	$10	
2021	$10		$10	$10	
2020	$10		$10	$10	

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10	$10	$10	$10
Portability	0	0	0	0
Assessed/SOH	$10	$10	$10	$10
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 20	$10	$10	$10	$10
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1984	WD*	$4,470,000	11748 / 343

Land Calculations

Price	Factor	Type
$10	1.89	AC
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
DALE VILLAGE, INC.

Filing Information

Document Number	H01526
FEI/EIN Number	59-2412411
Date Filed	05/01/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/16/1984
Event Effective Date	NONE

Principal Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 06/20/1995

Mailing Address

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Changed: 03/07/2008

Registered Agent Name & Address

Lussier, Francine
4901 SW 27TH COURT
PEMBROKE PARK, FL 33023

Name Changed: 03/11/2021

Address Changed: 03/28/2006

Officer/Director Detail

Name & Address

Title President

Lussier , Francine

4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title VP

Hebert, Alain
4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title Secretary

Lavoie, Jean-Luc
4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title Other

Prud'homme, Christian
4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title Director

Perreault, Ronald
4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title Director

Delaire , Gabriel
4901 SW 27TH COURT.
PEMBROKE PARK, FL 33023

Title Director

Belec, Pierrette
4901 SW 27TH COURT
PEMBROKE PARK, FL 33023

Annual Reports

Report Year	Filed Date
2019	04/01/2019
2020	02/28/2020
2021	03/11/2021

Document Images

03/11/2021 -- ANNUAL REPORT	View image in PDF format
02/28/2020 -- ANNUAL REPORT	View image in PDF format
04/01/2019 -- ANNUAL REPORT	View image in PDF format
03/26/2018 -- ANNUAL REPORT	View image in PDF format

04/28/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/04/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- ANNUAL REPORT	View image in PDF format
03/07/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/05/2009 -- ANNUAL REPORT	View image in PDF format
03/07/2008 -- ANNUAL REPORT	View image in PDF format
03/07/2007 -- ANNUAL REPORT	View image in PDF format
03/28/2006 -- ANNUAL REPORT	View image in PDF format
03/21/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/27/2001 -- ANNUAL REPORT	View image in PDF format
03/14/2000 -- ANNUAL REPORT	View image in PDF format
03/11/1999 -- ANNUAL REPORT	View image in PDF format
03/25/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- ANNUAL REPORT	View image in PDF format
03/07/1996 -- ANNUAL REPORT	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:	Case #:	Date:
DALE VILLAGE INC 4901 SW 27 CT PEMBROKE PARK, FL 33023	6710	02/03/2022

Property Owner:	Property Description:	Certified Mail #:
DALE VILLAGE INC 4901 SW 27 CT PEMBROKE PARK, FL 33023	514230192520	

Legal Description:	AKA:
TELEVISION PARK 70-8 B PARCEL Z,LESS PT DESC IN OR 11748/343 AS WOMETCO PARCEL	4901 SW 27 AVE, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	28
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	28
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28

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

Notes/Means of Correction:

There is a water fountain that is being removed without a permit
There is discoloration on the exterior fence/wall line of this mobile home park
There are parts of the exterior fence/wall that are damaged and in need of repair/ A permit will be required for the repairs
To comply with these violations please take the following actions:
1)Halt all work immediately and obtain a permit through the building department (954 966-4600 EXT 182)
2)Remove all discoloration from the exterior fence/wall inside and outside of Dale village
3)Repair/Replace all broken/damaged parts of the fence/wall and obtain a permit through the building department (954 966-4600 EXT 182)

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

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

Erik Richwagen

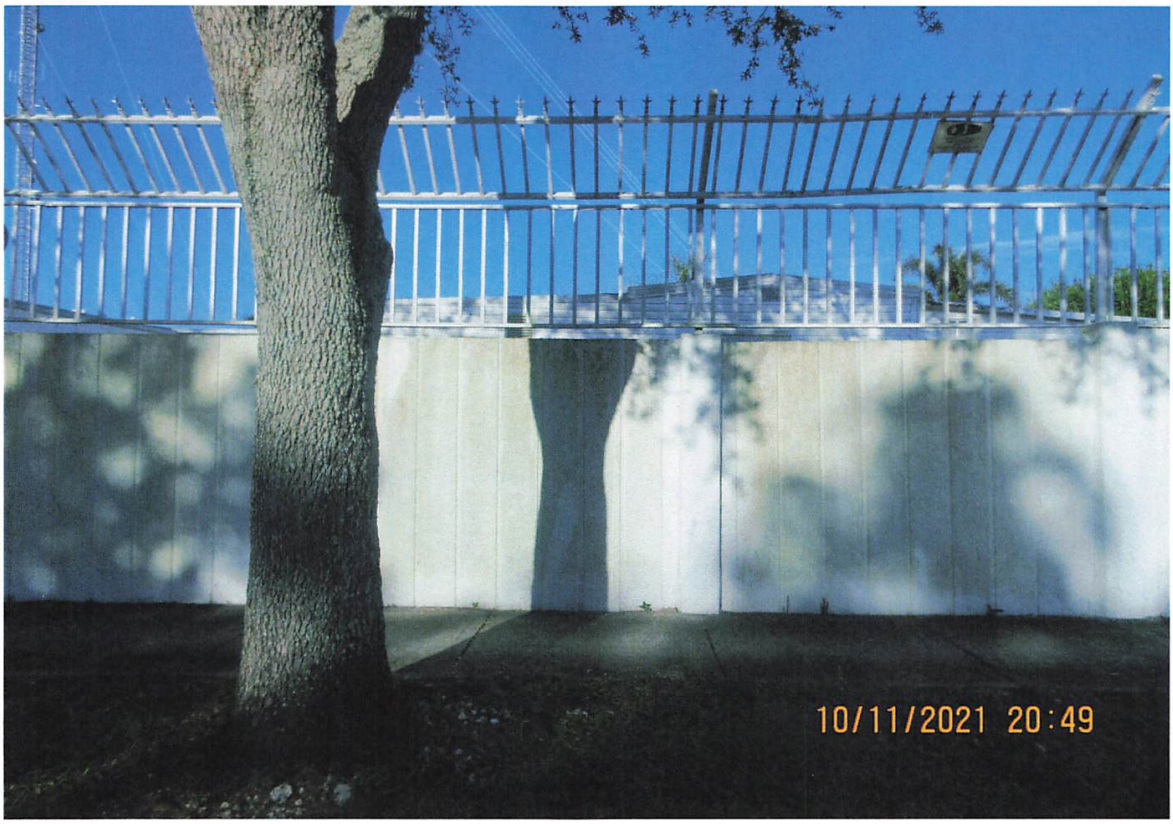
Erik Richwagen
Code Enforcement Officer


10/11/2021 20:48


NO
PARKING
10/11/2021 20:48


10/11/2021 20:48


10/11/2021 20:49


10/11/2021 20:49


10/11/2021 20:49


10/11/2021 20:49


10/11/2021 20:49


10/11/2021 20:50


10/11/2021 21:35


10/15/2021 04:56


10/15/2021 04:57

10/15/2021 04:57

10/15/2021 04:57


10/11/2021 20:44


10/11/2021 20:44


10/11/2021 20:44


NO
PARKING
ON
SWALE
10/11/2021 20:44


NO
PARKING
10/11/2021 20:45


10/11/2021 20:45


10/11/2021 20:47


12/14/2021 14:17

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

6710

FIRST-CLASS MAIL
Hasler
02/04/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

DALE VILLAGE INC

4901 SW 27 CT
PEMBROKE PARK, FL 33023

Case #:

6710

February 1st, 2022.

Town of Pembroke Park
Building Department
Permit Inspection
3150 SW 52nd Ave
Pembroke Park, Fl 33023

Dear Madam,

Dear Sir,

In Dale Village Park, 5001, Hallandale Beach Blvd, Pembroke Park, there is demolition of structures without a permit and they rush to do everything as quickly as possible before an inspector arrives. Demolition work began on Saturday morning January 22, 2022.

That is to say demolition of a fountain at the back of the pool (debris on site), plumbing and electrical work in the same place, project of development of structures for sports, outdoor gym, etc. They seem to intimidate people who would like to inform you.

Currently, the remains of the demolition are on site (where was the fountain). It is the Social Club that takes the right to take care of the demolition and the development and the management of Dale Village turns a blind eye.

Truly yours,

Resident of Dale Village

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6717 **Date Next Inspection** 4/20/2022

Notes

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and Apt.
City, State,

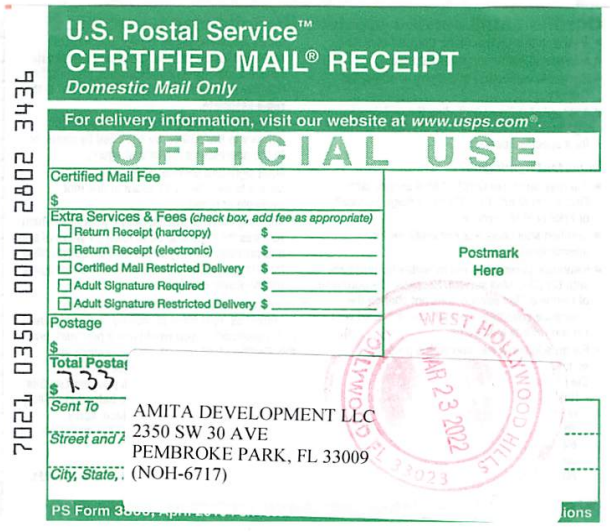
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154
(NOH-6717)

Postmark Here

WEST HOLLYWOOD HILLS MAR 23 2022 FL 33023

7021 0350 0000 2802 3474

PS Form 3



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and Apt.
City, State,

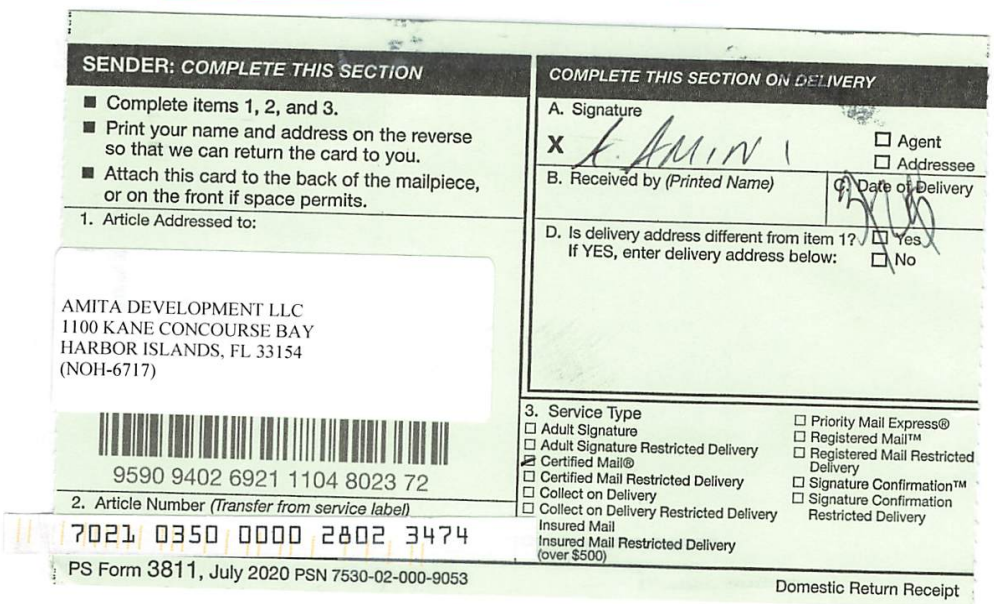
AMITA DEVELOPMENT LLC
2350 SW 30 AVE
PEMBROKE PARK, FL 33009
(NOH-6717)

Postmark Here

WEST HOLLYWOOD HILLS MAR 23 2022 FL 33023

7021 0350 0000 2802 3436

PS Form 3



SENDER: COMPLETE THIS SECTION

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

AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154
(NOH-6717)

9590 9402 6921 1104 8023 72

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3474

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMITA DEVELOPMENT LLC CASE NO. 6717.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 11:00 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

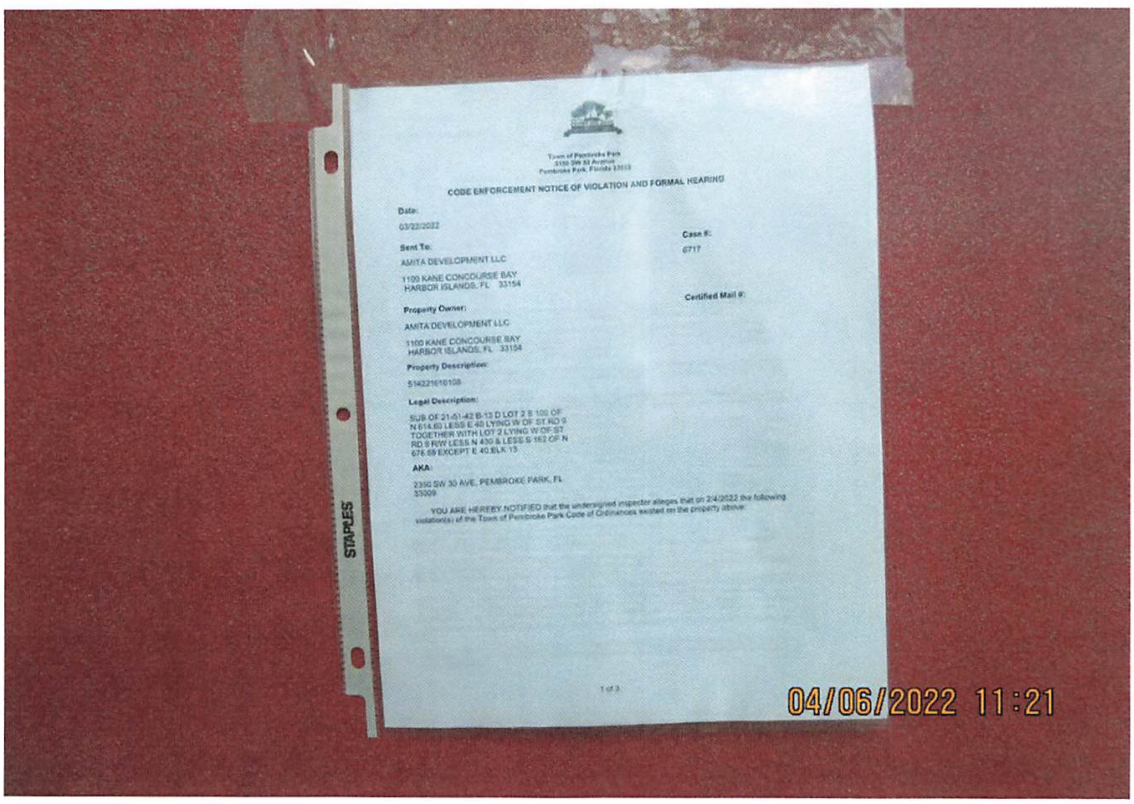
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


2350
04/06/2022 11:21


Town of Pembroke Park
5100 SW 33 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/22/2022
Case #:
6717
Sent To:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154
Certified Mail #:
Property Owner:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154
Property Description:
514221010108
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING IN OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 RW LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40.BLK 13
AKA:
2350 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
04/06/2022 11:21


AUCTIONS
APPRAISERS
IN HOUSE GEMOLOGIST
04/06/2022 11:17


04/06/2022 11:19


04/06/2022 11:19


04/06/2022 11:19

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154

Case #:

6717

Property Owner:

AMITA DEVELOPMENT LLC

1100 KANE CONCOURSE BAY
HARBOR ISLANDS, FL 33154

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	3

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

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$265,130	$1,527,620	$1,792,750	$1,792,750	
2021	$265,130	$1,527,620	$1,792,750	$1,792,750	$38,552.39
2020	$265,130	$1,434,230	$1,699,360	$1,699,360	$36,675.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Portability	0	0	0	0
Assessed/SOH	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,792,750	$1,792,750	$1,792,750	$1,792,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

5717

Hasler FIRST-CLASS MAIL
02/04/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

AMITA DEVELOPMENT LLC

888 SE 3 AVE SUITE 500
FORT LAUDERDALE, FL 33316

Case #:

6717

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	6717	02/04/2022

Property Owner:	Property Description:	Certified Mail #:
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	514221010108	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	3

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

2350
~~2503~~ SW 30th Ave





Case Overview

Property/Incident Information

Owner	Address	Site Address
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	PO BOX 2710 ROANOKE, VA 24001	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6718 **Date Next Inspection** 4/20/2022

Notes There is bulk trash and other materials being left outside/stored at this property
There is graffiti on the utility box in the back of this building
To comply with this violation please take the following action:
1)Remove all Bulk trash from this property
2)Remove all graffiti from the utility box and on the building

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

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: 4/20/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 4/20/2022

7021 0350 0000 2802 3481

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To
Street and Ap
City, State, Zi

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
3000 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
(NOH-6718)

PS Form 38 ... ns

HOLLYWOOD HILLS MAR 23 2022 HOLLYWOOD FL 33023

Postmark Here

7021 0350 0000 2802 3498

U.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 Posta
$ 7.33

Sent To
Street and
City, State,

NRAI SERVICES, INC
1200 South Pine Island Road
Plantation, FL 33324
(NOH-6718)

PS Form 3 ... tions

HOLLYWOOD HILLS MAR 23 2022 HOLLYWOOD FL 33023

Postmark Here

7021 0350 0000 2802 3504

U.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 Posta
$ 7.33

Sent To
Street and
City, State,

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
PO BOX 2710
ROANOKE VA 24001
(NOH-6718)

PS Form 3 ... tions

HOLLYWOOD HILLS MAR 23 2022 HOLLYWOOD FL 33023

Postmark Here

SENDER: COMPLETE THIS SECTION

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

ISCOUNT AUTO PARTS INC %
DVANCE STORES CO INC #9479
000 W HALLANDALE BEACH BLVD
EMBROKE PARK, FL 33009
NOH-6718)

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3481

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X YL R+30 C19
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
Discount Auto Parts

C. Date of Delivery
3-25-22

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

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

Domestic Return Receipt

9590 9402 6921 1104 8023 65



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

NRAI SERVICES, INC
1200 South Pine Island Road
Plantation, FL 33324
(NOH-6718)

9590 9402 6921 1104 8023 58

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3498

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MAR 25 2022 C. Date of Delivery

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

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479
PO BOX 2710
ROANOKE VA 24001
(NOH-6718)

9590 9402 6921 1104 8023 41

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3504

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rose Shifflett ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Rose Shifflett C. Date of Delivery 3-28-20

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DISCOUNT AUTO PARTS INC % CASE NO. 6718.
ADVANCE STORES CO INC #9479

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 AT 11:00 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.

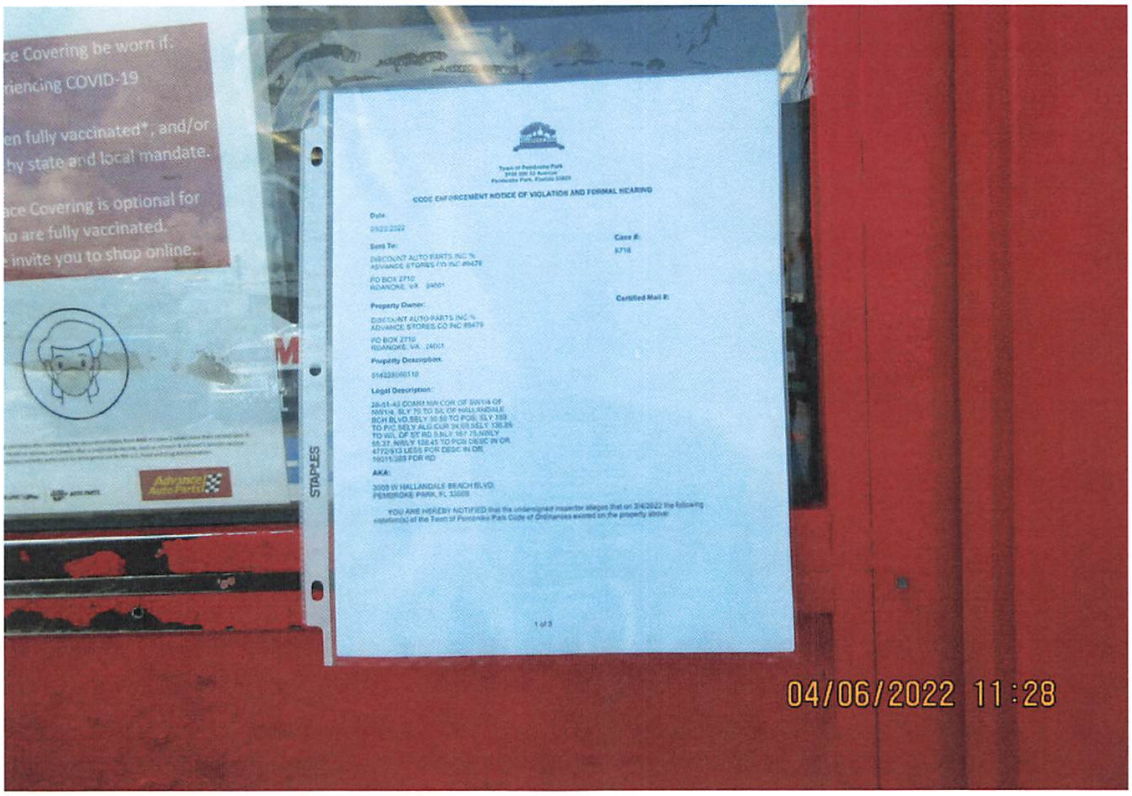
Erik Richwagen
AFFIANT

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.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


ce Covering be worn if:
riencing COVID-19
en fully vaccinated*, and/or
by state and local mandate.
ace Covering is optional for
o are fully vaccinated.
invite you to shop online.
Advance Auto Parts
STAPLES
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
Sent To:
Case #:
Property Owner:
Certified Mail #:
Property Description:
Legal Description:
AKA:
1 of 3
04/06/2022 11:28


SPRING
CAR CARE
SAVE $24
BY MAIL
AutoLite
SPRING
CAR CARE
SAVE $6
3000
STORE HOURS
AT THE PUMP
DISCOVER
NEW ROADS
04/06/2022 11:29


ELEGANT BEAUTY
SUPER STORES
Advance Auto Parts
Shine
Treatment
All
Natural
It's OKAY
to be
OPEN
04/06/2022 11:26


04/06/2022 11:26


ZKEE
ZKEE
ZKEE
ZKEE
ZKEE
INFOE
INFOE
INFOE
04/06/2022 11:26

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Case #:

6718

Property Owner:

DISCOUNT AUTO PARTS INC %
ADVANCE STORES CO INC #9479

PO BOX 2710
ROANOKE, VA 24001

Certified Mail #:

Property Description:

514228000110

Legal Description:

28-51-42 COMM NW COR OF SW1/4 OF
NW1/4, SLY 70 TO S/L OF HALLANDALE
BCH BLVD,SELY 30.50 TO POB, SLY 189
TO P/C,SELY ALG CUR 34.69,SELY 136.85
TO W/L OF ST RD 9,NLY 167.75,NWLY
55.37, NWLY 128.45 TO POB DESC IN OR
4772/513 LESS POR DESC IN OR
19011/389 FOR RD

AKA:

3000 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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. Removal of graffiti from utility box	4
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	4
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)	4
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4

There is bulk trash and other materials being left outside/stored at this property
There is graffiti on the utility box in the back of this building
To comply with this violation please take the following action:
1)Remove all Bulk trash from this property
2)Remove all graffiti from the utility box and on the building

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

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479
Mailing Address	PO BOX 2710 ROANOKE VA 24001

ID #	5142 28 00 0110
Millage	0613
Use	11

Abbr Legal Description	28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$341,970	$1,982,000	$2,323,970	$2,323,970	
2021	$341,970	$1,982,000	$2,323,970	$2,323,970	$49,976.04
2020	$341,970	$1,798,530	$2,140,500	$2,140,500	$46,195.85

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,323,970	$2,323,970	$2,323,970	$2,323,970
Portability	0	0	0	0
Assessed/SOH	$2,323,970	$2,323,970	$2,323,970	$2,323,970
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	$2,323,970	$2,323,970	$2,323,970	$2,323,970

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1992	WD	$730,000	19309 / 35
11/1/1984	WD	$725,000	
6/1/1973	WD	$440,000	
1/1/1972	WD	$95,000	

Land Calculations

Price	Factor	Type
$11.00	31,088	SF
Adj. Bldg. S.F. (Card, Sketch)		13440
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Profit Corporation
ADVANCE STORES COMPANY, INCORPORATED

Filing Information

Document Number	F97000005913
FEI/EIN Number	54-0118110
Date Filed	11/07/1997
State	VA
Status	ACTIVE

Principal Address

2635 E Millbrook Rd
Raleigh, NC 27604

Changed: 05/31/2021

Mailing Address

5008 AIRPORT ROAD
ROANOKE, VA 24012

Changed: 01/14/2010

Registered Agent Name & Address

NRAI SERVICES, INC
1200 South Pine Island Road
Plantation, FL 33324

Name Changed: 01/30/2006

Address Changed: 02/11/2011

Officer/Director Detail

Name & Address

Title Asst. Secretary

Kiester, Amanda
2635 E Millbrook Rd
Raleigh, NC 27604

Title President, DIRECTOR

Greco, Thomas R
2635 E Millbrook Rd
Raleigh, NC 27604

Title VP, SEC, DIRECTOR

FINLEY, TAMMY M
2635 E Millbrook Rd
Raleigh, NC 27604

Title CFO, Executive Vice President, DIRECTOR

Shepherd, Jeffrey W
2635 E Millbrook Rd
Raleigh, NC 27604

Title VP

Cushing, Robert B
2635 E Millbrook Rd
Raleigh, NC 27604

Annual Reports

Report Year	Filed Date
2019	04/22/2019
2020	04/08/2020
2021	05/31/2021

Document Images

05/31/2021 -- ANNUAL REPORT	View image in PDF format
04/08/2020 -- ANNUAL REPORT	View image in PDF format
04/22/2019 -- ANNUAL REPORT	View image in PDF format
04/12/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
05/03/2013 -- ANNUAL REPORT	View image in PDF format
04/23/2012 -- ANNUAL REPORT	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
01/14/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
04/24/2008 -- ANNUAL REPORT	View image in PDF format
04/23/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
01/30/2006 -- Reg. Agent Change	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format

03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/22/2003 -- ANNUAL REPORT	View image in PDF format
05/01/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
05/05/2000 -- ANNUAL REPORT	View image in PDF format
04/06/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
07/23/1998 -- ANNUAL REPORT	View image in PDF format
11/07/1997 -- Foreign Profit	View image in PDF format

Florida Department of State, Division of Corporations

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

Detail by Entity Name

Rejected Filing
DISCOUNT AUTO PARTS INC

Filing Information

Document Number	W20000071189
Filed Date	07/09/2020
Expire at Usual Time	Y
Penalty Fee	00.00
Associated Document Number	**Document Type**
Filed By	ABDUL H BHATTE

DISCOUNT AUTO PARTS INC
4 NEW HYDE PARK ROAD SUITE 4
FRANKLIN SQUARE, NY 11010

Document Images

No images are available for this filing.

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:	Case #:	Date:
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	6718	02/04/2022

Property Owner:	Property Description:	Certified Mail #:
DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 PO BOX 2710 ROANOKE, VA 24001	514228000110	

Legal Description:	AKA:
28-51-42 COMM NW COR OF SW1/4 OF NW1/4, SLY 70 TO S/L OF HALLANDALE BCH BLVD,SELY 30.50 TO POB, SLY 189 TO P/C,SELY ALG CUR 34.69,SELY 136.85 TO W/L OF ST RD 9,NLY 167.75,NWLY 55.37, NWLY 128.45 TO POB DESC IN OR 4772/513 LESS POR DESC IN OR 19011/389 FOR RD	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	4
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)	4
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4

Notes/Means of Correction:

There is bulk trash and other materials being left outside/stored at this property
There is graffiti on the utility box in the back of this building
To comply with this violation please take the following action:
1)Remove all Bulk trash from this property
2)Remove all graffiti from the utility box and on the building

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

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

118

Discount Auto Parts Inc
% Advance STores CO Inc #9479
Po Box 2710 Roanoke
VA 24001

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

18

3000 W Hallandale Beach BlVD
Pembroke Park
FL 33009


1.877.544.TIRE (8473)
02/02/2022 03:57


INFOE
INFOE
INFOE
02/02/2022 03:55


02/02/2022 03:56

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC/Juan Torrez	125 Lori Lane Pembroke park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6719 **Date Next Inspection** 4/20/2022

Notes There is interior structural work being done inside this mobile home without a permit
To comply with this violation please take the following action:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/4/2022		Notice of Violation	Regular Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

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

7021 0350 0000 2802 3528

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To VCORP SERVICES, LLC
Street and 1200 S PINE ISLAND ROAD
City, State PLANTATION, FL 33324
(NOH-6719)

PS Form

WEST HOLLYWOOD HILLS COURT FL 33023
Postmark Here
MAR 23 2022

7021 0350 0000 2802 3511

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.33

Sent To LAKESHORE MOBILE HOME PARK LLC
Street and 6400 TELEGRAPH RD #2000
City, State BLOOMFIELD TOWNSHIP
MI 48301 (NOH-6719)

PS Form

WEST HOLLYWOOD HILLS COURT FL 33023
Postmark Here
MAR 23 2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
(NOH-6719)

9590 9402 6921 1104 8023 27

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3528

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MAR 28 2022 C. Date of Delivery

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP
MI 48301 (NOH-6719)

9590 9402 6921 1104 8023 34

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3511

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid 19 ☐ Agent ☐ Addressee

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ CASE NO. 6719.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC/JUAN TORREZ AT 11:00 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

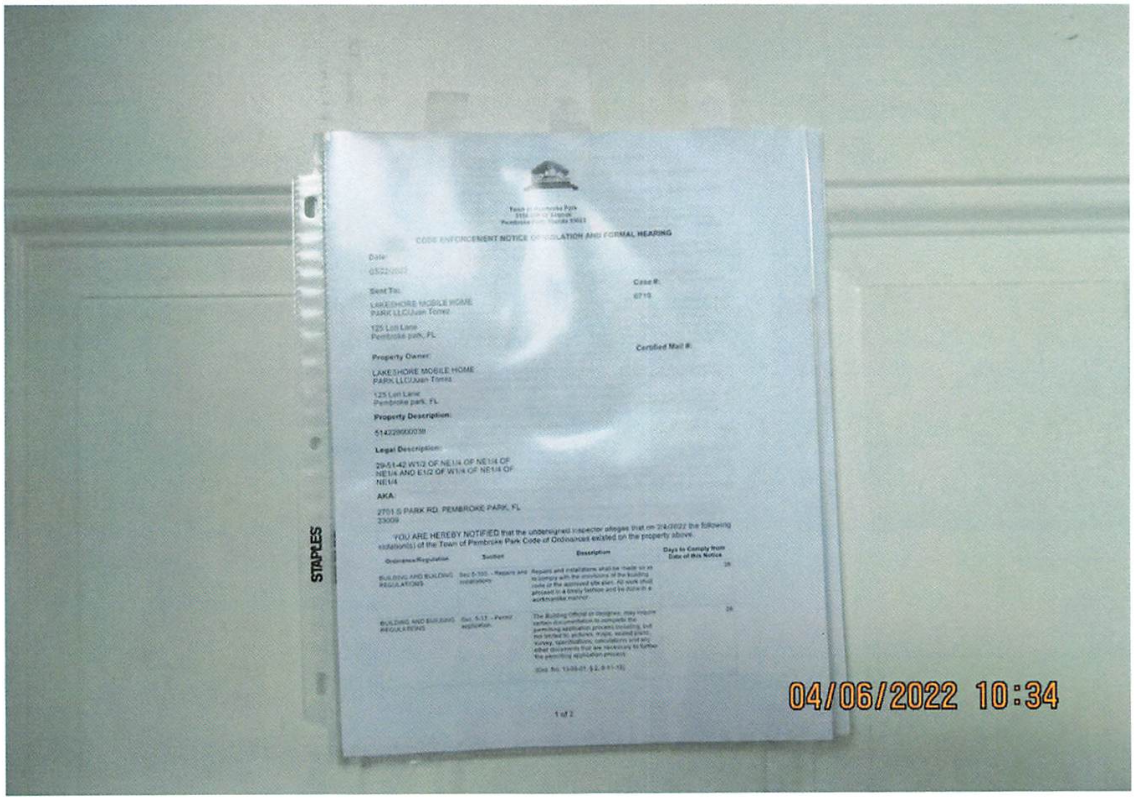
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

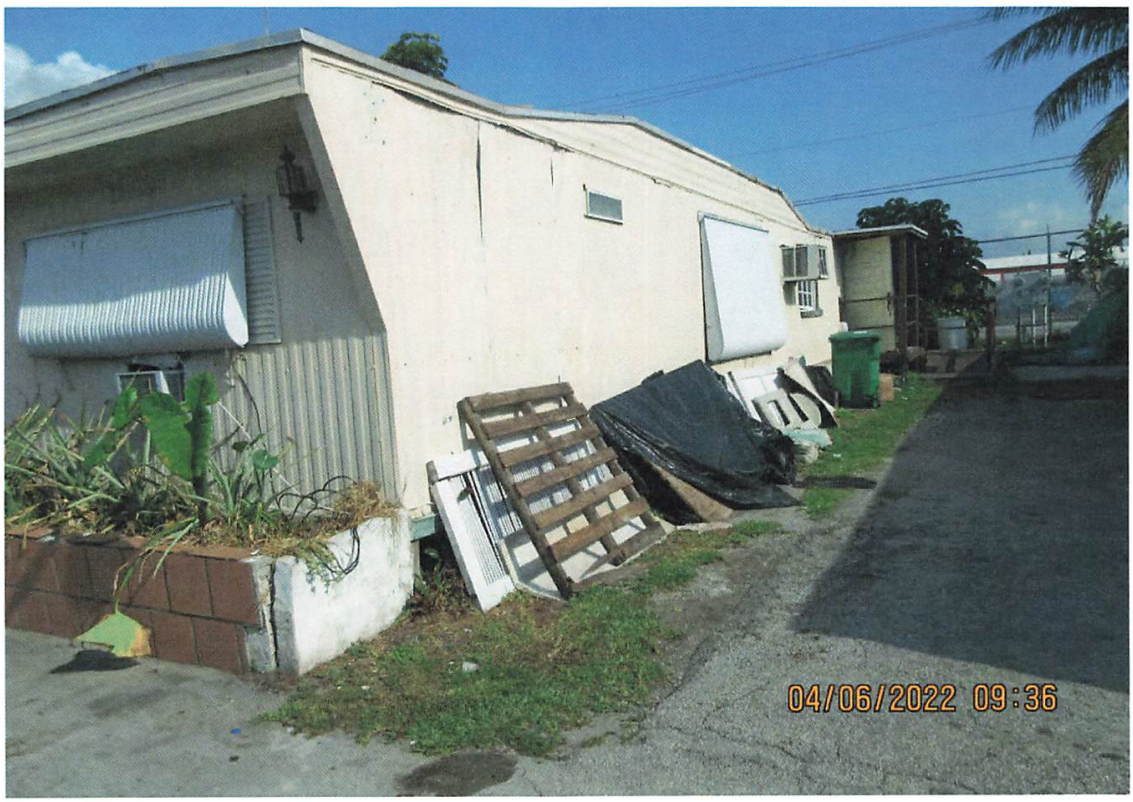
Personally Known X OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


04/06/2022 09:36


CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Case #:
6710
Certified Mail #:
Sent To:
LAKESHORE MOBILE HOME PARK LLC/Juan Torres
125 Lori Lane
Pembroke park, FL
Property Owner:
LAKESHORE MOBILE HOME PARK LLC/Juan Torres
125 Lori Lane
Pembroke park, FL
Property Description:
Legal Description:
29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above.
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103. - Repairs and installations.
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
28
BUILDING AND BUILDING REGULATIONS
Sec. 5-13. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, archive, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-05-01, § 2, 5-1-13)
28
1 of 2
STAPLES


FETY
IRST
E MASKS
QUIRED
D THIS POINT
ROP
BOX
NO CAS
ACCEPTE
NOTICE
AT THIS TIME,
NUMBER OF GU
IN THE PREMISES
AS YOU WAIT,
KEEPING 6 F
DISTANCE
THANK YOU.
04/06/2022 10:35


04/06/2022 09:36

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

LAKESHORE MOBILE HOME PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

Case #:

6719

Property Owner:

LAKESHORE MOBILE HOME PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

There is interior structural work being done inside this mobile home without a permit
To comply with this violation please take the following action:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)

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

Erik Richwagen

3/22/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$2,499,060	$217,900	$2,716,960	$2,628,390	
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,628,390	$2,716,960	$2,628,390	$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,628,390	$2,716,960	$2,628,390	$2,628,390

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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 Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

-6719

Hasler FIRST-CLASS MAIL
02/04/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/Juan Torrez

125 Lori Lane
Pembroke park, FL

Case #:
6719

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC/Juan Torrez 125 Lori Lane Pembroke park, FL	6719	02/04/2022

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC/Juan Torrez 125 Lori Lane Pembroke park, FL	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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/4/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	28
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	28

Notes/Means of Correction:

There is interior structural work being done inside this mobile home without a permit
To comply with this violation please take the following action:
1)Halt all work immediately and obtain an architect or engineer for permits and inspections and contact the building department at (954 966-4600 EXT-182)

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


02/02/2022 04:13


02/02/2022 04:09


02/02/2022 04:10

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6722 **Date Next Inspection** 4/20/2022

Notes 1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/7/2022		Notice of Violation	Regular Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/20/2022
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: 4/20/2022



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.35

Postmark Here

MAR 23 20

WEST HOLLYWOOD FL 33023

Sent To V & A MIAMI LLC
Street and 14000 KENNETH LOOP,
City, State, PARKER CO 80134
(NOH-6722)

PS Form 3

7021 0350 0000 2802 3542

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 7.35

Postmark Here

Sent To GREENLIGHT FINANCIAL LLC
Street and A 7480 BIRD RD SUITE 810
City, State, MIAMI, FL 33155
(NOH-6722)

PS Form 38

7021 0350 0000 2802 3535

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

V & A MIAMI LLC CASE NO. 6722.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 11:30 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.

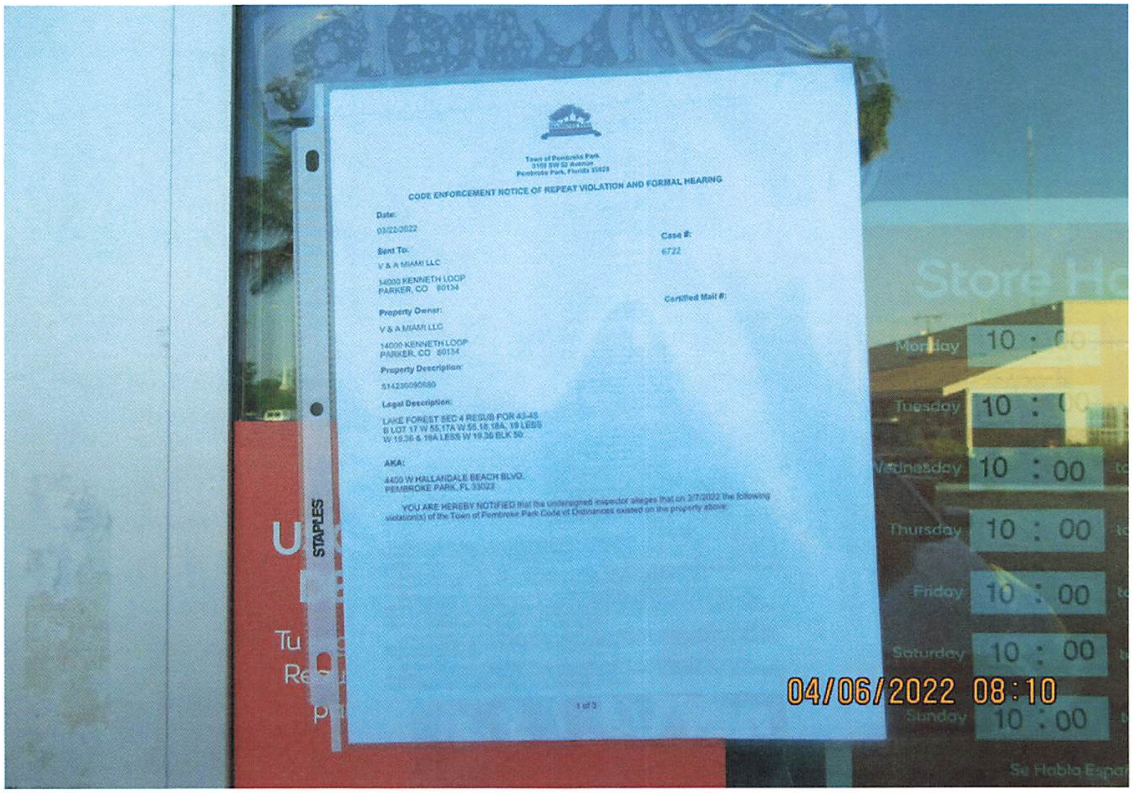
Erik Richwagen
AFFIANT

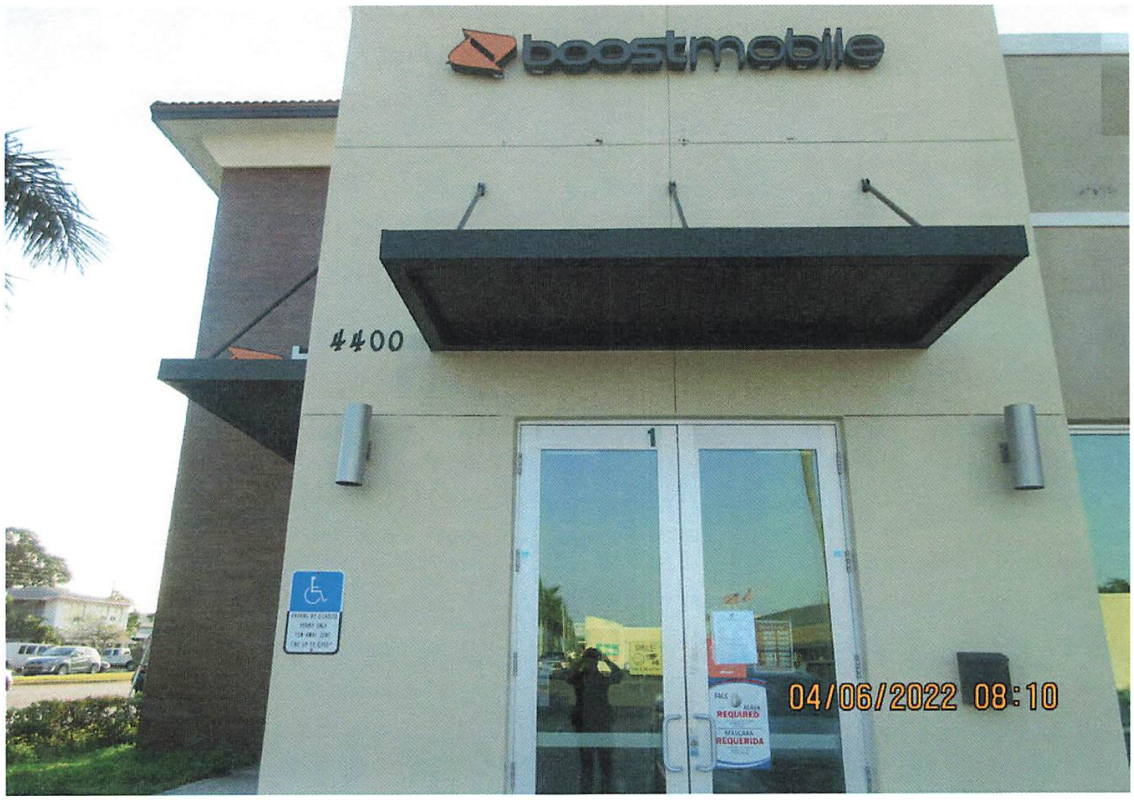
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

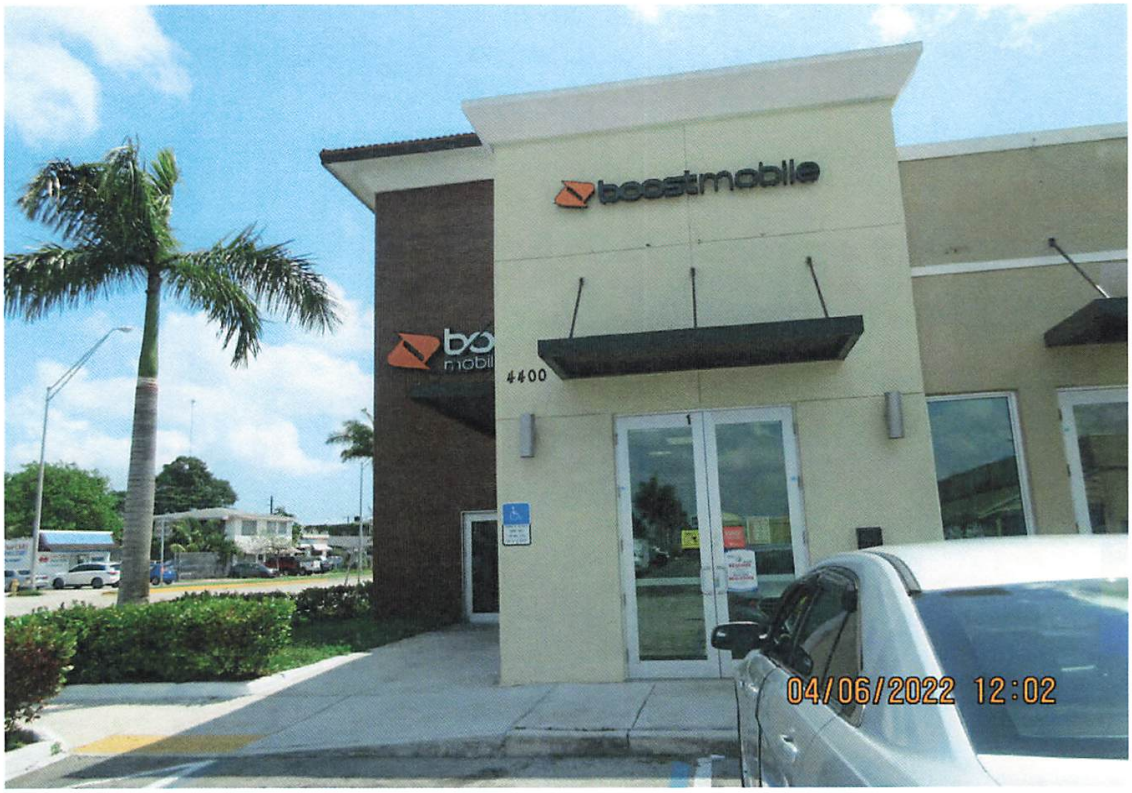
Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Town of Pembroke Park
5100 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
03/22/2022
Case #:
6722
Sent To:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Certified Mail #:
Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134
Property Description:
514230090580
Legal Description:
LAKE FOREST SEC 4 RE/SUB POR 43-45
B LOT 17 W 55.17A W 55.18 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 59
AKA:
4400 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
STAPLES
Monday 10 : 00
Tuesday 10 : 00
Wednesday 10 : 00
Thursday 10 : 00
Friday 10 : 00
Saturday 10 : 00
Sunday 10 : 00
04/06/2022 08:10


boostmobile
4400
1
FACE MASK REQUIRED
MASCARA REQUERIDA
04/06/2022 08:10


boostmobile
4400
04/06/2022 12:02


STOP
ONLY
04/06/2022 12:02

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

03/22/2022

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:

514230090680

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7
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...	7

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

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

Erik Richwagen

3/22/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE Respondent(s)	Case No.: 6060

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 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: 4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER V & A MIAMI LLC / COAST TO COAST DBA BOOST MOBILE, 14000 KENNETH LOOP PARKER CO 80134

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 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) 21-19; 21-21(7). 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) violated with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 21-19; 21-21(7) but complied by the hearing date held on 17th day of November 2021. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023
Property Owner	V & A MIAMI LLC
Mailing Address	14000 KENNETH LOOP PARKER CO 80134

ID #	5142 30 09 0680
Millage	0613
Use	11

Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 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).

* 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*	$255,260	$1,719,160	$1,974,420	$1,974,420	
2021	$255,260	$1,719,160	$1,974,420	$1,974,420	$42,459.12
2020	$255,260	$1,778,510	$2,033,770	$2,033,770	$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,974,420	$1,974,420	$1,974,420	$1,974,420
Portability	0	0	0	0
Assessed/SOH	$1,974,420	$1,974,420	$1,974,420	$1,974,420
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	$1,974,420	$1,974,420	$1,974,420	$1,974,420

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	$2,600,000	115809055
3/24/2017	WD-D	$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	$749,900	113141014
6/21/2007	WD-Q	$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number	L19000070201
FEI/EIN Number	16-8017808
Date Filed	03/12/2019
Effective Date	03/12/2019
State	FL
Status	ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

GREENLIGHT FINANCIAL LLC
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2020	02/14/2020
2021	01/04/2021
2022	01/18/2022

Document Images

01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

NOV-6722

Hasler FIRST-CLASS MAIL
02/07/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

6722

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	6722	02/07/2022

Property Owner:	Property Description:	Certified Mail #:
V & A MIAMI LLC 14000 KENNETH LOOP PARKER, CO 80134	514230090680	

Legal Description:	AKA:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/7/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	7

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...	7

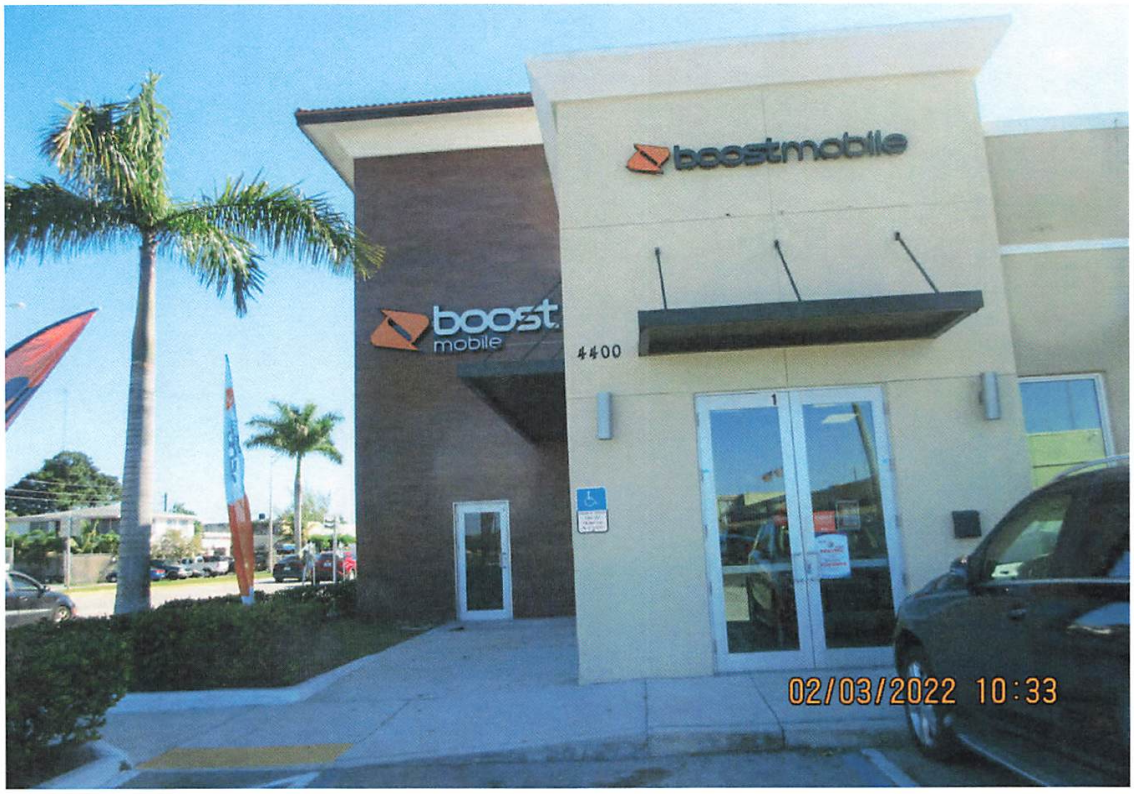
Notes/Means of Correction:

1. Prohibited outdoor Banner sign is being displayed at Boost Mobile
To comply with this violation please take the following action:
2. Remove all outdoor banner signs from boost mobile

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


boostmobile
boost
mobile
4400
02/03/2022 10:33


TOP
NLY
boost
mobile
02/03/2022 10:33

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER LONE PINE WEST LLC	8800 N BRONX AVE 2ND FL SKOKIE, IL 60077	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE

Legal Description

Case Status Open **Case #** 6747 **Date Next Inspection** 4/20/2022

Notes Work started without permits (shed) FBC-BCPA 105.1
1. Need to obtain a permit from the Building Department
2. Double permit fee has been assessed to violation

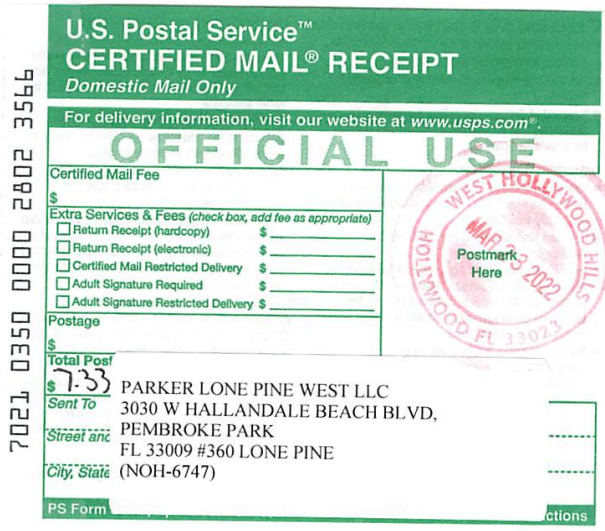
Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/23/2022		Notice of Violation	Certified Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

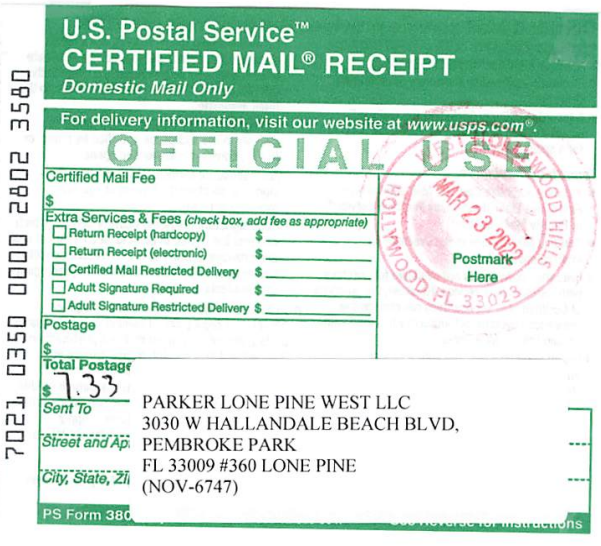
Violations

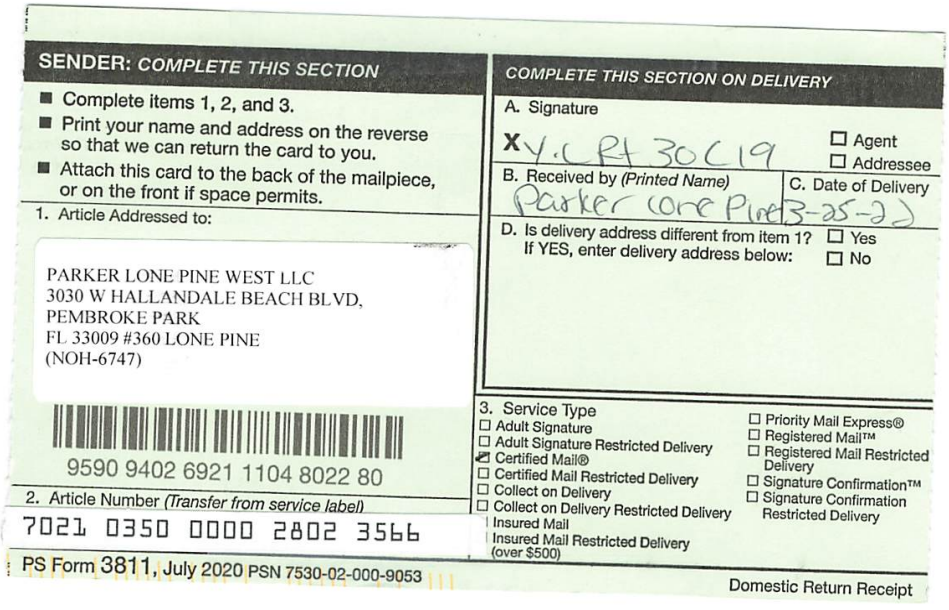
Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	Not in Compliance - Reinspection Date: 4/20/2022


7021 0350 0000 2802 3559
U.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 Post
$7.33
Sent To
Street and
City, State
PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077
(NOH-6747)
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
PS Form


7021 0350 0000 2802 3566
U.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 Post
$7.33
Sent To
Street and
City, State
PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK
FL 33009 #360 LONE PINE
(NOH-6747)
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
PS Form


7021 0350 0000 2802 3573
U.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 Posta
$7.33
Sent To
Street and
City, State,
PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077
(NOV-6747)
Postmark Here
MAR 23 2022
PS Form 3


7021 0350 0000 2802 3580
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$7.33
Sent To
Street and Ap
City, State, Zi
PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK
FL 33009 #360 LONE PINE
(NOV-6747)
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
PS Form 380



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK
FL 33009 #360 LONE PINE
(NOH-6747)

9590 9402 6921 1104 8022 80

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3566

COMPLETE THIS SECTION ON DELIVERY

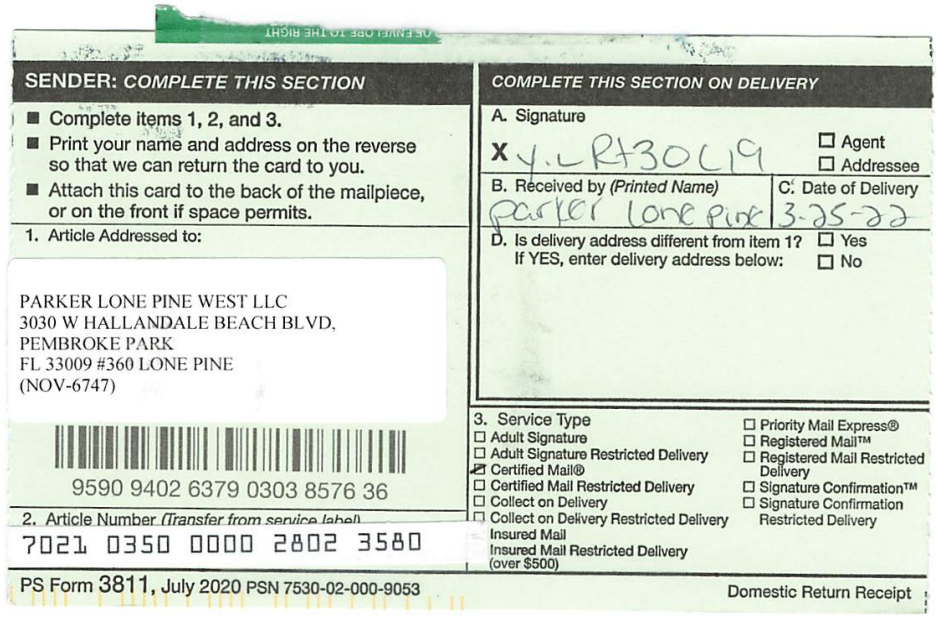
A. Signature
X Y.L RT 30C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Parker Lone Pine C. Date of Delivery 3-25-22

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

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

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:

PARKER LONE PINE WEST LLC
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK
FL 33009 #360 LONE PINE
(NOV-6747)

9590 9402 6379 0303 8576 36

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3580

COMPLETE THIS SECTION ON DELIVERY

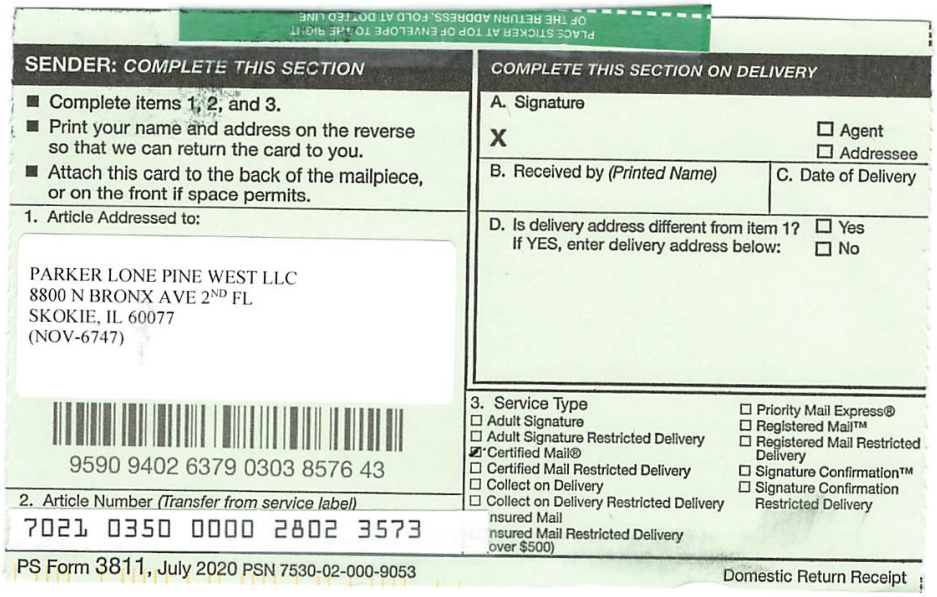
A. Signature
X Y.L RT30C19 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Parker Lone Pine C. Date of Delivery 3-25-22

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

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

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



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077
(NOV-6747)

9590 9402 6379 0303 8576 43

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3573

COMPLETE THIS SECTION ON DELIVERY

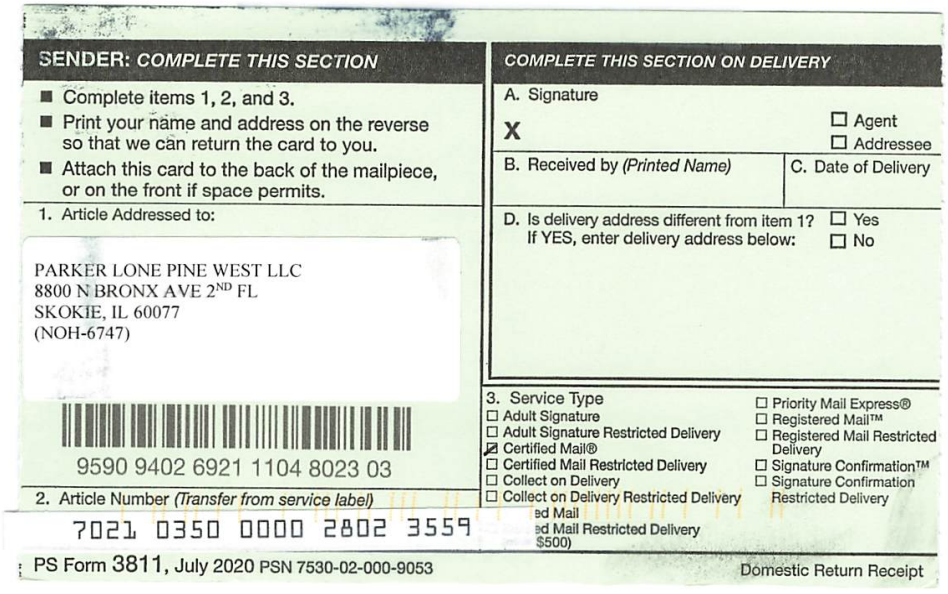
A. Signature
X ☐ Agent ☐ Addressee

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
nsured Mail
nsured Mail Restricted Delivery
over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077
(NOH-6747)

9590 9402 6921 1104 8023 03

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3559

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
ed Mail
ed Mail Restricted Delivery
$500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARKER LONE PINE WEST LLC CASE NO. 6747.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PARKER LONE PINE WEST LLC AT 11:40 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.

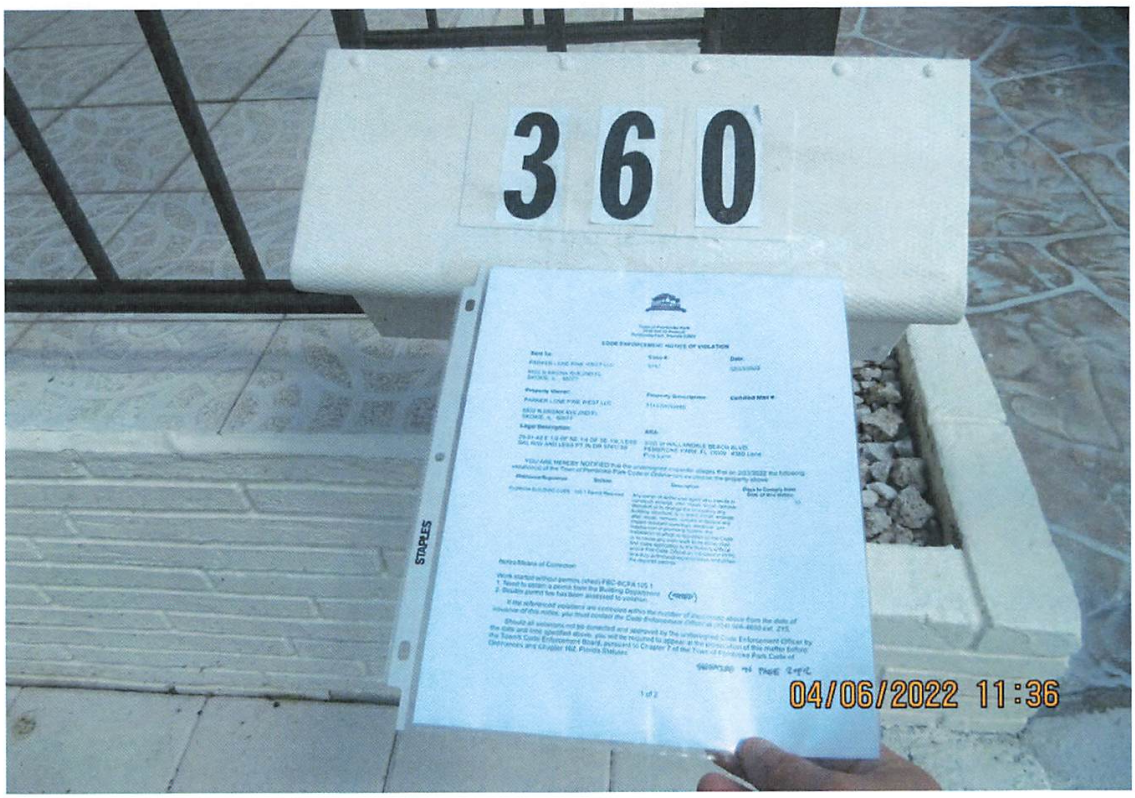
Erik Richwagen
AFFIANT

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 _____

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


360
STAPLES
04/06/2022 11:36


360
04/06/2022 11:36

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/23/2022

Sent To:

PARKER LONE PINE WEST LLC

8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

Case #:

6747

Property Owner:

PARKER LONE PINE WEST LLC

8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

Certified Mail #:

Property Description:

514229000480

Legal Description:

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

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits. Installed prefab shed without permits	10

Work started without permits (shed) FBC-BCPA 105.1
1. Need to obtain a permit from the Building Department
2. Double permit fee has been assessed to violation

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code 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

Erik Richwagen

3/23/2022



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,146,540	$312,980	$6,459,520	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$6,459,520	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$6,459,520	$5,519,850	$5,519,850

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME _____ DATE 2/23 20 23

SITE ADDRESS 360 LONE PINE LANE

PERMIT # NONE SUB/PARK _____

- ☐ STOP ALL WORK
- ☒ NO BUILDING PERMIT
- ☒ VIOLATION OF FLORIDA BUILDING CODE # 105.1
- ☐ VIOLATION OF TOWN ORDINANCE
- ☐ NFPA
- ☐ CODE REF.
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS WORK STARTED WITHOUT PERMITS (STIED) FBC-BCAP. 105.1

3030 W. Hallandale Beach Blvd

☒ 2 X FEE ☐ FINE ___

WORK OF THIS CATEGORY MU ...APPROVED
CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

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

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

TOWN HALL
966-4600

MIGUEL NUNEZ
INSPECTOR

EXT. # 954.966.4660 XT 302

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FL SKOKIE, IL 60077	6747	02/23/2022

Property Owner:	Property Description:	Certified Mail #:
PARKER LONE PINE WEST LLC 8800 N BRONX AVE 2ND FL SKOKIE, IL 60077	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #360 LONE PINE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/23/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	105.1 Permit Required	Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, remove, demolish or to change the occupancy any building, structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Code, or to cause any such work to be done; shall first make application to the Building Official and/or Fire Code Official as indicated in FFPC or a duly authorized representative and obtain the required permits.	10

Notes/Means of Correction:

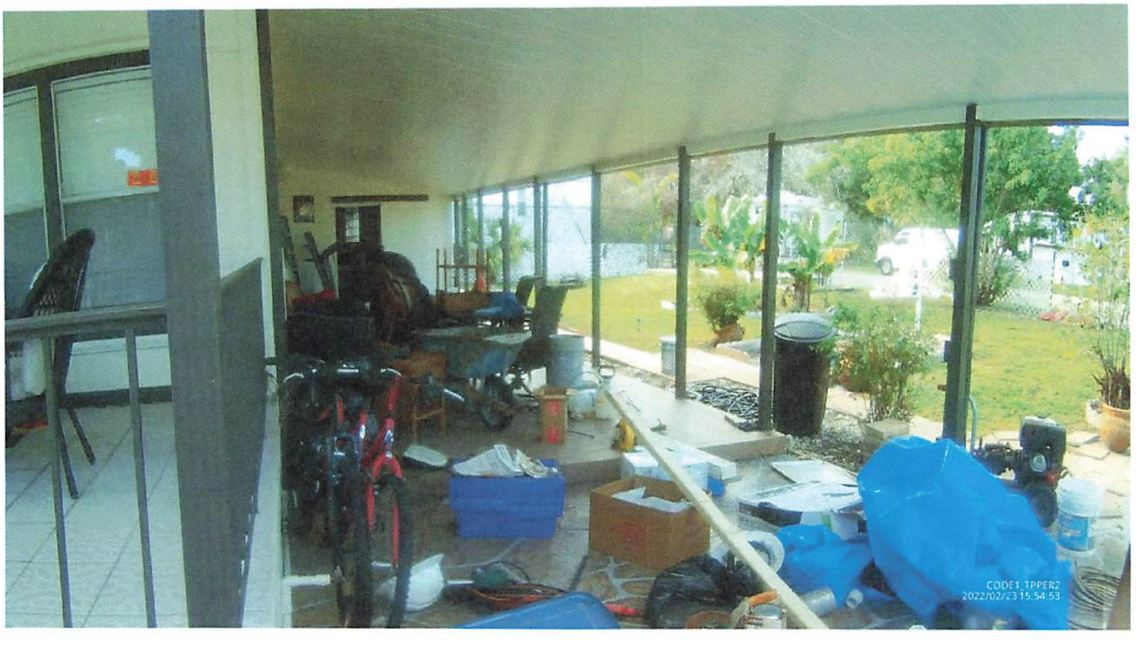
Work started without permits (shed) FBC-BCPA 105.1
1. Need to obtain a permit from the Building Department
2. Double permit fee has been assessed to violation

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

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

Miguel A Nunez
Chief Building Official


CODE1-TPPER2
2022/02/23 15:54:05


CODE1_TPPER2
2022/02/23 15:54:53

CODE1 TPPER2
2022/02/23 15:56:07

CODE1 TPPER2
2022/02/23 15:55:54

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

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 vinesfrom 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

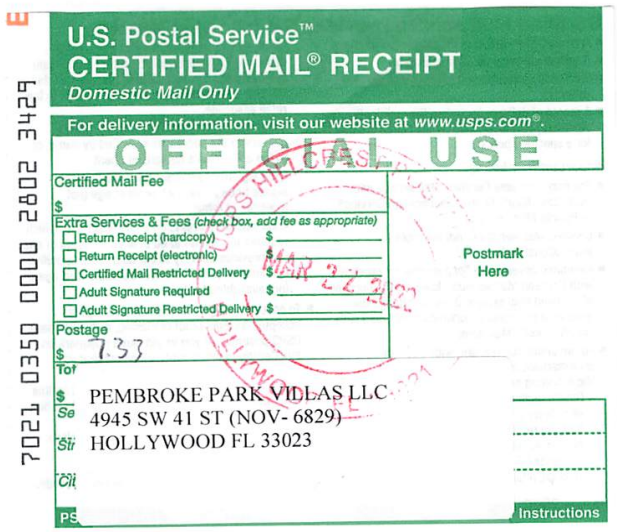
Date Issue	Hearing Date	Document Type	Delivery
3/18/2022		Notice of Violation	Certified Mail
3/18/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

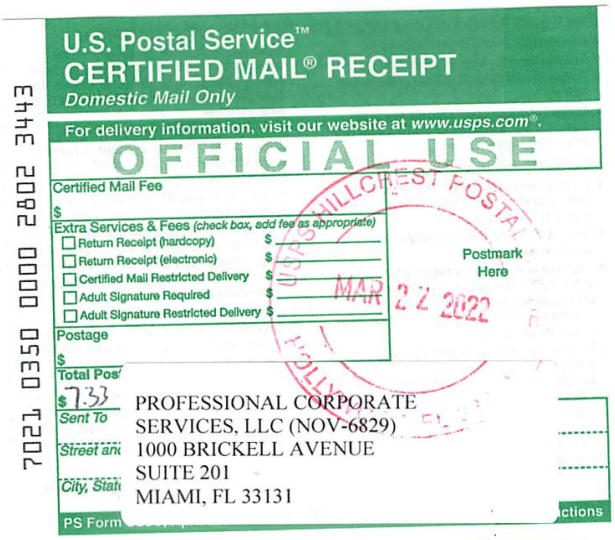
Violations

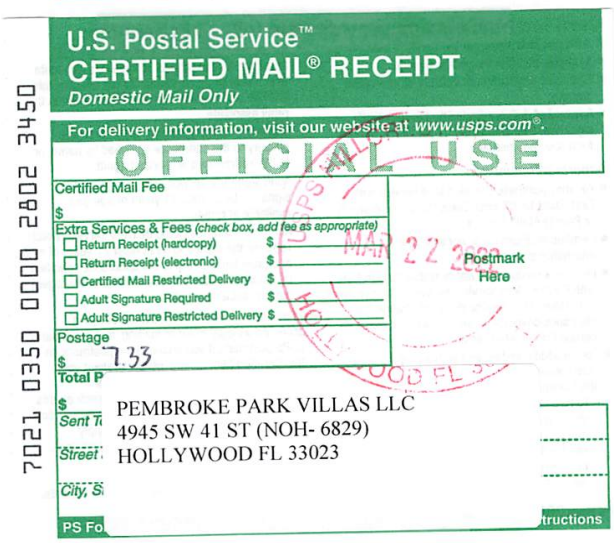
Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 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.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
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.	Not in Compliance - Reinspection Date: 4/20/2022
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

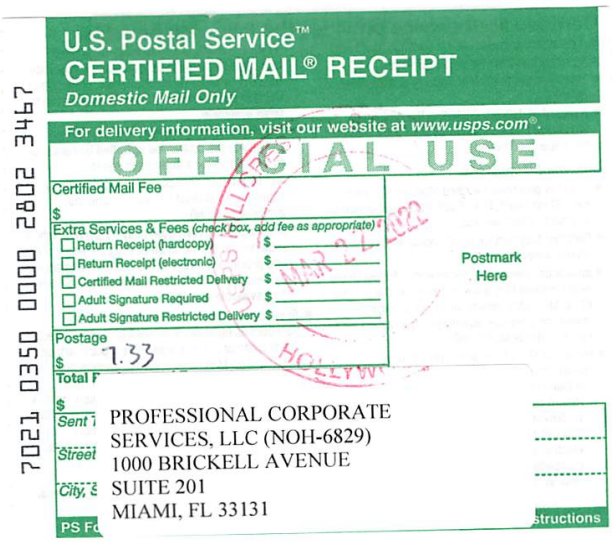
Case Overview

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.	Not in Compliance - Reinspection Date: 4/20/2022


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
Extra Services & Fees (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
Postmark Here
MAR 22 2022
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST (NOV- 6829)
HOLLYWOOD FL 33023


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
Extra Services & Fees (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
Postmark Here
MAR 22 2022
PROFESSIONAL CORPORATE
SERVICES, LLC (NOV-6829)
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131


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
Extra Services & Fees (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
Postmark Here
MAR 22 2022
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST (NOH- 6829)
HOLLYWOOD FL 33023


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
Extra Services & Fees (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
Postmark Here
MAR 22 2022
PROFESSIONAL CORPORATE
SERVICES, LLC (NOH-6829)
1000 BRICKELL AVENUE
SUITE 201
MIAMI, FL 33131

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

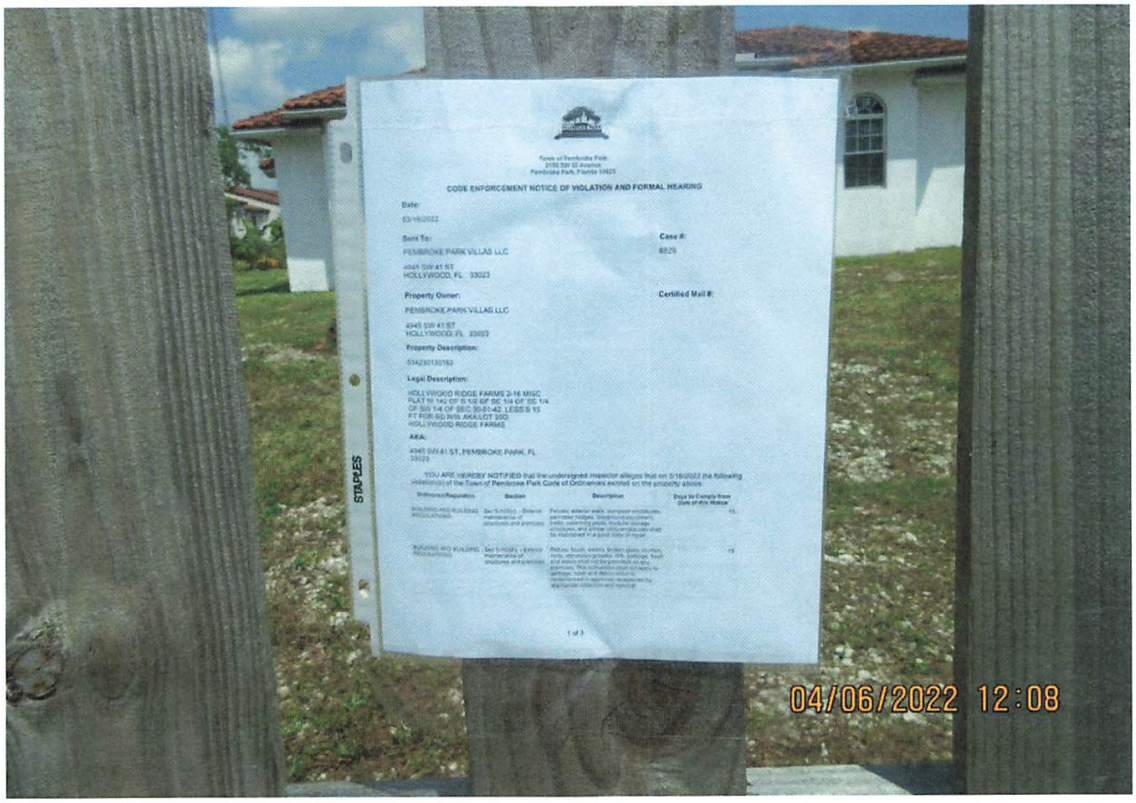
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6th day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


04/06/2022 12:09


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
03/16/2022
Sent To:
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023
Case #:
6029
Property Owner:
Certified Mail #:
PEMBROKE PARK VILLAS LLC
4945 SW 41 ST
HOLLYWOOD, FL 33023
Property Description:
514230130150
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
FLAT N 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 10(2)
HOLLYWOOD RIDGE FARMS
AKA:
4945 SW 41 ST, PEMBROKE PARK, FL
33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/16/2022 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 5-101(c) - Exterior maintenance of structures and premises
15
BUILDING AND BUILDING REGULATIONS
Sec 5-101(c) - Exterior maintenance of structures and premises
15
1 of 3
STAPLES
04/06/2022 12:08


04/06/2022 12:08


04/06/2022 12:09

04/06/2022 12:09

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

6829

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

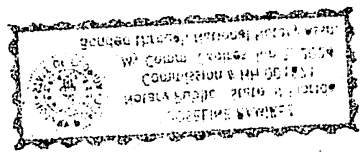
Erik Uthmeier

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

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



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

AONC-6829

Sent To:

PEMBROKE PARK VILLAS LLC

4945 SW 41 ST
HOLLYWOOD, FL 33023

Case #:

6829

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(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. (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 vinesfrom 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

Erik Richwagen

3/18/2022



MARTY KIAR
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

Date	Type	Price	Book/Page or CIN
9/16/2021	WD-Q	$810,000	117592769
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

Land Calculations

Price	Factor	Type
$16.00	45,277	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

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:	Case #:	Date:
PEMBROKE PARK VILLAS LLC 4945 SW 41 ST HOLLYWOOD, FL 33023	6829	03/18/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK VILLAS LLC 4945 SW 41 ST HOLLYWOOD, FL 33023	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 AKA:LOT 20D HOLLYWOOD RIDGE FARMS	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. (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

Notes/Means 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 vinesfrom 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


03/18/2022 10:17


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:18


03/18/2022 10:19

Case Overview

Property/Incident Information

Owner	Address	Site Address
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ	3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

Legal Description

Case Status Open **Case #** 5364 **Date Next Inspection** 4/20/2022

Notes
1. Built addition without permits. Obtain permit and inspections.
2. Installed shed without permit. Obtain permit and inspections.
3. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/30/2020		Notice of Violation	Regular Mail
1/5/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
4/1/2022	4/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$850.00**

Payments

Case Overview

Date	Payment Type Name	Amount
3/3/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$750.00**



U.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
$

Tr
$
S
S
C

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

Trinity Broadcasting of FL Inc.
F.O. #5364
3300 Pembroke Rd
Pembroke Park, FL 33021

or Instructions

7021 0350 0000 2802 2033



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

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

OFFICIAL USE

Certified Mail Fee
$

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

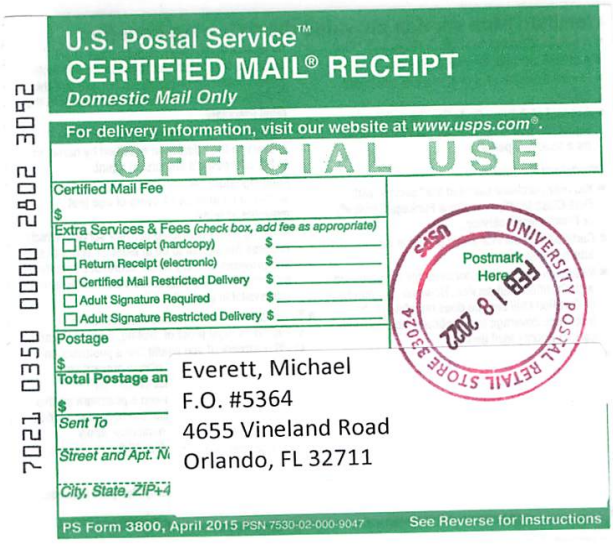
Postage
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
F.O. #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

for Instructions

7021 0350 0000 2802 2019



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$

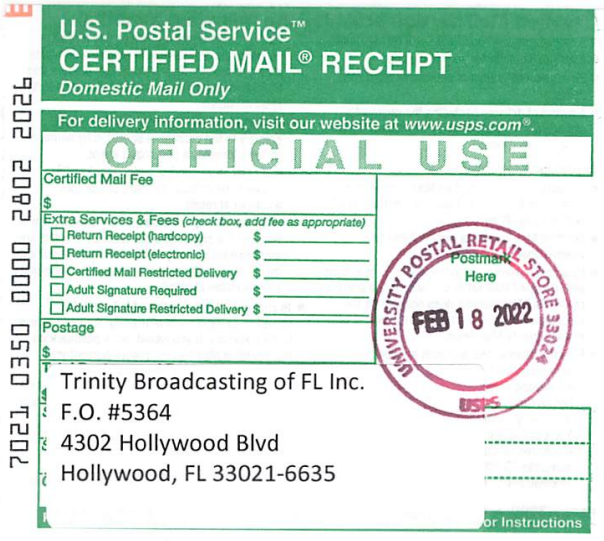
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022

Everett, Michael
F.O. #5364
4655 Vineland Road
Orlando, FL 32711

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

7021 0350 0000 2802 3092



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

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

OFFICIAL USE

Certified Mail Fee
$

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

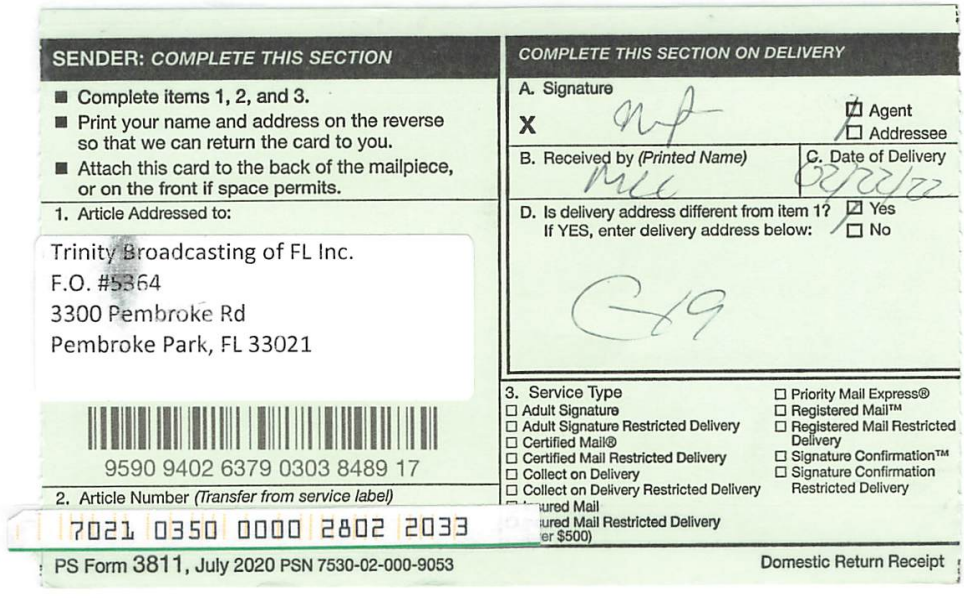
Postage
$

Postmark Here
UNIVERSITY POSTAL RETAIL STORE 33024
FEB 18 2022
USPS

Trinity Broadcasting of FL Inc.
F.O. #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635

or Instructions

7021 0350 0000 2802 2026



SENDER: COMPLETE THIS SECTION

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

Trinity Broadcasting of FL Inc.
F.O. #5364
3300 Pembroke Rd
Pembroke Park, FL 33021

9590 9402 6379 0303 8489 17

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2033

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ured Mail
- ☐ ured Mail Restricted Delivery
- er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
F.O. #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8487 88

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

7021 0350 0000 2802 2019

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 07/07/22

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

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

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

---

SENDER: COMPLETE THIS SECTION

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

TRINITY BROADCASTING OF FL INC.
H.E.T #5364
3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8012 21

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

7021 0350 0000 2802 0701

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 04/11/22

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

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

Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TRINITY BROADCASTING OF FL INC.
JUANC TORRES ORTIZ
H.E.T #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021

9590 9402 6921 1104 8013 20

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

7021 0350 0000 2802 0718

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

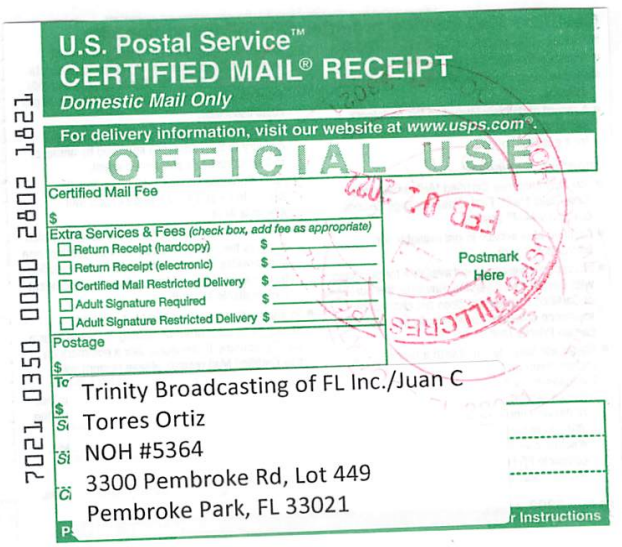
B. Received by *(Printed Name)* C. Date of Delivery 04/11/22

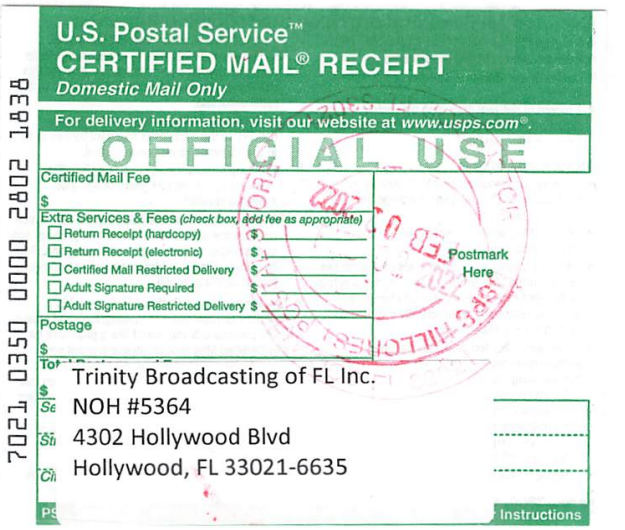
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

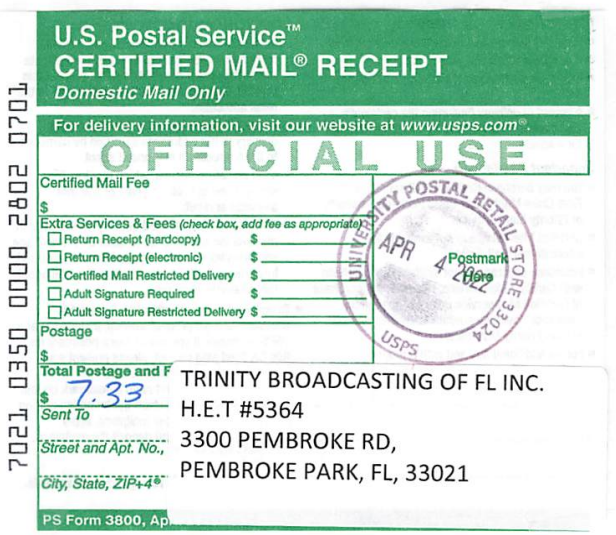
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐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

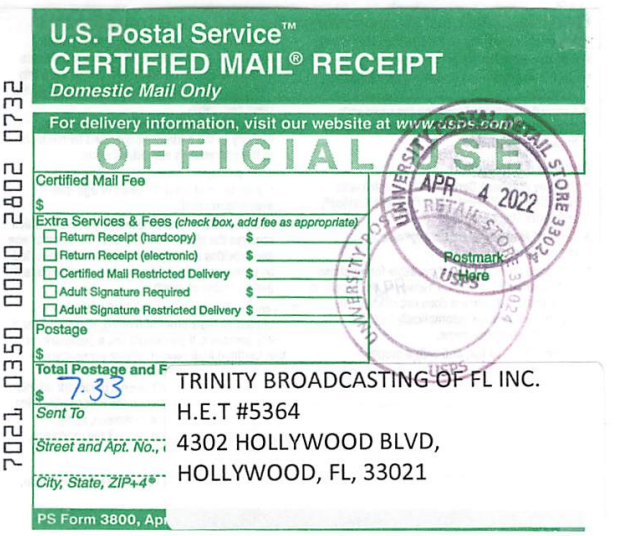
ail Restricted Delivery

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

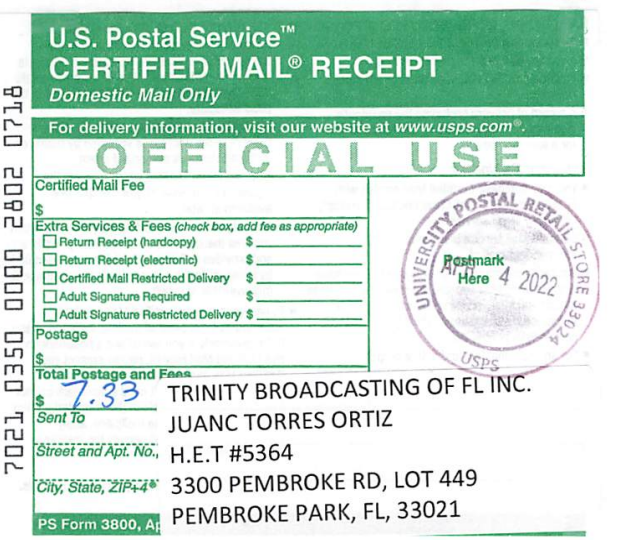

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 1821
Trinity Broadcasting of FL Inc./Juan C
Torres Ortiz
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
7021 0350 0000 2802 1838
Trinity Broadcasting of FL Inc.
NOH #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0701
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
TRINITY BROADCASTING OF FL INC.
H.E.T #5364
3300 PEMBROKE RD,
PEMBROKE PARK, FL, 33021
PS Form 3800, Apr


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0732
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
TRINITY BROADCASTING OF FL INC.
H.E.T #5364
4302 HOLLYWOOD BLVD,
HOLLYWOOD, FL, 33021
PS Form 3800, Apr


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0725
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®
MICHAEL EVERETT
H.E.T #5364
4655 VINELAND ROAD,
ORLANDO, FL, 32711
PS Form 3800, A

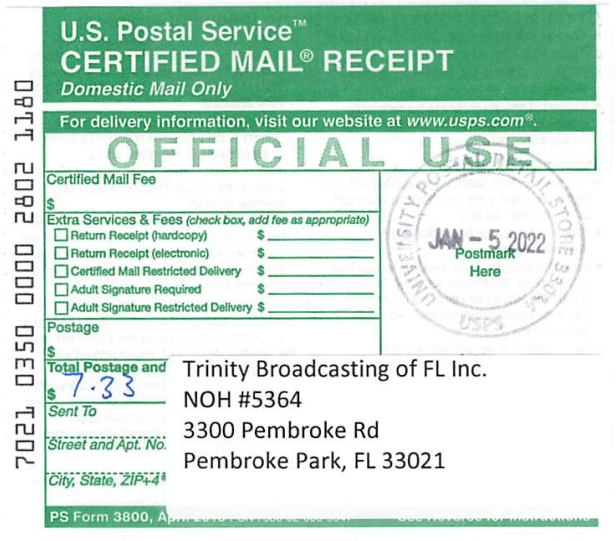

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Postmark Here
APR 4 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
7021 0350 0000 2802 0718
Total Postage and Fees
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
TRINITY BROADCASTING OF FL INC.
JUANC TORRES ORTIZ
H.E.T #5364
3300 PEMBROKE RD, LOT 449
PEMBROKE PARK, FL, 33021
PS Form 3800, Ap



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
JAN – 5 2022
Postmark Here
7021 0350 0000 2802 1166
Trinity Broadcasting of FL
Inc./Maximiliano Caporale
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
See Reverse for Instructions
JAN – 5 2022
Postmark Here
7021 0350 0000 2802 1173
Trinity Broadcasting of FL Inc.
NOH #5364
4302 Hollywood Blvd
Hollywood, FL 33021-6635



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
JAN – 5 2022
Postmark Here
7021 0350 0000 2802 1180
Trinity Broadcasting of FL Inc.
NOH #5364
3300 Pembroke Rd
Pembroke Park, FL 33021



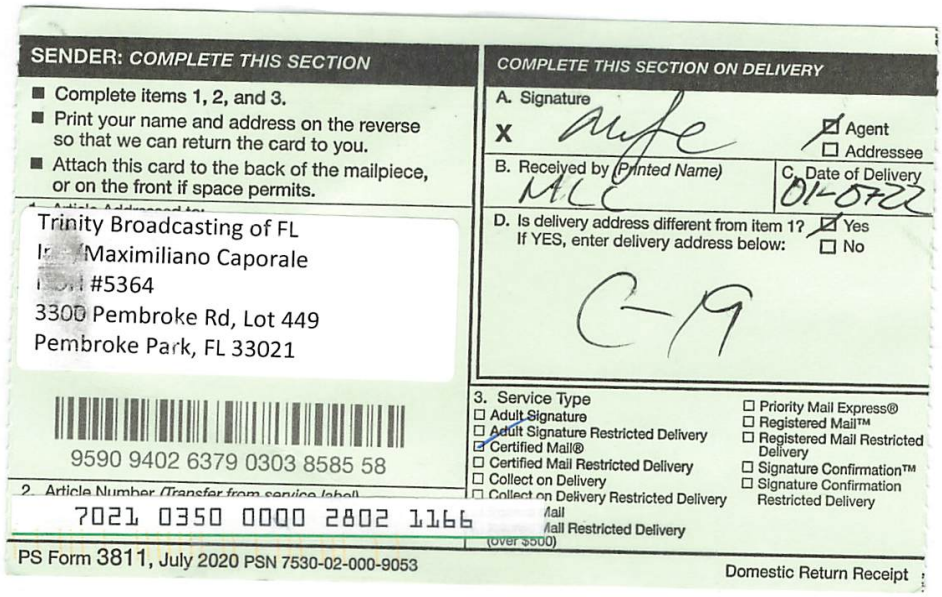
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 7.32
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
JAN – 2022
Postmark Here
7021 0350 0000 2802 1197
Everett, Michael
NOH #5364
4655 Vineland Road
Orlando, FL 32711



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
or Instructions
7021 0350 0000 2802 1852
Everett, Michael
NOH #5364
4655 Vineland Road
Orlando, FL 32711



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
r Instructions
7021 0350 0000 2802 1845
Trinity Broadcasting of FL Inc.
NOH #5364
3300 Pembroke Rd
Pembroke Park, FL 33021



SENDER: COMPLETE THIS SECTION

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

Trinity Broadcasting of FL
In Maximiliano Caporale
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8585 58

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1166

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) MLC
C. Date of Delivery 01-07-22

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

C-19

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:
Trinity Broadcasting of FL Inc./Juan C Torres Ortiz
NOH #5364
3300 Pembroke Rd, Lot 449
Pembroke Park, FL 33021

9590 9402 6379 0303 8480 23

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1821

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☑ Agent ☐ Addressee

B. Received by (Printed Name) MLC
C. Date of Delivery 01/07/22

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

C-19

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3300 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 00 0370
Property Owner	TRINITY BROADCASTING OF FL INC	Millage	0613
Mailing Address	4302 HOLLYWOOD BLVD HOLLYWOOD FL 33021-6635	Use	28

Abbr Legal Description	20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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*	$4,625,940	$294,860	$4,920,800	$3,819,450	
2021	$4,625,940	$294,860	$4,920,800	$3,472,230	$84,029.73
2020	$4,163,350	$295,920	$4,459,270	$3,156,580	$76,598.92

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,920,800	$4,920,800	$4,920,800	$4,920,800
Portability	0	0	0	0
Assessed/SOH	$3,819,450	$4,920,800	$3,819,450	$3,819,450
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	$3,819,450	$4,920,800	$3,819,450	$3,819,450

Sales History

Date	Type	Price	Book/Page or CIN
3/25/2008	SWD-T	$100	45376 / 21
11/1/1992	QCD		20145 / 288

Land Calculations

Price	Factor	Type
$10.00	462,594	SF
Adj. Bldg. S.F. (Card, Sketch)		2691
Eff./Act. Year Built: 1980/1979		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Not For Profit Corporation
TRINITY BROADCASTING OF FLORIDA, INC.

Filing Information

Document Number	750421
FEI/EIN Number	59-1991004
Date Filed	12/31/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/21/2011

Principal Address

4525 VINELAND RD
STE 200
ORLANDO, FL 32811

Changed: 03/29/2019

Mailing Address

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Changed: 03/23/2020

Registered Agent Name & Address

EVERETT, MICHAEL
4655 VINELAND ROAD
ORLANDO, FL 32711

Name Changed: 01/06/2015

Address Changed: 08/25/2014

Officer/Director Detail

Name & Address

Title Director, President

CROUCH, MATTHEW W

13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

CROUCH, LAURIE
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Director, VP

MAY, COLBY M
205 THIRD ST., S.E. ,
WASHINGTON, DE 20003

Title Treasurer, CFO

Mittan, James A
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Secretary

Tuccillo, Margaret C
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Fopma, Bob
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Everett, Mike
4655 VINELAND ROAD
ORLANDO, FL 32711

Title Asst. Secretary

Casoria, John B
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Caylan
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Title Asst. Secretary

Crouch, Cody
13600 Heritage Pkwy
Ste 200
Fort Worth, TX 76177

Annual Reports

Report Year	Filed Date
2019	03/29/2019
2020	03/23/2020
2021	04/08/2021

Document Images

04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
03/06/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/20/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
08/25/2014 -- Reg. Agent Change	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/10/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
05/20/2011 -- Reg. Agent Change	View image in PDF format
01/21/2011 -- REINSTATEMENT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
04/23/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
05/20/2002 -- ANNUAL REPORT	View image in PDF format
05/05/2001 -- ANNUAL REPORT	View image in PDF format
04/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
05/01/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
04/24/1996 -- ANNUAL REPORT	View image in PDF format

06/14/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

TRINITY BROADCASTING OF FL INC CASE NO. 5364
JUAN C TORRES ORTIZ
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3300 PEMBROKE ROAD, LOT 449, PEMBROKE PARK, FL, 33021

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3300 PEMBROKE ROAD, LOT 449, PEMBROKE PARK, FL, 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: TRINITY BROADCASTING OF FL INC/ JUAN C TORRES ORTIZ AT 3:52 P.M. ON THE 4 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.

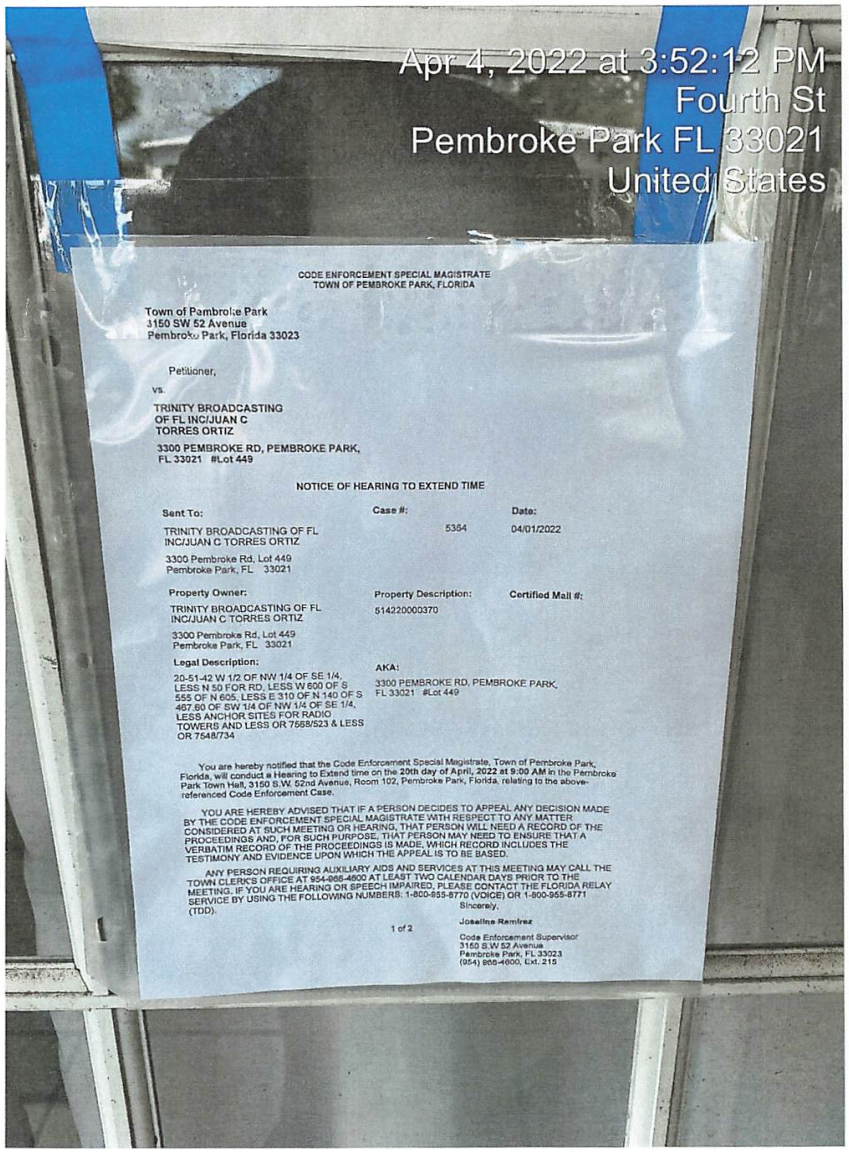
_____
AFFIANT

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

_____
Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5364	04/01/2022

Property Owner:	Property Description:	Certified Mail #:
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:

20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

AKA:

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 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.

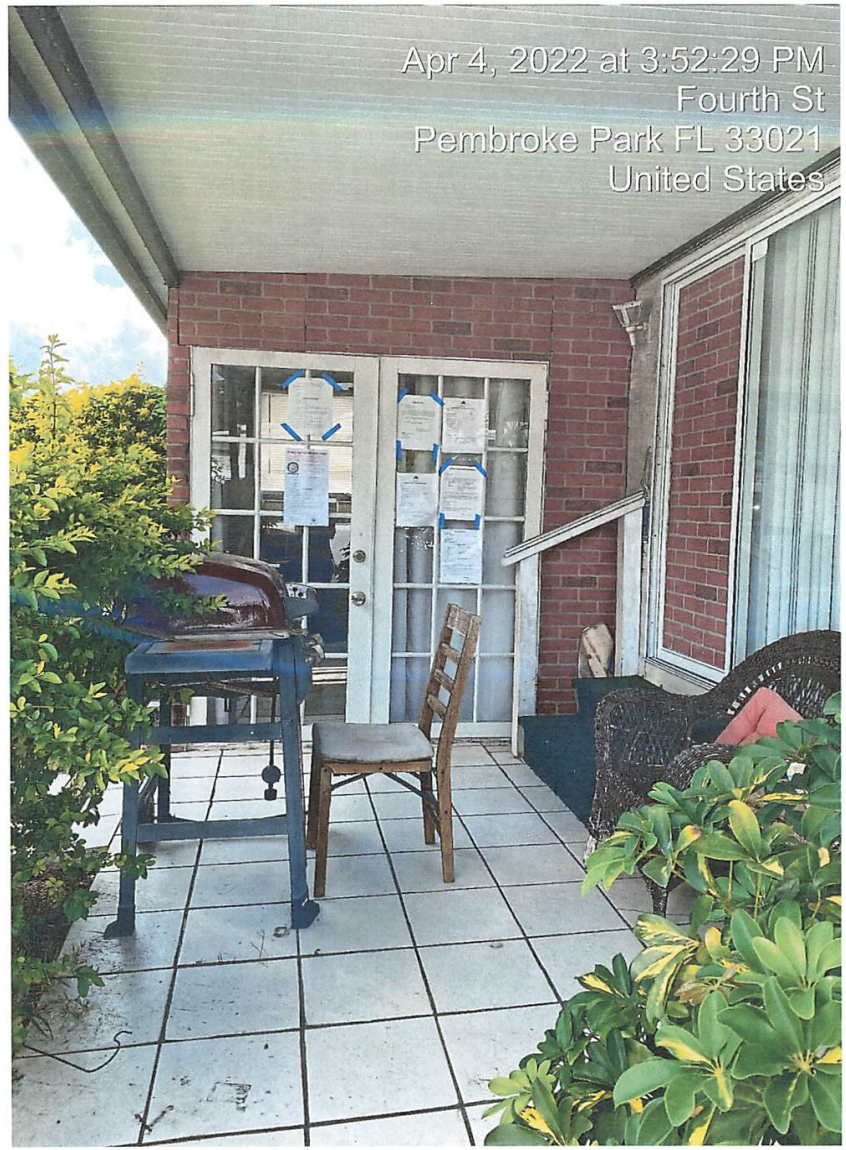
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM 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 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 SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

1 of 2

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




Apr 4, 2022 at 3:52:42 PM
Fourth St
Pembroke Park FL 33021
United States
449

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ

3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	5364	04/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
TRINITY BROADCASTING OF FL INC/JUAN C TORRES ORTIZ 3300 Pembroke Rd, Lot 449 Pembroke Park, FL 33021	514220000370	

Legal Description:	**AKA:**
20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734	3300 PEMBROKE RD, PEMBROKE PARK, FL 33021 #Lot 449

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 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

Joseline Ramirez

From: Juan Blandino <jblandino@jjplegal.com>
Sent: Friday, April 1, 2022 11:51 AM
To: Joseline Ramirez
Cc: Berenice Leyva; Juan Perez
Subject: Case #5364 - Extension of Time for Compliance

Good morning Joseline,

I hope you are well. I reached out a few weeks back to discuss an extension of time to comply with the Court's order in the above referenced matter. The court gave a deadline of April 3, 2022, to cure the violations cited and following our discussion, you mentioned that you would be willing to grant an extension of thirty (30) days. Please confirm the extension that will make the new deadline May 3, 2022. Just to update you, we have been granted the writ of possession by the judge and have delivered it to the Sheriff's office. As such, we anticipate it will be any day that we will be allowed to remove the possessions from the property and thus cure the violations cited.

If you have any other questions, please let me know. I look forward to hearing from you soon.

Best regards,

Juan Blandino, Esq.
9710 Stirling Rd. #105
Cooper City, Florida 33024
Phone: (954) 450-2585
Fax: (954) 450-2595



"Providing real world legal solutions with Honesty, Integrity and Character"

Real Estate Law * Business Law * Business Closing Services * Title Insurance * Real Estate Closings * Foreclosure Defense * Short Sale Negotiation

CONTACT US FOR A CONSULTATION

BEWARE OF CYBER-FRAUD: *Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions – and be very wary of any request to change wire instructions you already received.*

WARNING – FRAUDULENT FUNDING INSTRUCTIONS: Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contact or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

The information contained in this electronic mail message is attorney-privileged and confidential information intended only for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify the sender by telephone, fax, or email. Thank you.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
TRINITY BROADCASTING OF FL INC
JUAN C TORRES ORTIZ
Respondent(s)

Case No.: 5364

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3300 PEMBROKE RD, LOT 449, PEMBROKE PARK, FL 33021

PROPERTY OWNER: TRINITY BROADCASTING OF FL INC. 3300 PEMBROKE RD, PEMBROKE PARK, FL 33021

FOLIO NO.: 5142 20 00 0370

LEGAL DESCRIPTION: 20-51-42 W 1/2 OF NW 1/4 OF SE 1/4, LESS N 50 FOR RD, LESS W 600 OF S 555 OF N 605, LESS E 310 OF N 140 OF S 467.60 OF SW 1/4 OF NW 1/4 OF SE 1/4, LESS ANCHOR SITES FOR RADIO TOWERS AND LESS OR 7568/523 & LESS OR 7548/734

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.

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 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 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 16th day of February 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, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Park Lake Inc.	426 MARINE DR PEMBROKE PARK, FL 33009	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

Legal Description

Case Status Open **Case #** 5485 **Date Next Inspection** 4/20/2022

Notes
1. Stop Work Order.
2. Trenching/dredging without a permit. Obtain plans, permit and inspections.
3. Started work without permits or notification to the Building Dept. Obtain plans, permit and inspections.
4. Double permit fee assessed.
5. Emergency repair of main 6" water line under the mobile home. Permit # 1910753 expired. Obtain new permit and complete inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/17/2020		Notice of Violation	Hand 12/17/20 Regular Mail 12/21/20
2/2/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 2/3/22 Certified Mail 2/2/22
2/16/2022	2/16/2022	Final Order	Certified Mail 3/21/22
3/23/2022	4/20/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property 4/5/22 Certified Mail 3/23/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

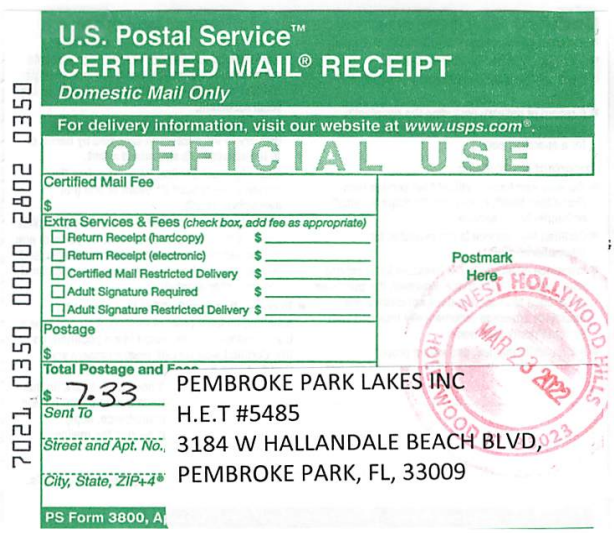
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 4/20/2022

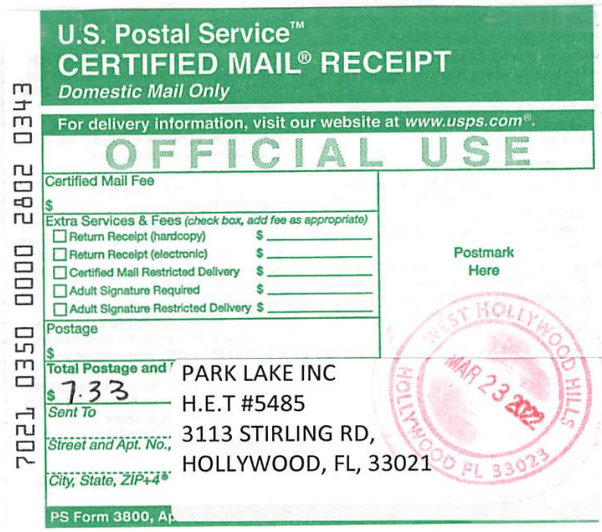
Fines

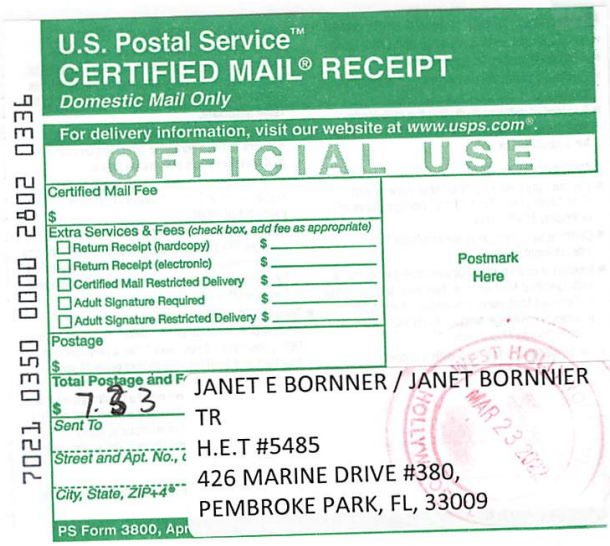
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,800.00**

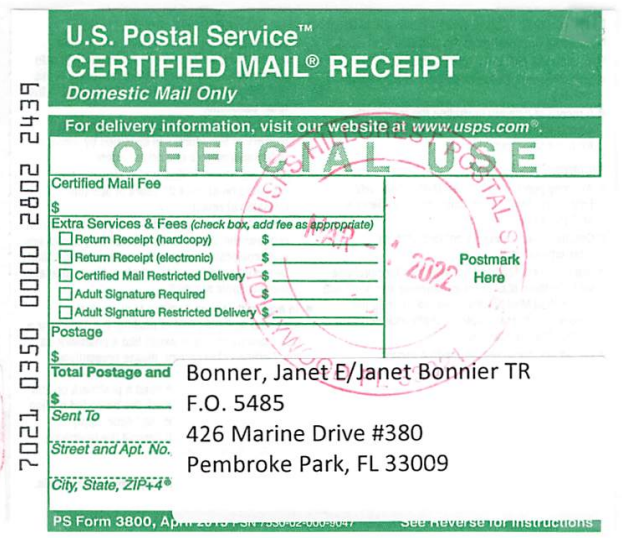
Payments

Date	Payment Type Name	Amount
2/16/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$1,700.00**

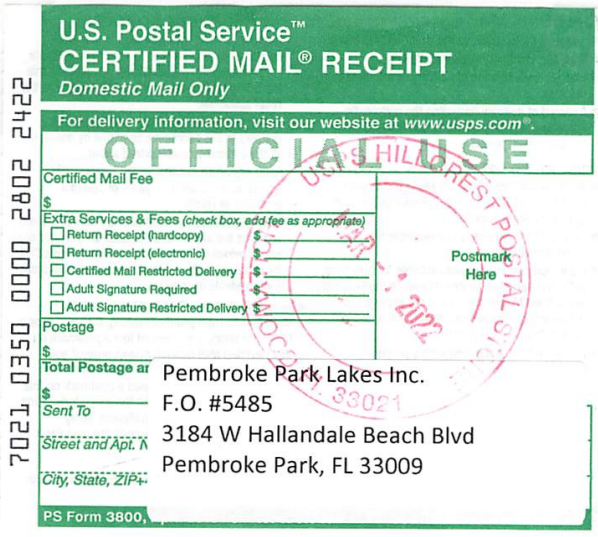

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Postmark Here
7021 0350 0000 2802 0350
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
PEMBROKE PARK LAKES INC
H.E.T #5485
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009


U.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
Postmark Here
7021 0350 0000 2802 0343
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
PARK LAKE INC
H.E.T #5485
3113 STIRLING RD,
HOLLYWOOD, FL, 33021


U.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
Postmark Here
7021 0350 0000 2802 0336
$ 7.33
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
JANET E BORNNER / JANET BORNNIER
TR
H.E.T #5485
426 MARINE DRIVE #380,
PEMBROKE PARK, FL, 33009


U.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
Postmark Here
7021 0350 0000 2802 2439
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, Ap
See Reverse for Instructions
Bonner, Janet E/Janet Bonnier TR
F.O. 5485
426 Marine Drive #380
Pembroke Park, FL 33009


U.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
Postmark Here
7021 0350 0000 2802 2446
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Park Lake Inc.
F.O 5485
3113 Stirling Rd
Hollywood, FL 33021


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage ar
Postmark Here
7021 0350 0000 2802 2422
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Pembroke Park Lakes Inc.
F.O. #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

7021 0350 0000 2802 2545

U.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
$ 7.33

Sent To
BONNER, JANET E/JANET E BONNER TR
NOH #5485

Street and Apt. No.
426 MARINE DRIVE #380

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800, See Reverse for Instructions

FEB 02 2022

Postmark Here

7021 0350 0000 2802 2729

U.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
Park lake Inc.
HET# 5997, NOH #5485

Street and Apt. No.
Glazer & Sachs
3113 Stirling Rd

City, State, ZIP+4
Hollywood, FL 33021

PS Form 3800,

FEB 02 2022

Postmark Here

7021 0350 0000 2802 2736

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To
Park lake Inc.
HET#5997, NOH #5485

Street and Apt.
3184 W Hallandale Beach Blvd

City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800,

FEB 02 2022

Postmark Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:
BONNER, JANET E/JANET E BONNER TR
NOH #5485
426 MARINE DRIVE #380
PEMBROKE PARK FL 33009

9590 9402 6379 0303 8478 11

2. Article Number (Transfer from service label)
7021 0350 0000 2802 2545

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

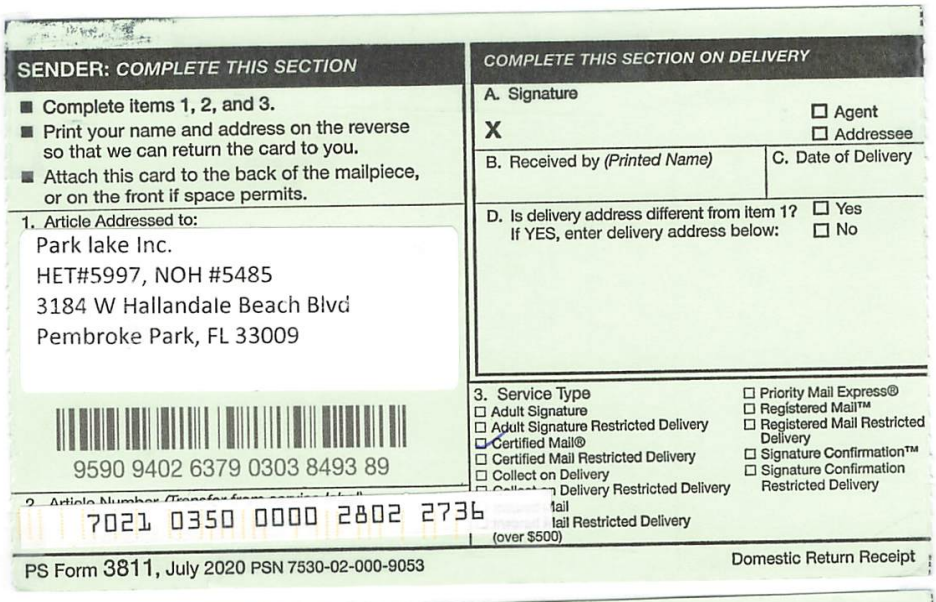
B. Received by (Printed Name)

C. Date of Delivery

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

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

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:

Park lake Inc.
HET#5997, NOH #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6379 0303 8493 89

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2736

COMPLETE THIS SECTION ON DELIVERY

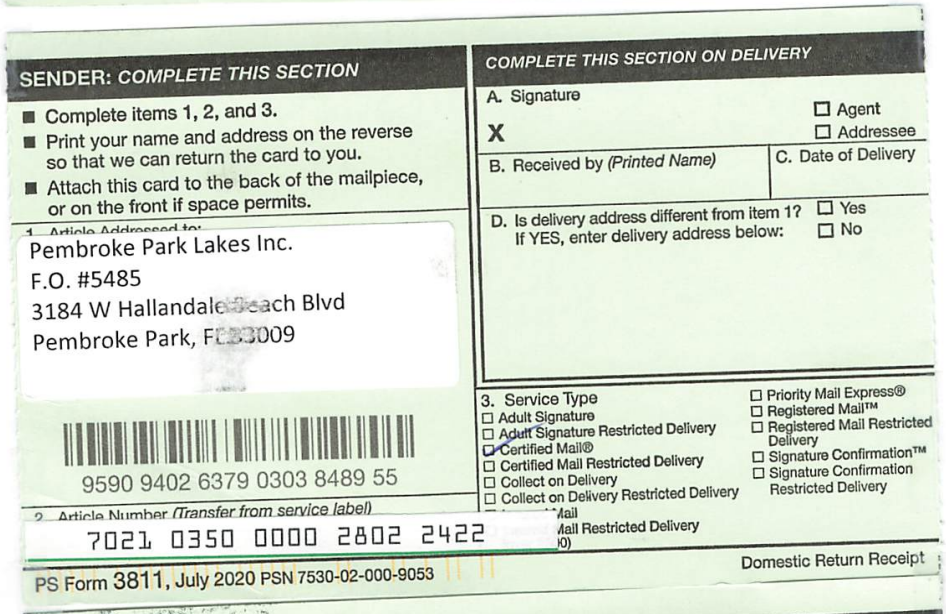
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Pembroke Park Lakes Inc.
F.O. #5485
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

9590 9402 6379 0303 8489 55

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2422

COMPLETE THIS SECTION ON DELIVERY

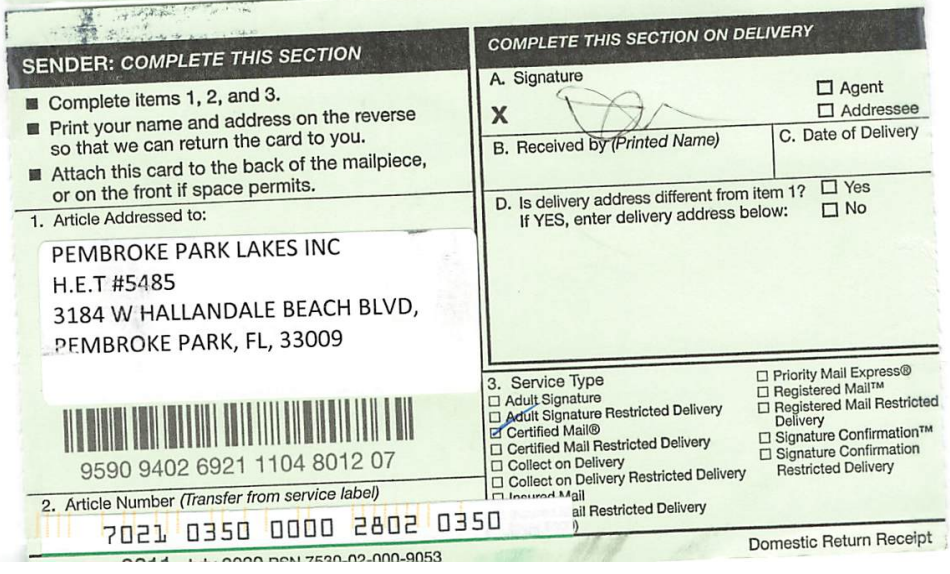
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
H.E.T #5485
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8012 07

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0350

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

Domestic Return Receipt

Code Dept.

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485, #5486

Hasler FIRST CLASS MAIL
12/21/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Park Lake Inc.
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5485

Hasler FIRST-CLASS MAIL
12/21/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

Park Lake Inc.

426 MARINE DR
PEMBROKE PARK, FL 33009

Case:

5485

Property Owner:

Proper



Detail by Entity Name

Florida Profit Corporation
PARK LAKE, INC.

Filing Information

Document Number	H42954
FEI/EIN Number	59-2502705
Date Filed	02/15/1985
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title President

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

THEROUX, PAUL G
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title VP

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Beaulieu, Jean Rene
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2019	03/11/2019
2020	03/09/2020
2021	03/09/2021

Document Images

03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
04/17/2013 -- ANNUAL REPORT	View image in PDF format
03/22/2012 -- ANNUAL REPORT	View image in PDF format
03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/11/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	426 MARINE DRIVE #380, PEMBROKE PARK FL 33009
Property Owner	BONNER, JANET E JANET E BONNER TR
Mailing Address	426 MARINE DR PEMBROKE PARK FL 33009-6044

ID #	5142 29 NN 6100
Millage	0613
Use	05

Abbr Legal Description	PARK LAKE INC CO-OP LOT 380

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*	$60,000	$85,140	$145,140	$80,180	
2021	$60,000	$85,140	$145,140	$77,850	$749.71
2020	$60,000	$74,480	$134,480	$76,780	$729.80

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$145,140	$145,140	$145,140	$145,140
Portability	0	0	0	0
Assessed/SOH 08	$80,180	$80,180	$80,180	$80,180
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis 1	$500	$500	$500	$500
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$29,680	$54,680	$29,680	$29,680

Sales History

Date	Type	Price	Book/Page or CIN
1/9/2018	CPT-T	$100	114850552
3/1/2007	CPT-D	$27,000	43702 / 332
4/4/1996	CPT		24731 / 131

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		886
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1991/1990		

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.)

)

PARK LAKE INC CASE NO. 5485

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 426 MARINE DRIVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 426 MARINE DRIVE #380, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC AT 11:26 A.M. ON THE 5 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.

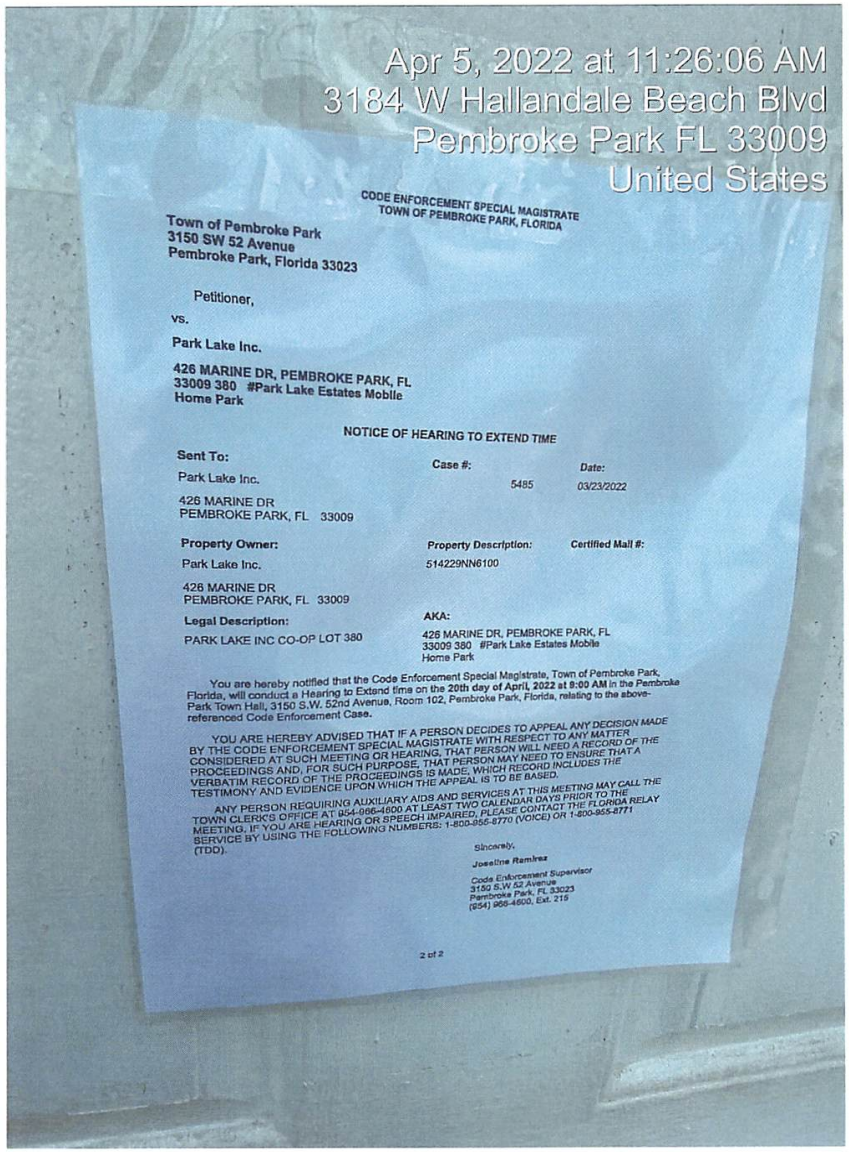
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Park Lake Inc.

426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Park Lake Inc.	5485	03/23/2022
426 MARINE DR PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Park Lake Inc.	514229NN6100	
426 MARINE DR PEMBROKE PARK, FL 33009		
Legal Description:	**AKA:**	
PARK LAKE INC CO-OP LOT 380	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 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

2 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Park Lake Inc.

426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
Park Lake Inc. 426 MARINE DR PEMBROKE PARK, FL 33009	5485	03/23/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
Park Lake Inc. 426 MARINE DR PEMBROKE PARK, FL 33009	514229NN6100	

Legal Description:	**AKA:**
PARK LAKE INC CO-OP LOT 380	426 MARINE DR, PEMBROKE PARK, FL 33009 380 #Park Lake Estates Mobile Home Park

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of April, 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

Joseline Ramirez

From: Bertrand Saysset <BertrandS@ParkLakeInc.com>
Sent: Friday, March 4, 2022 1:42 PM
To: Joseline Ramirez
Cc: Lucie Manzerolle
Subject: RE: Park Lake

Good afternoon,
I understand Donald spoke with someone from the Town of Pembroke Park regarding the open permit for 426 Marine Drive. He knows someone who can perform the inspection that you requested but he is coming back in a couple of weeks.
Joseline, where are we with the extension?
Thank you,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

From: Bertrand Saysset
Sent: Friday, February 18, 2022 5:00 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Park Lake

Good afternoon Joseline,
I would like to request an extension for the permit concerning 426 Marine Drive.
Thank you,

Bertrand Saysset
General Manager
Park Lake, Inc.
Tel: 954 981 3500
Fax: 954 981 3753
bertrands@parklakeinc.com

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5485
Petitioner,)
)
vs.)
)
PARK LAKE INC.)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 426 MARINE DR PEMBROKE PARK FL 33009

PROPERTY OWNER: PARK LAKE INC, 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 NN 6100

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 380

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); 15-87. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 5-87 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 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, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Legal Description

Case Status Open **Case #** 4405

Notes STOP ALL WORK ORDER
Demolition of concrete ramps and concrete flooring inside warehouse. Property owner will need to obtain permits for all work being done inside warehouse.
Exterior wall of warehouse damaged. Property owner will need to repair exterior wall of warehouse with proper permits from Town's Building Department.
Double permit fee has been assessed to violations.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/23/2019		Notice of Violation	Regular Mail
8/5/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/26/2019	8/22/2019	Final Order	Certified Mail
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/7/2020		Affidavit of Non-Compliance	Certified Mail
1/28/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail
2/10/2021		Affidavit of Compliance	
3/24/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/10/2021

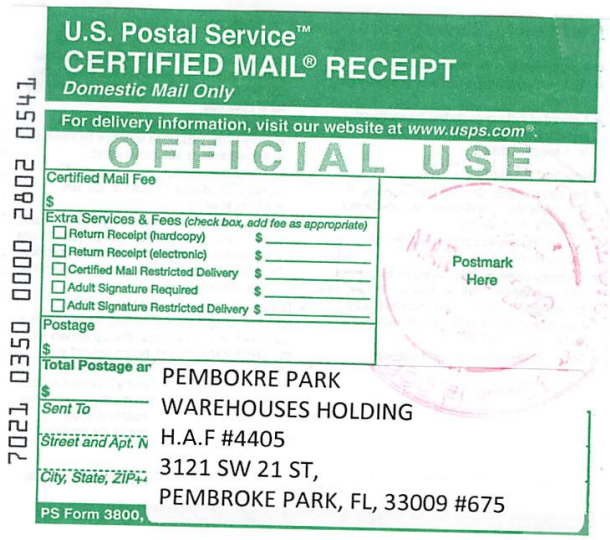
Fines

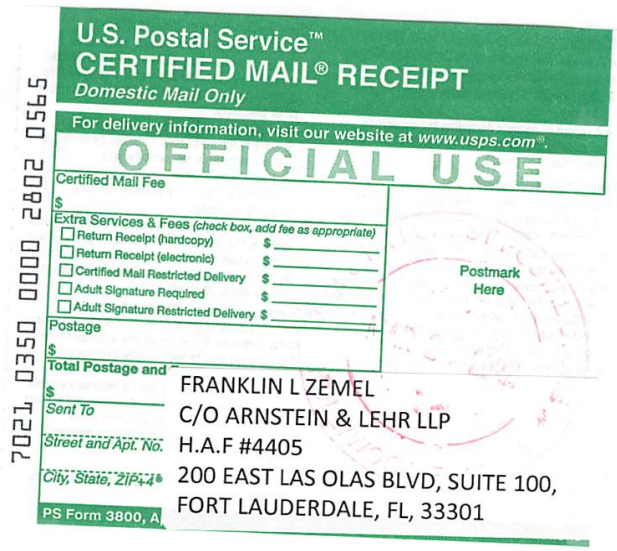
Case Overview

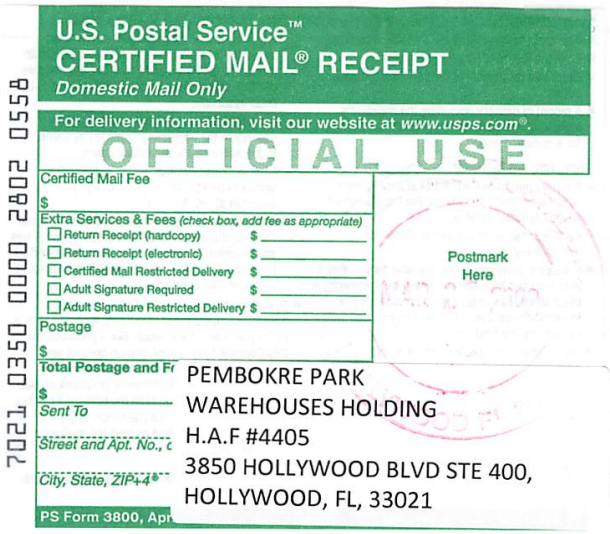
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/10/2021	$50,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$50,800.00**

Payments

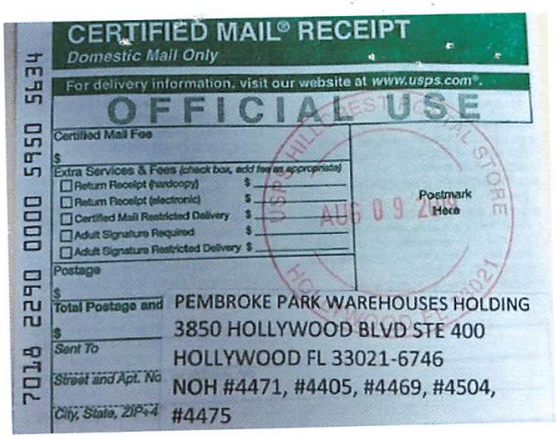
Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$50,800.00**

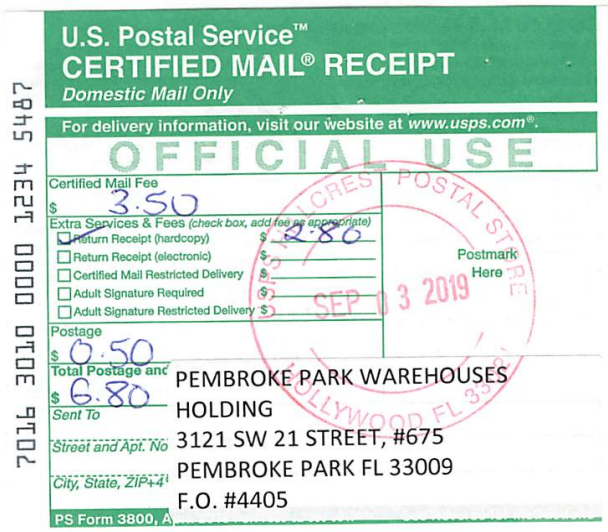

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
7021 0350 0000 2802 0541
PEMBOKRE PARK
WAREHOUSES HOLDING
H.A.F #4405
3121 SW 21 ST,
PEMBROKE PARK, FL, 33009 #675


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7021 0350 0000 2802 0565
FRANKLIN L ZEMEL
C/O ARNSTEIN & LEHR LLP
H.A.F #4405
200 EAST LAS OLAS BLVD, SUITE 100,
FORT LAUDERDALE, FL, 33301


U.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 Fe
Sent To
Street and Apt. No.,
City, State, ZIP+4
PS Form 3800, Apr
Postmark Here
7021 0350 0000 2802 0558
PEMBOKRE PARK
WAREHOUSES HOLDING
H.A.F #4405
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
2.85
Postage
.50
Total Postage and Fees
6.90
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
FEB 04
HOLLYWOOD FL
7019 1120 0000 9007 3493
Pembroke Park Warehouses Holding
3121 SW 21 ST, #675
Pembroke Park, FL 33009
S.O.C.L #4405

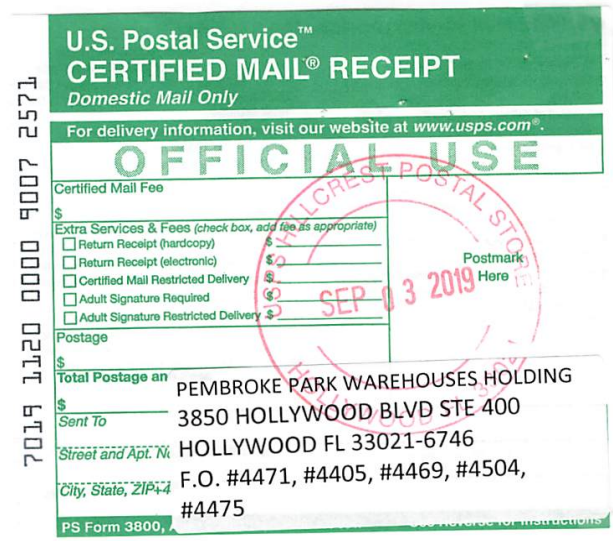

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
AUG 09
7018 2290 0000 5950 5634
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
NOH #4471, #4405, #4469, #4504,
#4475



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.80
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage and $ 6.80
Sent To PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No 3121 SW 21 STREET, #675
City, State, ZIP+4 PEMBROKE PARK FL 33009
F.O. #4405
PS Form 3800, A
SEP 03 2019
Postmark Here
7016 3010 0000 1234 5487



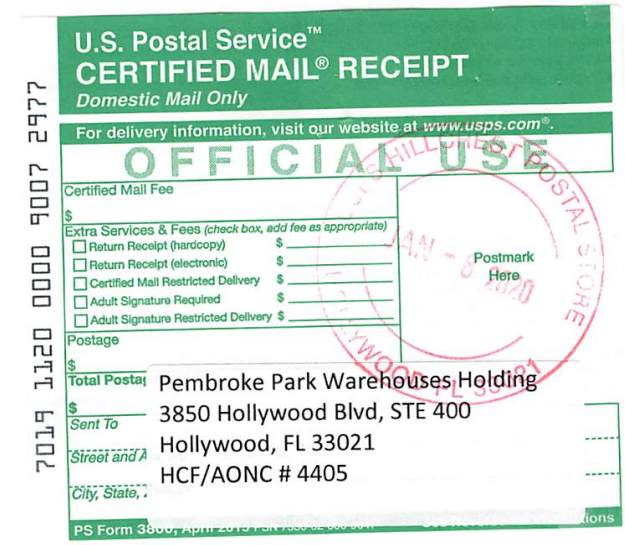
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postage and $
Sent To PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No. 3121 SW 21 STREET, #675
City, State, ZIP+4 PEMBROKE PARK FL 33009
NOH #4405
PS Form 3800, A
AUG 09 2019
Postmark Here
7018 2290 0000 5950 5481



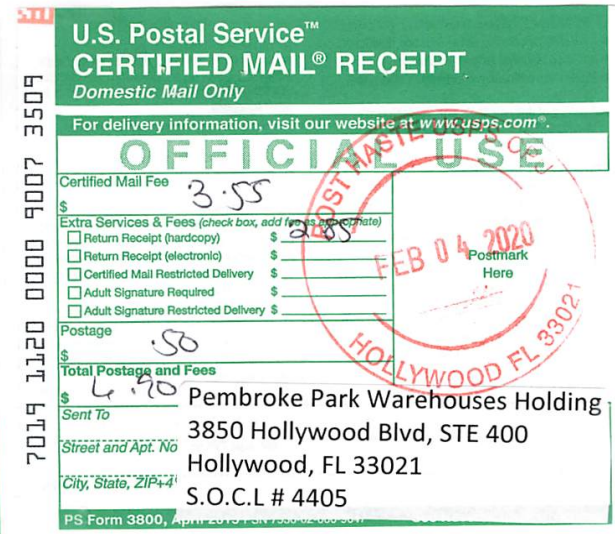
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postage an $
Sent To PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. N 3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4 HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504, #4475
PS Form 3800,
SEP 03 2019
Postmark Here
7019 1120 0000 9007 2571



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postage $
Sent To Pembroke Park Warehouses Holding
Street and Apt. 3121 SW 21 ST, #675
City, State, ZIP Pembroke Park, FL 33009
HCF/AONC #4405
PS Form 380
JAN - 8 2020
Postmark Here
7019 1120 0000 9007 2960



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $
Total Postag $
Sent To Pembroke Park Warehouses Holding
Street and A 3850 Hollywood Blvd, STE 400
City, State, Hollywood, FL 33021
HCF/AONC # 4405
PS Form 3800,
JAN - 8 2020
Postmark Here
7019 1120 0000 9007 2977



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee $ 3.55
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $ 2.85
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage $ .50
Total Postage and Fees $ 6.90
Sent To Pembroke Park Warehouses Holding
Street and Apt. No 3850 Hollywood Blvd, STE 400
City, State, ZIP+4 Hollywood, FL 33021
S.O.C.L # 4405
PS Form 3800,
FEB 04 2020
Postmark Here
7019 1120 0000 9007 3509

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021
S.O.C.L # 4405

9590 9402 4839 9032 7056 86

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

7019 1120 0000 9007 3509

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

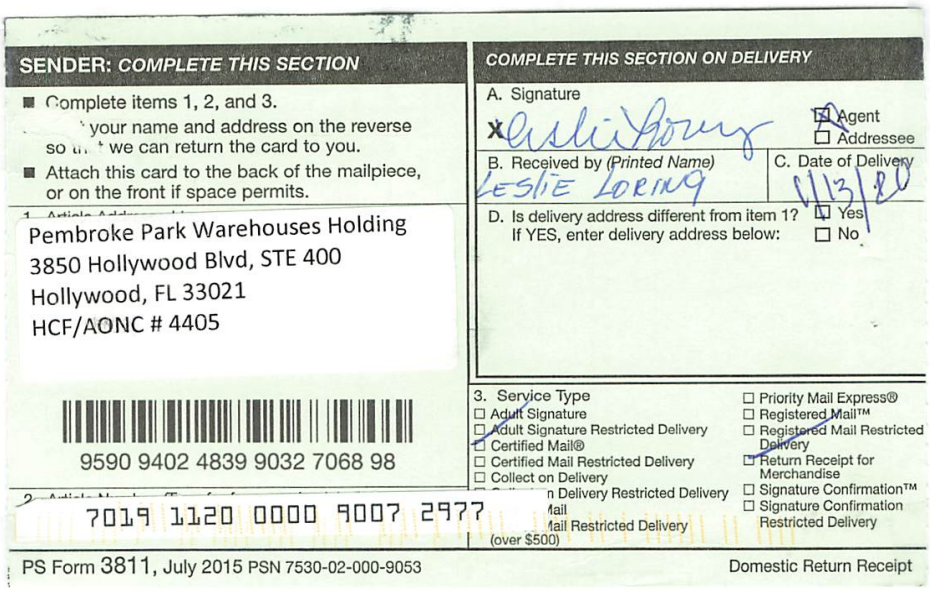
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, STE 400
Hollywood, FL 33021
HCF/AONC # 4405

9590 9402 4839 9032 7068 98

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2977

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Loring ☑ Agent ☐ Addressee

B. Received by (Printed Name) LESLIE LORING C. Date of Delivery 11/13/19

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

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

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



SENDER: COMPLETE THIS SECTION

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

PEMBROKE PARK WAREHOUSES
HOLDING
3121 SW 21 STREET, #675
PEMBROKE PARK FL 33009
NOH #4405

9590 9402 4437 8248 9765 72

2. Article Number (Transfer from service label)
7018 2290 0000 5950 5481

COMPLETE THIS SECTION ON DELIVERY

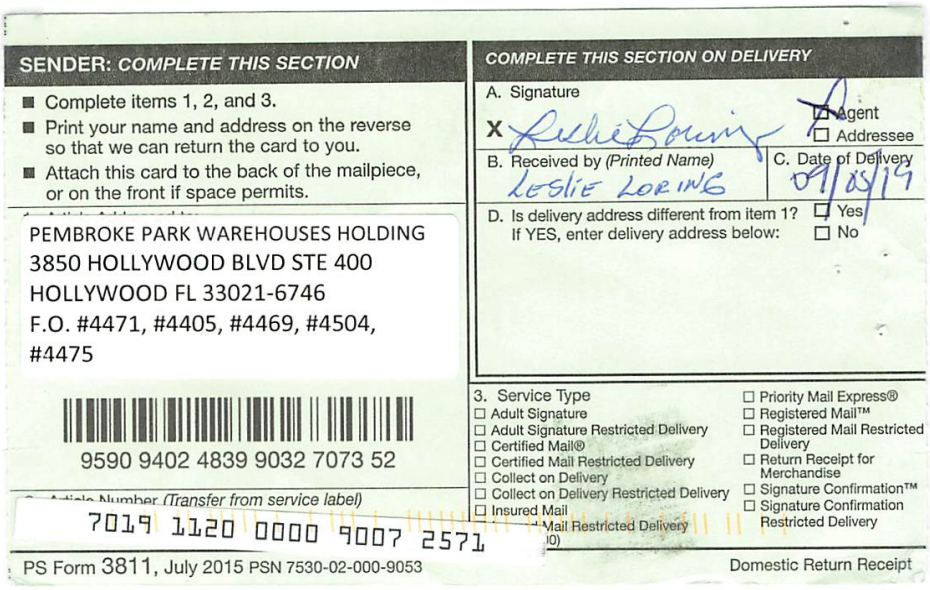
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504, #4475

9590 9402 4839 9032 7073 52

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2571

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Loring ☑ Agent ☐ Addressee

B. Received by (Printed Name) LESLIE LORING C. Date of Delivery 09/05/19

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

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

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

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

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

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

Annual Reports

Report Year	Filed Date

2020	05/03/2020
2021	03/30/2021
2022	02/10/2022

Document Images

02/10/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

#675

Site Address	3121 SW 21 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0442
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-01

Abbr Legal Description	20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$54,000	$428,380	$482,380	$337,190	
2021	$54,000	$428,380	$482,380	$306,540	$7,728.32
2020	$54,000	$428,380	$482,380	$278,680	$7,339.52

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$482,380	$482,380	$482,380	$482,380
Portability	0	0	0	0
Assessed/SOH	$337,190	$482,380	$337,190	$337,190
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	$337,190	$482,380	$337,190	$337,190

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 149
2/1/1984	WD	$190,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	27,001	SF
Adj. Bldg. S.F. (Card, Sketch)		9000
Eff./Act. Year Built: 1962/1961		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING CASE NO. 4405

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 2:55 P.M. ON THE 5 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.

AFFIANT

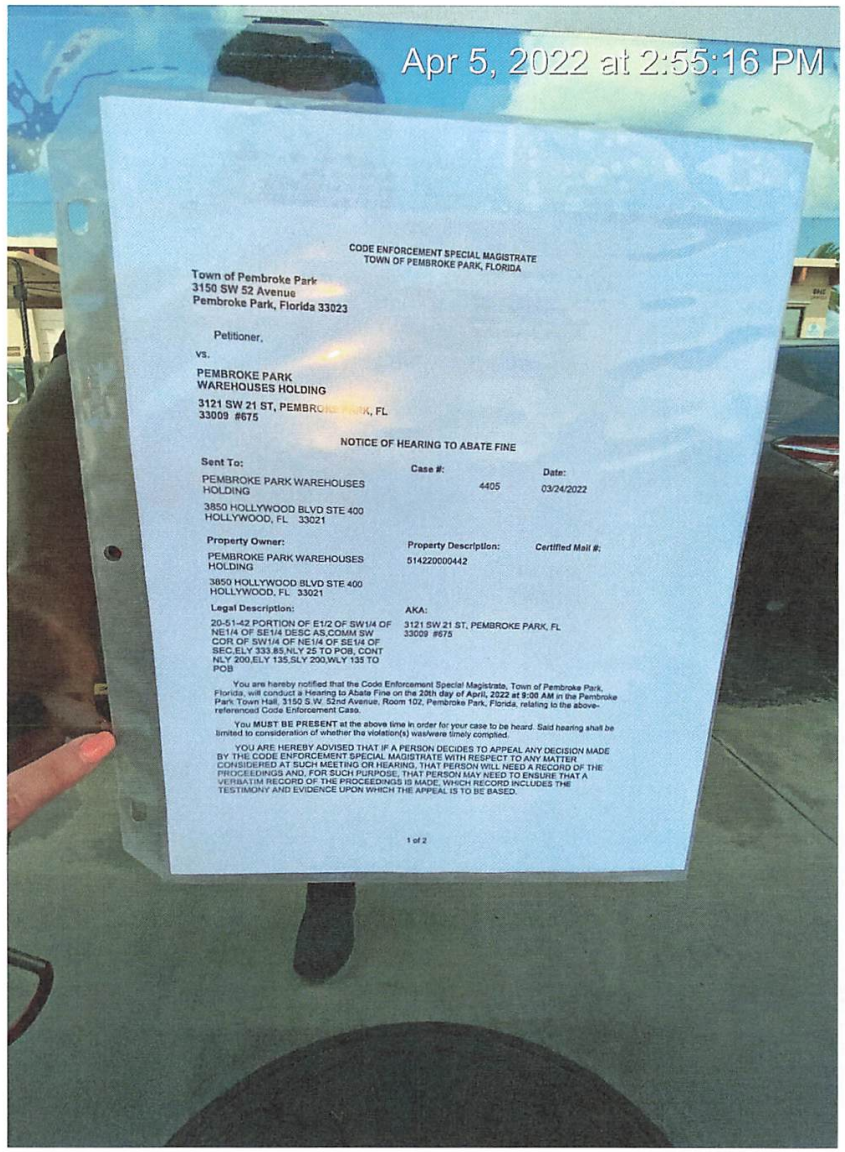
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 2:55:20 PM
NO MASK
NO ENTRY
SIN MASCARA
NO HAY ENTRADA
RENTAL
OFFICE
(954) 989-2208
RING DOOR BELL
NOTICE
UNLESS FULLY VACCINATED
MASKS REQUIRED
3150
OFFICE HOURS
MON - THUR
FRIDAY
SATURDAY


Apr 5, 2022 at 2:55:16 PM
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
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675
NOTICE OF HEARING TO ABATE FINE
Sent To:
Case #:
Date:
PEMBROKE PARK WAREHOUSES HOLDING
4405
03/24/2022
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Property Owner:
Property Description:
Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING
514220000442
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021
Legal Description:
AKA:
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 28th day of April, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
1 of 2

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
WAREHOUSES HOLDING

3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4405	03/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000442	

Legal Description:	**AKA:**
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

Pembroke Business Park
3150 Pembroke Road
Pembroke Park, FL 33009
(954) 989-2208
pembrokepark@absolutemgmt.com

March 24, 2022

Town of Pembroke Park
3150 SW 52nd Avenue
Pembroke Park, FL 33023

Re: Pembroke Park Warehouses Holding for premises located at 3121 SW 21st Street, Pembroke Park, FL 33009 – Case #4405

To whom it may concern,

We are in receipt of your email in reference to the lien we have against our building 3121 SW 21st Street, Unit 675. At this time, we are requesting a hearing with the with the Special Magistrate to have the fine abated.

Please confirm that our hearing will be scheduled on Wednesday, April 20, 2022.

Should you have any questions, please contact our Manager, Nancy Romero at 954-989-2208 or via email nancy.romero@aboslutemgmt.com.

Regards,

Pembroke Business Park

David J. Wigoda
Manager

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33308

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s) **Case #:** 4405

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 8/22/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

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

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 8/22/2019, or a $100.00 (One Hundred and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 8/22/2019. The Board considered the circumstances relating to this case and confirmed fine of $12,500.00 (Twelve Thousand Five Hundred and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #:	514220000442
LEGAL DESCRIPTION:	20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB
STREET ADDRESS:	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this 23rd Day of January, 2020

ATTEST:

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of January, 2020 by Marlen Martell and Robert Janzer, Code Board respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis

Print, type or stamp name of Notary

GG 181386

Commission Number, if any

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4405

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675
FOLIO:	514220000442
LEGAL DESCRIPTION:	20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS,COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC,ELY 333.85,NLY 25 TO POB, CONT NLY 200,ELY 135,SLY 200,WLY 135 TO POB

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall ...	9/21/2019		$100.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910660-0 **Job Address:** 3121 SW 21 ST,# 675

Job Name: PEMBROKE PARK WAREHOUSES HOLDING

Permit Status: Permit Complete

Permit Issued Date:9/23/2020 12:09:58 PM

Submitted Into Plan Review Date:9/17/2020 9:30:15 AM

Application Date: 9/3/2020 9:17:19 AM

Difference Between Application to PlanReview: 14 Day(s)

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

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2020 6:47:31 PM
ZONING	Approved	9/3/2020 12:39:03 PM

TOWN OF PEMBROKE PARK

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

1910660
PERMIT NO.
ZON-92044
APPLICATION NO.

Inkforce 92044

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: PEMBROKE PARK WAREHOUSES HOLDING					
JOB ADDRESS: 3121 SW 21 ST,# 675					
OWNER NAME: PEMBROKE PARK WAREHOUSES HOLDING					
OWNER ADDRESS: 3850 HOLLYWOOD BLVD STE 400					
CITY: HOLLYWOOD					
PHONE: 9549892208	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: AUSTRO CONSTRUCTION INC					
MAIL ADDRESS: 1326 HOLLYWOOD BLVD					
CITY STATE ZIP: HOLLYWOOD FL 33019					
PHONE: 9543475884	**FAX:**	**EMAIL: MARIKA@AUSTROCONSTRUCTION**			
CERT. COMPENTENCY: CCC1331717 / CGC1527023		**STATE REGISTRATION: N/A**			
LOT: 675	BLOCK: 000	PRESENT USE: WAREHOUSE		PROPOSED USE: WAREHOUSE	
FOLIO NUMBER: 514220000442			SUBDIVISION: N/A		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : EXTERIOR WALL REPAIR & REMOVE SECONDARY SLAB					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910660-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
87277	Columns-Struct Steel/ Concrete	10/2/2020	Pass
87193	Demolition	9/25/2020	Pass
88686	Elevation Certificate Final	12/11/2020	Pass
89825	Final Building Inspection PASS ACCORDING	2/10/2021	Pass
Zoning Inspection			
89217	Final Zoning	1/15/2021	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
MICHEL DONAIS	65 W. LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

Legal Description

Case Status Open **Case #** 4447

Notes Installation of (2) new mini split a/c on side of mobile home. Mobile Home owner will need to obtain a building permit from the Town's Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/21/2019		Notice of Violation	Posted to Property
6/29/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2021	7/20/2021	Final Order	Certified Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/17/2021		Affidavit of Non-Compliance	Certified Mail
2/18/2022		Affidavit of Compliance	Certified Mail
3/22/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail
3/23/2022	11/17/2021	Supplemental Order/Claim of Lien	

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	2/18/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/18/2022	$9,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$9,200.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$9,200.00



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To
PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
NOH # 4447 & HAF # 5186

Street and Apt. No.

City, State, ZIP+4®

Postmark Here
OCT 26 2021

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

7019 1120 0000 9007 7651



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To
MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
HCF # 4447

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here
OCT 26 2021

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

7019 1120 0000 9007 7644



U.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
$ 0.51

Total Postage
$ 6.96

Sent To
MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
FO # 4447

Street and Ap

City, State, Zi

Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0298 0761



U.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
$ 0.51

Total Postage
$ 6.96

Sent To
PEMBROKE PARK LAKES INC
43-A W LAKE DRIVE
PEMBROKE PARK, FL 33009
FO # 4447

Street and Api

City, State, Zil

Postmark Here
JUL 21 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0298 0778



U.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
$ 0.51

Total Postage
$ 6.96

Sent To
MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 4447

Street and Ap

City, State, Z

Postmark Here
JUN 30 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 7242



U.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
$ 0.51

Total Postage and
$ 6.96

Sent To
ALLAN GLASER, ESQ.
11900 BISCAYNE BLVD #807
DEERFIELD BEACH, FL 33442
NOH # 4447

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here
JUN 30 2021
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

7021 0350 0001 0297 7228

7021 0350 0001 0297 7235



U.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

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023

Postage
$ 0.51

Total Postage and
$ 6.96

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

PEMBROKE PARK LAKES INC
43-A W LAKE DRIVE
PEMBROKE PARK, FL 33009
NOH # 4447

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

7019 1120 0000 9007 8016



U.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

NOV 10 2021
HOLLYWOOD FL 33021

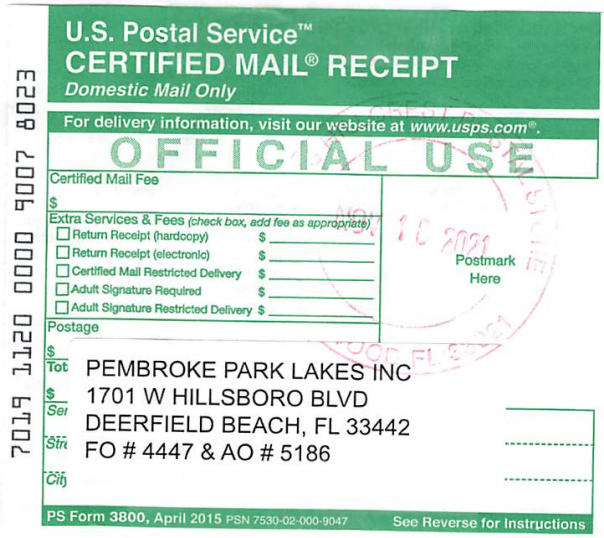
Postage
$

Tot
$
Se
Str
Cit

MICHEL DONAIS
65 W LAKE DRIVE
PEMBROKE PARK, FL 33009
SOCL # 4447

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

7019 1120 0000 9007 8023



U.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

NOV 10 2021
HOLLYWOOD FL 33021

Postage
$

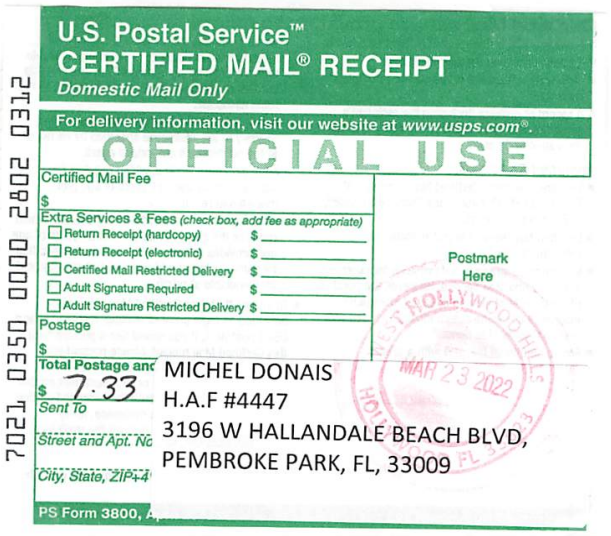
Tot
$
Se
Str
Cit

PEMBROKE PARK LAKES INC
1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442
FO # 4447 & AO # 5186

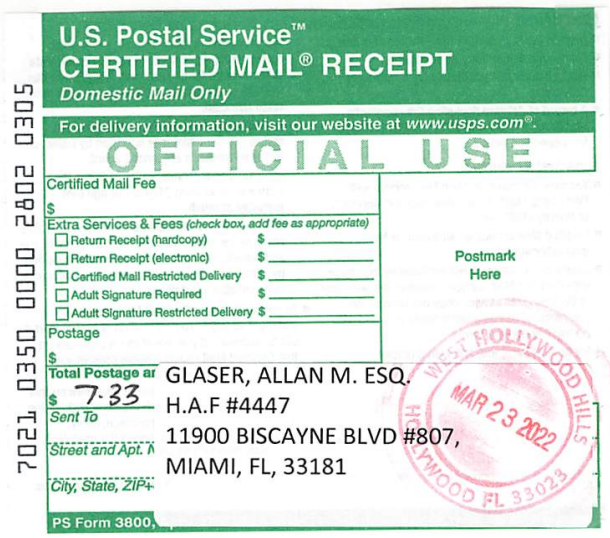
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



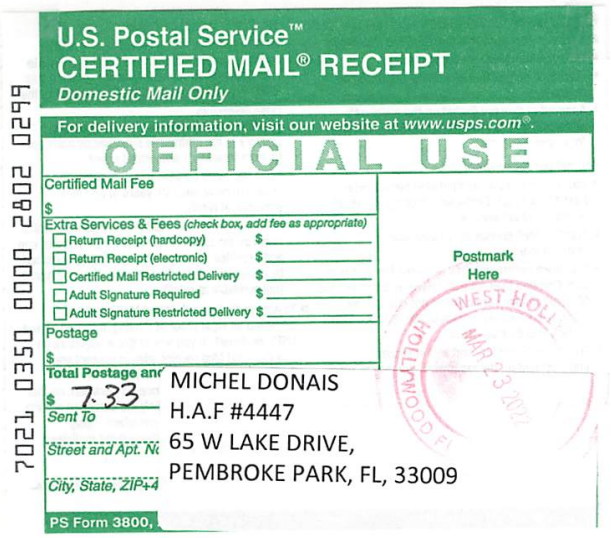
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800, A
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
MICHEL DONAIS
H.A.F #4447
PO BOX 260490,
PEMBROKE PINES, FL, 33026
7021 0350 0000 2802 0329



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
MICHEL DONAIS
H.A.F #4447
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009
7021 0350 0000 2802 0312



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage ar
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,
Postmark Here
MAR 23 2022
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
GLASER, ALLAN M. ESQ.
H.A.F #4447
11900 BISCAYNE BLVD #807,
MIAMI, FL, 33181
7021 0350 0000 2802 0305



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAR 23 2022
MICHEL DONAIS
H.A.F #4447
65 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009
7021 0350 0000 2802 0299



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145
Property Owner	PEMBROKE PARK LAKES INC
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026

ID #	5142 29 00 0223
Millage	0613
Use	28-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

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

2022* Exemptions and Taxable Values by Taxing Authority

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

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MICHAEL DONAIS CASE NO. 4447

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 65 W LAKE DRIVE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 65 W LAKE DRIVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MICHAEL DONAIS AT 11:20 A.M. ON THE 5 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.

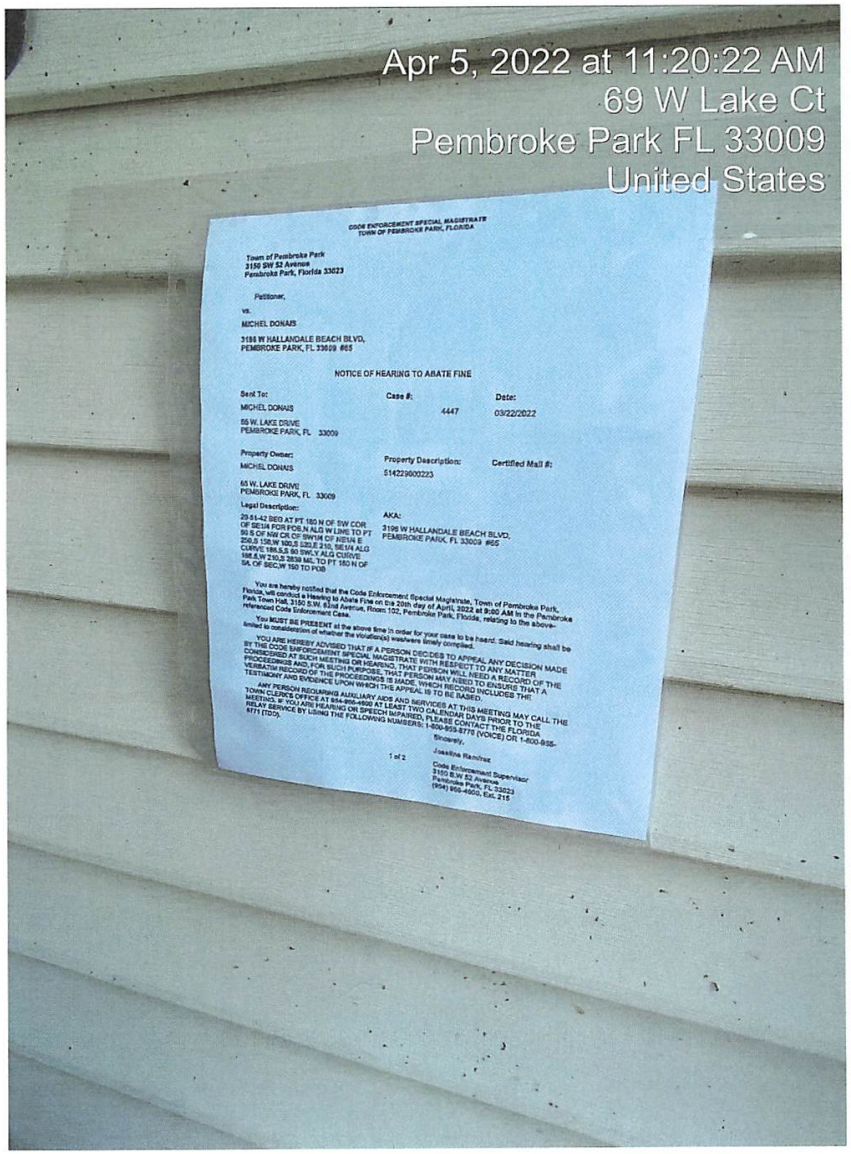
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MICHEL DONAIS

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #65

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
MICHEL DONAIS	4447	03/22/2022
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
MICHEL DONAIS	514229000223	
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 90 S OF NW CR OF SW1/4 OF AE1/4 E 250,S 150,W 100,S 0JOE 210, SE1/4 ALG CURVE 186,S,S 60 SWLY ALG CURVE 186,E,W 210,S 3839 ML TO PT 180 N OF SIL OF SEC,W 150 TO POB

AKA:
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #65

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of April, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

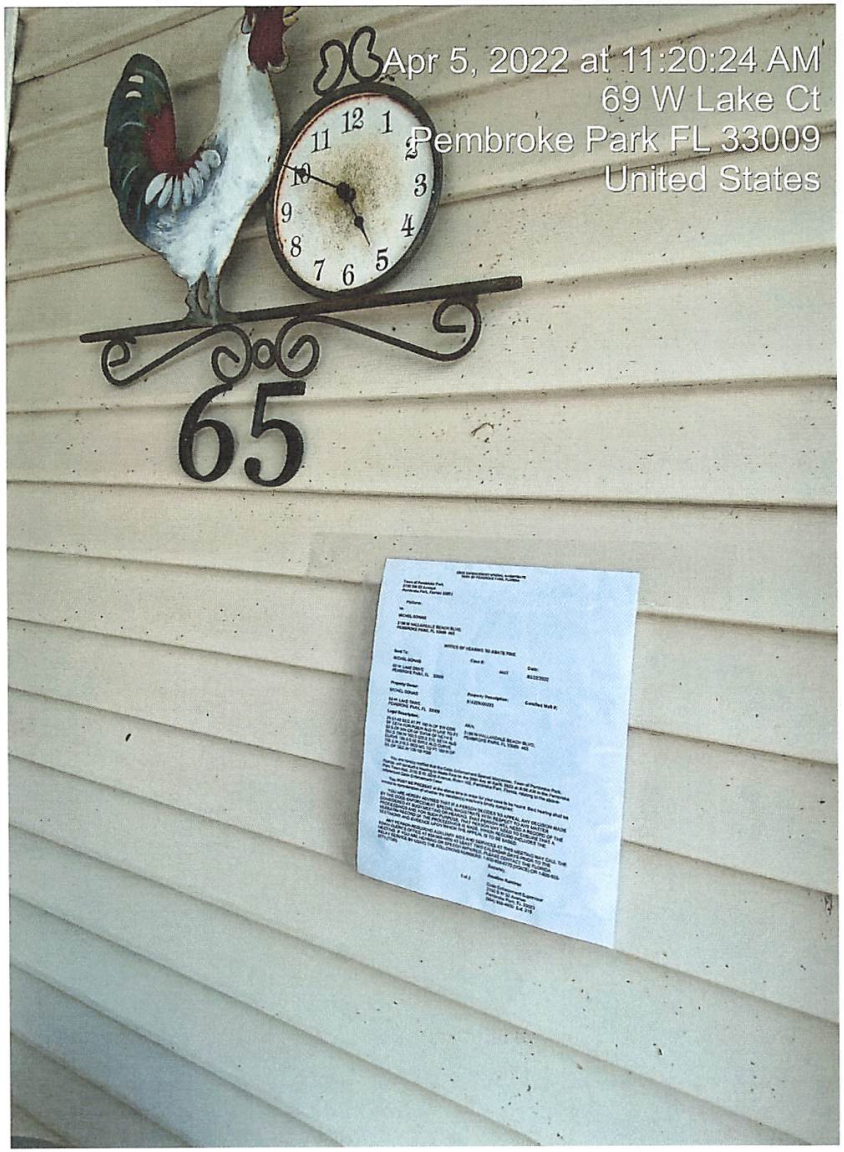
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771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

Sincerely,

Joseline Ramirez

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

1 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MICHEL DONAIS

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #65

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
MICHEL DONAIS	4447	03/22/2022
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
MICHEL DONAIS	514229000223	
65 W. LAKE DRIVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #65

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

Instr# 117785948 , Page 1 of 5, Recorded 12/07/2021 at 01:28 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MICHEL DONAIS / PEMBROKE PARK LAKES PARK INC Respondent(s)

Case No.: **4447**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on July 20th, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 65 W LAKE DRIVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES PARK INC, PO BOX 260490, PEMBROKE PINES, FL 33026

FOLIO NO.: 5142 29 00 0223

1. The Special Magistrate entered a Final Order on July 20th, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20th, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) has not complied with the Final Order issued on July 20th, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$1,600.00** (ONE THOUSAND SIX HINDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Teressa Malcolm, 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: November 17, 2021.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4447
Petitioner,)
)
vs.)
)
MICHEL DONAIS)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 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: 65 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, PO BOX 260490, PEMBROKE PINES FL 33026

FOLIO NO.: 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

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 found that Respondent violated the mentioned 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 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20TH day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of July, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Joseline Ramirez

From: Renelle Donais <michelrenelle@hotmail.com>
Sent: Monday, March 7, 2022 3:26 PM
To: Joseline Ramirez
Subject: 65 w lake drive

Objet: case 4447
65 W Lake Drive
Pembroke Park Fl 33009

Mrs Ramirez

It was only at the beginning of 2022 that we got inform about the violation #4447 glue at our door 65 w lake drive Pembroke Park .

As soon as we got inform we started to fix the situation. We ask our friend to start the process before we arrived in Florida, and she did.By February 17 2022 everything was done to comply to the rules.

Since the first warning we didn't get any more information and couldn't return to Florida because of the Covid-19

For all those reason and your understanding we are asking to drop the fine.

Tank you for your attention in this matter.

For any further communication please contact us at : michelrenelle@hotmail.com

Sincerely your.

Michel and Renelle Donais

Envoyé de mon 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.

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2211486-0

Job Address: 65 W LAKE DR

Job Name: MICHEL DONAIS

Permit Status: Permit Complete

Permit Issued Date:2/11/2022 12:12:55 PM

Submitted Into Plan Review Date:2/7/2022 7:54:14 AM

Application Date: 2/7/2022 7:50:06 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 4 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	2/9/2022 6:51:39 PM
MECHANICAL	Approved	2/7/2022 5:55:49 PM

TOWN OF PEMBROKE PARK

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

Inkforce 95037

BUILDING PERMIT APPLICATION

2211486
PERMIT NO.
E-95037
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: MICHEL DONAIS					
JOB ADDRESS: 65 W LAKE DR					
OWNER NAME: MICHEL DONAIS					
OWNER ADDRESS: 65 W LAKE DR					
CITY: PEMBROKE PARK					
PHONE: 5149533023	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: Electric Management Consultants Inc.					
MAIL ADDRESS: 186 W. Lake DR.					
CITY STATE ZIP: Pembroke Park FL 33009					
PHONE: 9542609494	**FAX:**	**EMAIL: parklakes2@aol.com**			
CERT. COMPENTENCY: EC13005438		**STATE REGISTRATION:**			
LOT: 0	BLOCK: 0	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000223		SUBDIVISION: 0			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A
JOB COST: 500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: REMOVE 2 A/C UNIT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2211486-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
100814	Condensate Lines	2/18/2022	Pass
	Ac system removed		
100816	Final Mechanical	2/18/2022	Pass
	Ac system removed		
100815	Rough Duct Insulation	2/18/2022	Pass
	Ac system removed		
Electrical Inspection			
100771	Final Electrical	2/17/2022	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARKER LONE PINE WEST LLC	8800 N BRONX AVE, 2ND FL SKOKIE, IL 60077	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Adriana Magallanes - 343 Lone Pine Lane

Legal Description

Case Status Open **Case #** 4523 **Date Next Inspection** 4/20/2022

Notes Mobile Home addition converted from screen room to living space with acrylic windows. Owner will need a permit from building dept. for living area or back to screen form.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/15/2019		Notice of Violation	Regular Mail
8/7/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/28/2019	8/22/2019	Final Order	
1/7/2020	1/23/2020	Notice of Formal Hearing - Confirm Fine	Certified Mail
1/7/2020		Affidavit of Non-Compliance	Certified Mail
1/28/2020	1/23/2020	Supplemental Order/Claim of Lien	Certified Mail
3/11/2020	3/19/2020	Notice of Formal Hearing - Abate Fine	Certified Mail
3/23/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		6,850.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,950.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,950.00**

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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
H.A.F #4523
1201 HAYS STREET,
TALLAHASSE, FL, 32301

9590 9402 6921 1104 8013 99

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

7021 0350 0000 2802 0534

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Kaitlyn Manning ☐ Agent ☐ Addressee

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

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

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

Restricted Delivery

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:

ADRIANA MAGALLANES
H.A.F #45[illegible]
343 LONE[illegible]NE LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8013 82

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

7021 0350 0000 2802 0527

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/28/22

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

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

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:

PARKER LONE PINE WEST LLC
H.A.F #4523
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8014 05

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

7021 0350 0000 2802 0510

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/30/22

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

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

...ail Restricted Delivery
...0)

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 Fees
$

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

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 0503

PARKER LONE PINE WEST LLC
H.A.F #4523
8800 N BRONX AVE, 2ND FL,
SKOKIE, IL, 6007



U.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
$

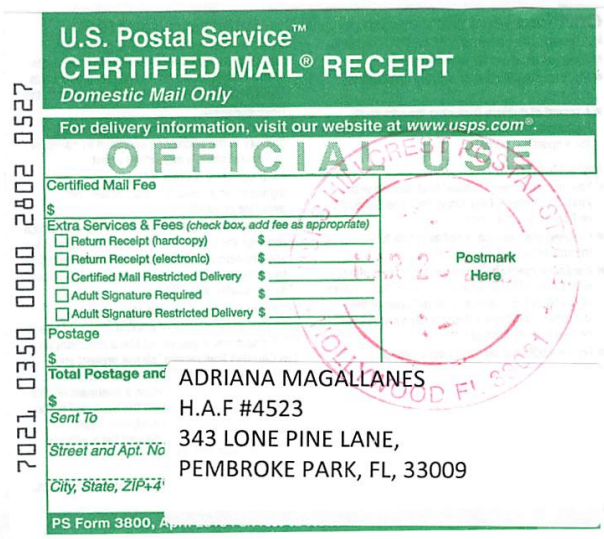
Sent To
Street and Apt. No.,
City, State, ZIP+4®

PS Form 3800, Apr

Postmark Here

7021 0350 0000 2802 0510

PARKER LONE PINE WEST LLC
H.A.F #4523
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$

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

PS Form 3800, A

Postmark Here

7021 0350 0000 2802 0527

ADRIANA MAGALLANES
H.A.F #4523
343 LONE PINE LANE,
PEMBROKE PARK, FL, 33009



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

PS Form 3800, Ap

Postmark Here

7021 0350 0000 2802 0534

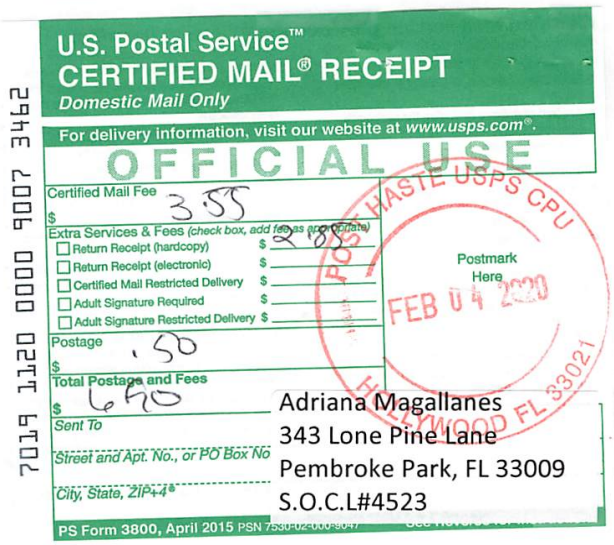
CORPORATION SERVICE COMPANY
H.A.F #4523
1201 HAYS STREET,
TALLAHASSE, FL, 32301



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Apt.
City, State, ZIP
PS Form 3800
Postmark Here
JAN - 8 2020
HOLLYWOOD FL 33021
7018 2290 0000 5950 5788
Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
HCF/AONC#4523



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To
Street and A
City, State, Z
PS Form 38
Postmark Here
JAN - 8 2020
7018 2290 0000 5950 5771
Adriana Magallanes
343 Lone Pine Lane
Pembroke Park, FL 33009
HCF/AONC#4523



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage .50
$
Total Postage and Fees
$ 6.90
Sent To
Street and Apt. No., or PO Box No
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
POST HASTE USPS CPU
FEB 04 2020
HOLLYWOOD FL 33021
7019 1120 0000 9007 3462
Adriana Magallanes
343 Lone Pine Lane
Pembroke Park, FL 33009
S.O.C.L#4523



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee 3.55
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage .50
$
Total Postage and Fees
$ 6.90
Sent To
Street and Apt. No., or PO E
City, State, ZIP+4®
PS Form 3800, April 2015 PSN 7530-02-000-9047
Postmark Here
POST HASTE USPS CPU
FEB 04 2020
HOLLYWOOD FL 33021
7019 1120 0000 9007 3455
Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
S.O.C.L#4523



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 6.9
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
MAR 11 2020
7019 1120 0000 9007 5060
Adriana Magallenes
343 Lone Pine Lane
Pembroke Park, FL 33009
HAF# 4523



SENDER: COMPLETE THIS SECTION

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

Adriana Magallanes
343 Lone Pine Lane
Pembroke Park, FL 33009
F.O. #4523

9590 9402 4839 9032 7072 39

2. Article Number (Transfer from service label)
7016 3010 0000 1234 5227

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) Maylez
C. Date of Delivery 9/5/19

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

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

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



7018 2290 0000 5950 5597

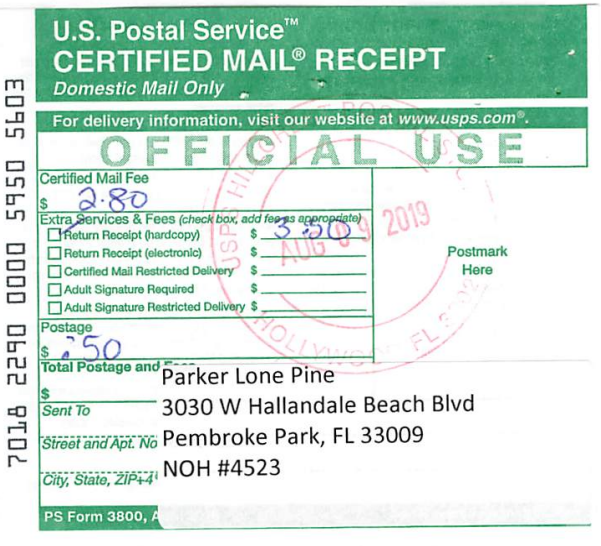
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $ 2.80
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 3.50
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.50
Total Postage $
Sent To Adriana Magallanes
Street and Apt. 343 Lone Pine Lane
City, State, ZI Pembroke Park, FL 33009
NOH #4523
PS Form 380

AUG 09 2019
Postmark Here



7018 2290 0000 5950 5603

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

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

OFFICIAL USE

Certified Mail Fee $ 2.80
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 3.50
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 1.50
Total Postage and
Sent To Parker Lone Pine
Street and Apt. No 3030 W Hallandale Beach Blvd
City, State, ZIP+4 Pembroke Park, FL 33009
NOH #4523
PS Form 3800,

AUG 09 2019
Postmark Here



7016 3010 0000 1234 5227

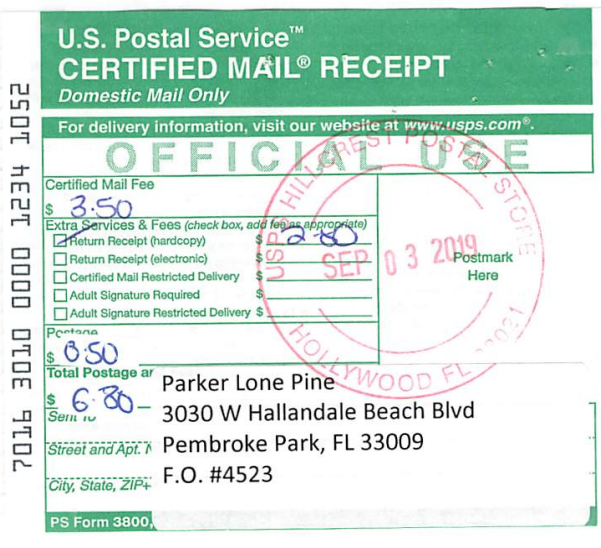
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 3.50
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage an $ 6.80
Sent To Adriana Magallanes
Street and Apt. N 343 Lone Pine Lane
City, State, ZIP+4 Pembroke Park, FL 33009
F.O. #4523
PS Form 3800,

SEP 03 2019
Postmark Here



7016 3010 0000 1234 1052

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

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

OFFICIAL USE

Certified Mail Fee $ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.80
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 0.50
Total Postage ar $ 6.80
Sent To Parker Lone Pine
Street and Apt. 3030 W Hallandale Beach Blvd
City, State, ZIP+ Pembroke Park, FL 33009
F.O. #4523
PS Form 3800,

SEP 03 2019
Postmark Here



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4370

9590 9402 4839 9032 7072 22

2. Article Number (Transfer from service label)
7019 1120 0000 9007 2618

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

COMPLETE THIS SECTION ON DELIVERY

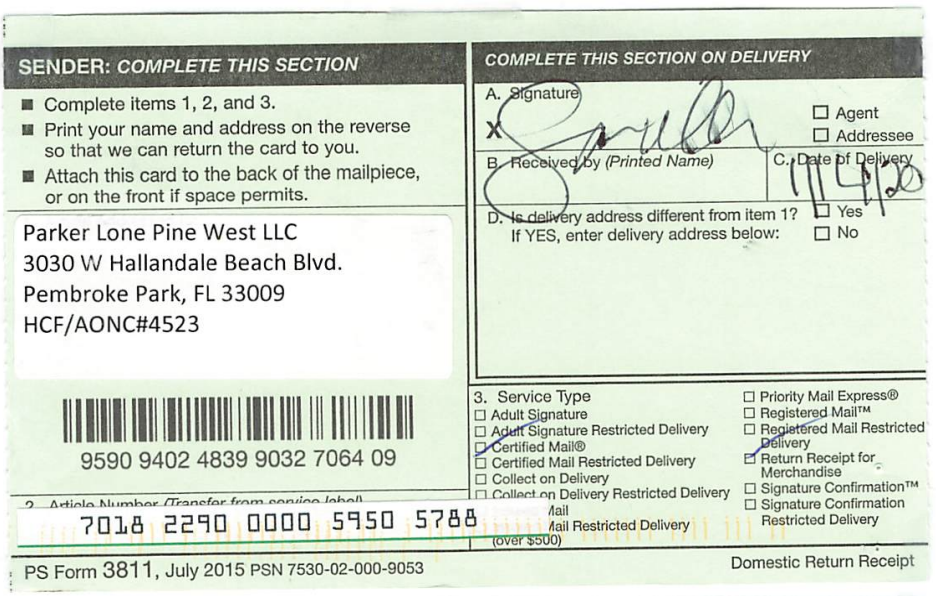
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
10/2/19

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
HCF/AONC#4523

9590 9402 4839 9032 7064 09

2. Article Number (Transfer from service label)
7018 2290 0000 5950 5788

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

COMPLETE THIS SECTION ON DELIVERY

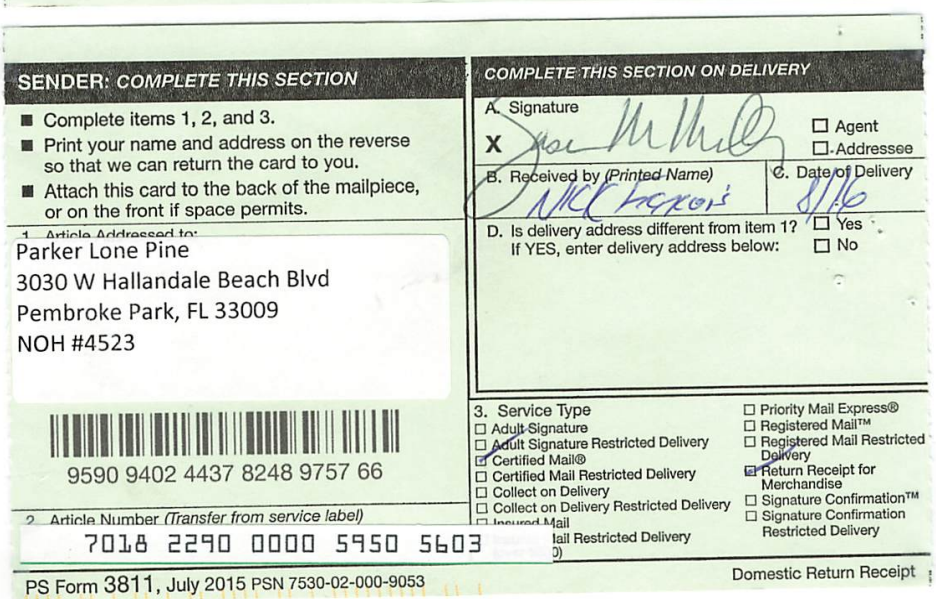
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11/4/19

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
NOH #4523

9590 9402 4437 8248 9757 66

2. Article Number (Transfer from service label)
7018 2290 0000 5950 5603

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

COMPLETE THIS SECTION ON DELIVERY

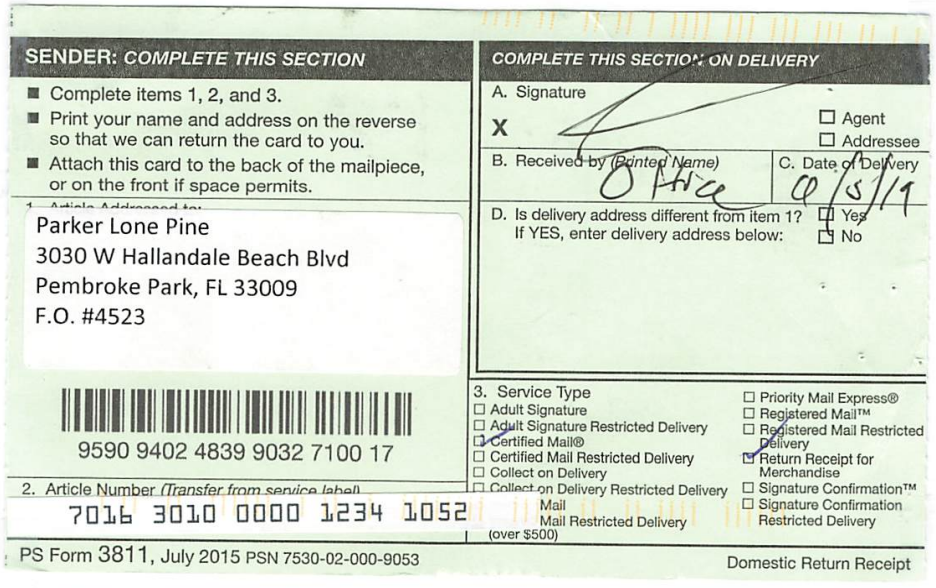
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
8/1/19

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009
F.O. #4523

9590 9402 4839 9032 7100 17

2. Article Number *(Transfer from service label)*
7016 3010 0000 1234 1052

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

COMPLETE THIS SECTION ON DELIVERY

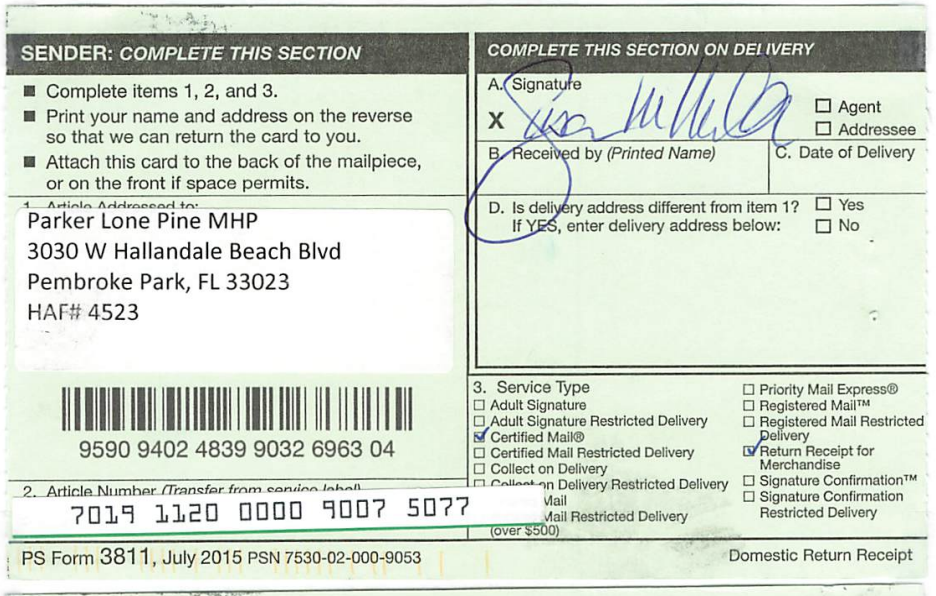
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
8 Price 8/5/19

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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Parker Lone Pine MHP
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33023
HAF# 4523

9590 9402 4839 9032 6963 04

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 5077

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

COMPLETE THIS SECTION ON DELIVERY

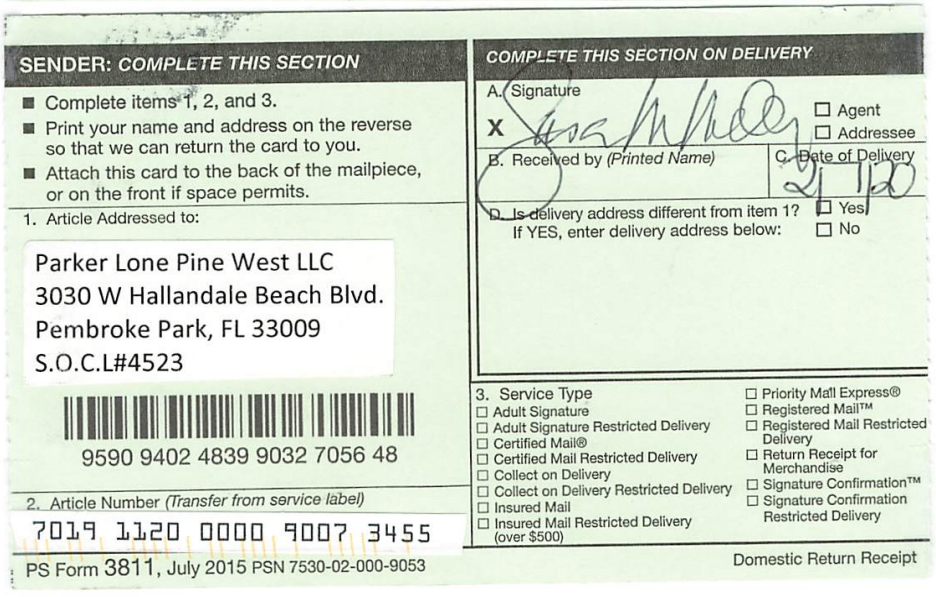
A. Signature
X
☐ Agent
☐ Addressee

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

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

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

1. Article Addressed to:

Parker Lone Pine West LLC
3030 W Hallandale Beach Blvd.
Pembroke Park, FL 33009
S.O.C.L#4523

9590 9402 4839 9032 7056 48

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 3455

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
2/1/20

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

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

Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

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

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$6,146,540	$312,980	$6,459,520	$5,519,850	
2021	$5,378,220	$312,980	$5,691,200	$5,018,050	$112,261.13
2020	$4,994,060	$312,980	$5,307,040	$4,561,870	$103,300.84

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$5,519,850	$6,459,520	$5,519,850	$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,519,850	$6,459,520	$5,519,850	$5,519,850

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	42102 / 869
4/19/2005	QC*	$100	39524 / 162
4/19/2005	SW*	$8,600,000	39524 / 157
1/8/1981	WD	$249,750	9343 / 996

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager

LONE PINE MANAGER, LLC

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Title SIGNATORY

BUELTMANN, TOM
8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/21/2020
2021	04/09/2021

Document Images

04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
04/15/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- REINSTATEMENT	View image in PDF format
03/12/2014 -- LC Amendment	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
03/20/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
03/27/2007 -- ANNUAL REPORT	View image in PDF format
05/12/2006 -- Foreign Limited	View image in PDF format

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK

3150 SW 52 AVENUE

PEMBROKE PARK, FLORIDA 33023

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

vs.

PARKER LONE PINE WEST LLC

Respondent(s) **Case #:** 4523

SUPPLEMENTAL ORDER/CLAIM OF LIEN

TO: PARKER LONE PINE WEST LLC

49 SW FLAGLER AVE #201 STUART, FL 34994

The Town of Pembroke Park Code Enforcement Board, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Town of Pembroke Park Code Enforcement Board did issue on 8/22/2019, a Final Order in the above captioned case determining the Respondent(s) was/were guilty of violating the following sections of THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES.

Sec 5-105. - Repairs and installations

The Board ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on 8/22/2019, or a $50.00 (Fifty and 00/100 dollars) per diem fine will be assessed for each day the violations(s) continue to exist beyond the date set for compliance. In addition to the fines assessed by the Board, a mandatory $100.00 (One Hundred and 00/100 dollars) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on 8/22/2019. The Board considered the circumstances relating to this case and confirmed fine of $6,000.00 (Six Thousand Five and 00/100 dollars). Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board if compliance has occurred.

3. That/those said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to-wit:

FOLIO #: 514229000480

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

STREET ADDRESS: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Adriana Magallanes - 343 Lone Pine Lane

4. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Chapter 7 of the Town of Pembroke Park Code of Ordinances, as currently enacted or as may be amended from time to time. The Code Enforcement Board Clerk is directed to record a certified copy of this Order in the Public Records of Broward County, Florida.

This Supplemental Order and Claim of Lien entered by the Code Enforcement Board will be recorded in the Public Records of Broward County, constituting a lien on the subject real property.

Respondents may appeal a the Final Order of the Code Enforcement Board for the Town of Pembroke Park to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Final Order to be appealed.

DONE AND ORDERED this 23rd Day of January, 2020

ATTEST:

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
CODE ENFORCEMENT BOARD

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of January, 2020 by Marlen Martell and Robert Janzer, Code Board, respectively, of the Town of Pembroke Park, who are personally known to me and who did not take an oath.

My Commission Expires:

NOTARY PUBLIC, State of Florida at Large

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Jeffrey Louis

Print, type or stamp name of Notary

GG 181386

Commission Number, if any

Note: Mail your payment to the above address made payable to The Town of Pembroke Park.

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4523

Petitioner,

vs.

PARKER LONE PINE WEST LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Adriana Magallanes - 343 Lone Pine Lane

FOLIO: 514229000480

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

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were present at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner....	9/21/2019		$50.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

AUG 22 2019

DONE AND ORDERED this _____

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARKER LONE PINE WEST LLC
ADRIANA MAGALLANES CASE NO. 4523

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 343 LONE PINE LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 343 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARKER LONE PINE WEST LLC/ ADRIANA MAGALLANES AT 11:41 A.M. ON THE 5 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.

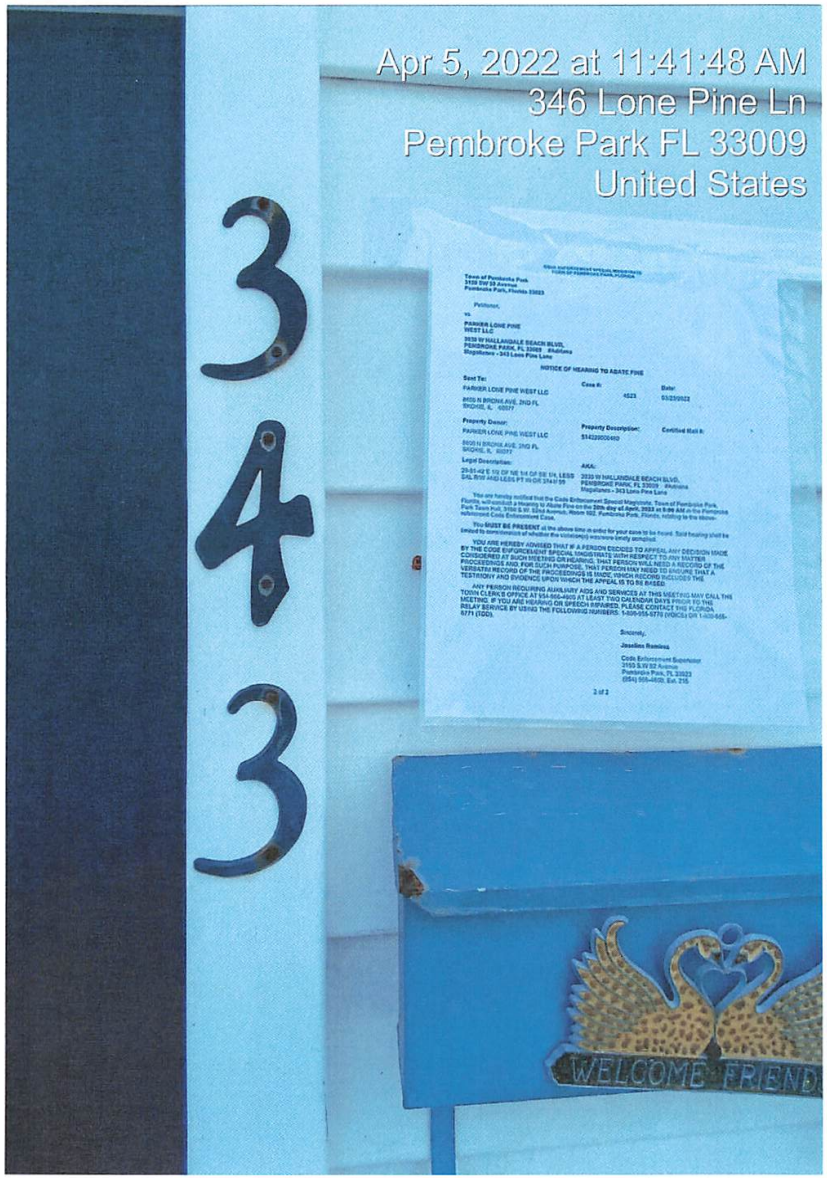
_____
AFFIANT

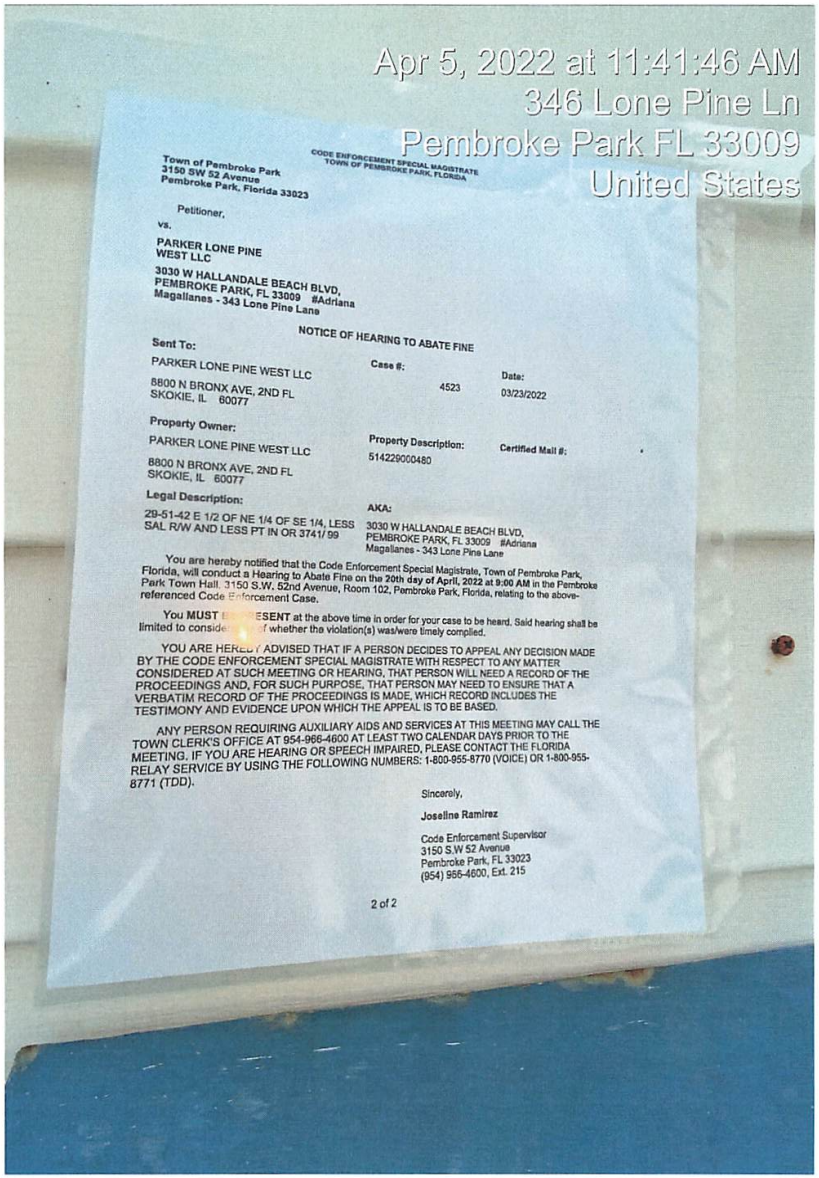
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.


Apr 5, 2022 at 11:41:48 AM
346 Lone Pine Ln
Pembroke Park FL 33009
United States
343
WELCOME FRIEND


Apr 5, 2022 at 11:41:46 AM
346 Lone Pine Ln
Pembroke Park FL 33009
United States
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PARKER LONE PINE
WEST LLC
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Adriana
Magallanes - 343 Lone Pine Lane
NOTICE OF HEARING TO ABATE FINE
Sent To:
PARKER LONE PINE WEST LLC
8800 N BRONX AVE, 2ND FL
SKOKIE, IL 60077
Case #:
4523
Date:
03/23/2022
Property Owner:
PARKER LONE PINE WEST LLC
8800 N BRONX AVE, 2ND FL
SKOKIE, IL 60077
Property Description:
514229000480
Certified Mail #:
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99
AKA:
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Adriana
Magallanes - 343 Lone Pine Lane
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of April, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
2 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PARKER LONE PINE
WEST LLC

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Adriana
Magallanes - 343 Lone Pine Lane

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PARKER LONE PINE WEST LLC	4523	03/23/2022
8800 N BRONX AVE, 2ND FL SKOKIE, IL 60077		

Property Owner:	**Property Description:**	**Certified Mail #:**
PARKER LONE PINE WEST LLC	514229000480	
8800 N BRONX AVE, 2ND FL SKOKIE, IL 60077		

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Adriana Magallanes - 343 Lone Pine Lane

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

February 27th, 2020

Adriana Magallanes

343 Lone Pine Lane

Pembroke Park, FL

33009

S.O.C.L#4523

Cell: 305-505-9990

Email: inga_trinidad@hotmail.com

To: Code Board of Town of Pembroke Park, FL

The main purpose of this letter is to address you in relation to the violation case # 4523 belonging to the address written above.

I appeared in court on January 23rd, 2020 and the court gave me 30 days to resolve my house violation but I was able to resolve the violation according to your requirements in just 10 days.

The next step I took was to talk to Mrs. Lucy in the office to show her the photos for her to see that the work had already been completed. However, she told me that it was not necessary to show her the photos since the commission was going to inspect the work. What I did not know was that I had to put a permit on my door for the inspection to be carried out and I did not put the required and mandatory permission on my door since nobody told me to do so. That is why, the inspection was never done on time and I have been penalized with a fine of $ 6000.00 for this error. I am a low -income person, I work as a housekeeper in a hotel and I do not earn enough money to pay a debt of that magnitude.

I beg you to release me from that debt for having made the error of not putting the permit on the door because of my ignorance and my lack of knowledge of the English Language and I think you should take into consideration that I finished the work in just 10 days.

I will be eagerly waiting for a favorable response regarding this matter.

Respectfully yours

Adriana Magallanes

ADRIANA MAGALLANES

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 1910162-0

Job Address: 343 LONE PINE LANE

Job Name: MAGALLANES, ADRIANA

Permit Status: Permit Complete

Permit Issued Date:8/22/2019 10:40:09 AM

Submitted Into Plan Review Date:8/19/2019 10:15:56 AM

Application Date: 8/19/2019 10:14:05 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 3 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	8/19/2019 6:07:11 PM
ZONING	Approved	8/19/2019 4:08:33 PM

TOWN OF PEMBROKE PARK

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

1910162
PERMIT NO.
ZON-90430
APPLICATION NO.

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: MAGALLANES, ADRIANA					
JOB ADDRESS: 343 LONE PINE LANE					
OWNER NAME: PARKER LONE PINE WEST LLC					
OWNER ADDRESS: 49 SW FLAGLER AVE #201					
CITY: STUART					
PHONE: 9999999999	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: OWNER/BUILDER					
MAIL ADDRESS: PLEASE SEE OWNERS ADDRESS					
CITY STATE ZIP: PEMBROKE PARK FL 33023					
PHONE: 0000000000	**FAX: 0000000000**	**EMAIL:**			
CERT. COMPENTENCY: N/A		**STATE REGISTRATION: N/A**			
LOT: 343	BLOCK: 000	PRESENT USE: MOBILE HOME	PROPOSED USE: MOBILE HOME		
FOLIO NUMBER: 514229000480		SUBDIVISION: LONE PINE WEST MOBILE HOME			
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 0	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION : BRING BACK TO SCREEN ROOM					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (1910162-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
82279	Final Building Inspection	1/17/2020	Fail Without Penalty
	Unable to loacte		
82366	Final Building Inspection	1/17/2020	Pass
Zoning Inspection			
79160	Final Zoning	9/11/2019	Pass

Case Overview

Property/Incident Information

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

Legal Description

Case Status Open **Case #** 4848

Notes New signs installed on property (1) wall sign on building and (2) poles signs. Business and/or Property owner must obtain a Building permit for signs.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2020		Notice of Violation	Regular Mail
5/5/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	
11/2/2021	11/17/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
11/30/2021	11/17/2021	Supplemental Order/Claim of Lien	Certified Mail
3/22/2022		Affidavit of Compliance	
3/22/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	3/22/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/22/2022	$29,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$29,100.00**

SENDER: COMPLETE THIS SECTION

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

ZAIN[illegible]B Q SACHWANI
H.A.[illegible]#4848
1740[illegible] SW 54 ST,
MIRA[illegible]MAR, FL, 33029

9590 9402 6921 1104 8015 35

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

7021 0350 0000 2802 0220

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/24/22

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
☐ 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:

GARDEN PROPERTY 786 INC /
FAMILY GROCERY
H.A.F #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6921 1104 8015 59

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

7021 0350 0000 2802 0244

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 3/26/22

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC /
FAMILY GROCERY
H.A.F #4848
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 8015 42

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

7021 0350 0000 2802 0237

COMPLETE THIS SECTION ON DELIVERY

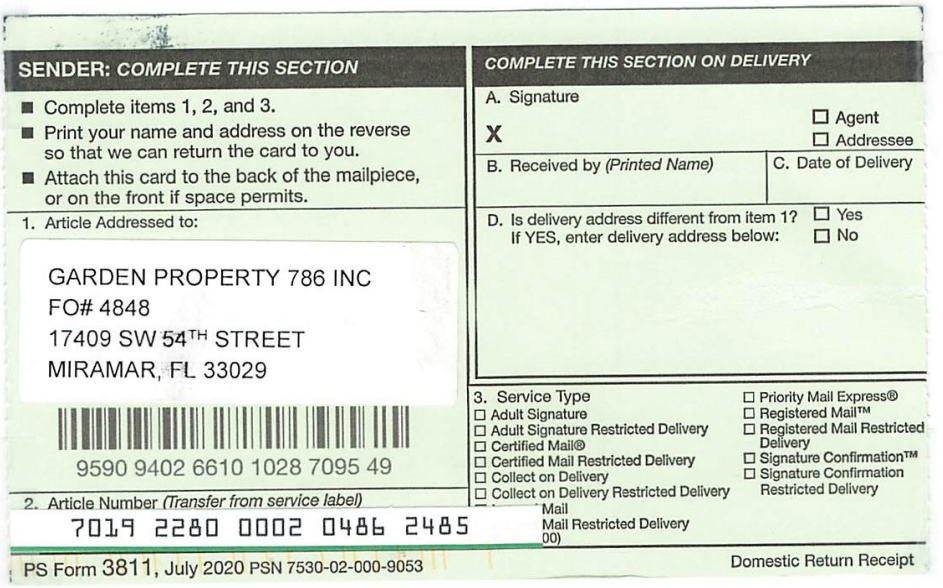
A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
FO# 4848
17409 SW 54TH STREET
MIRAMAR, FL 33029

9590 9402 6610 1028 7095 49

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 2485

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ 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
$ 7.33

Sent To

Street and Apt. No

City, State, ZIP+4

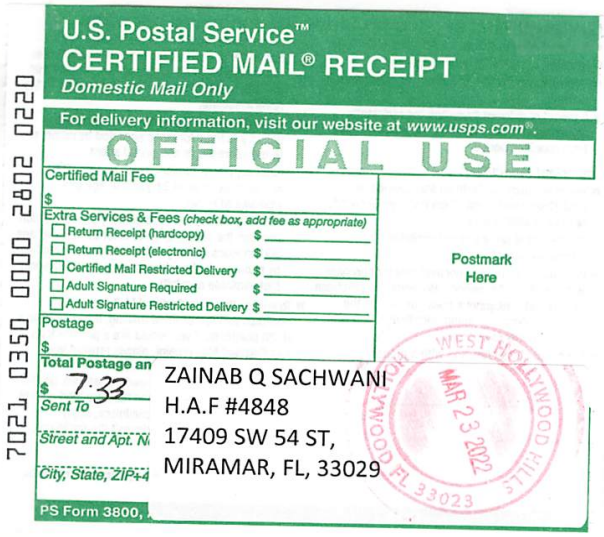
GARDEN PROPERTY 786 INC /
FAMILY GROCERY
H.A.F #4848
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023

Postmark Here

WEST HOLLYWOOD HILLS
MAR 23 2022
HOLLYWOOD FL 33023

PS Form 3800,

7021 0350 0000 2802 0237



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.33

Sent To

Street and Apt. N

City, State, ZIP+4

ZAINAB Q SACHWANI
H.A.F #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

Postmark Here

WEST HOLLYWOOD HILLS
MAR 23 2022
HOLLYWOOD FL 33023

PS Form 3800,

7021 0350 0000 2802 0220



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To

Street and Apt. No.,

City, State, ZIP+4®

GARDEN PROPERTY 786 INC /
FAMILY GROCERY
H.A.F #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

Postmark Here

WEST HOLLYWOOD HILLS
MAR 23 2022
HOLLYWOOD FL 33023

PS Form 3800, Ap

See Reverse for Instructions

7021 0350 0000 2802 0244

SENDER: *COMPLETE THIS SECTION*

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

SACHWANI, ZAINAB Q
S.O.C.L #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8590 29

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

7021 0350 0000 2802 1050

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
FAMILY GROCERY
S.O.C.L #4848
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8590 43

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

7021 0350 0000 2802 1043

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
FAMILY GROCERY
S.O.C.L #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8590 05

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

7021 0350 0000 2802 1067

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
FAMILY GROCERY
H.C.F # 4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8529 14

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

7021 0350 0000 2801 9361

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

SACHWANI, ZAINAB Q
H.C.F #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

9590 9402 6379 0303 8531 02

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

7021 0350 0000 2801 9347

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
FAMILY GROCERY
H.C.F # 4848
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023

9590 9402 6379 0303 8528 91

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

7021 0350 0000 2801 9354

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 11/1

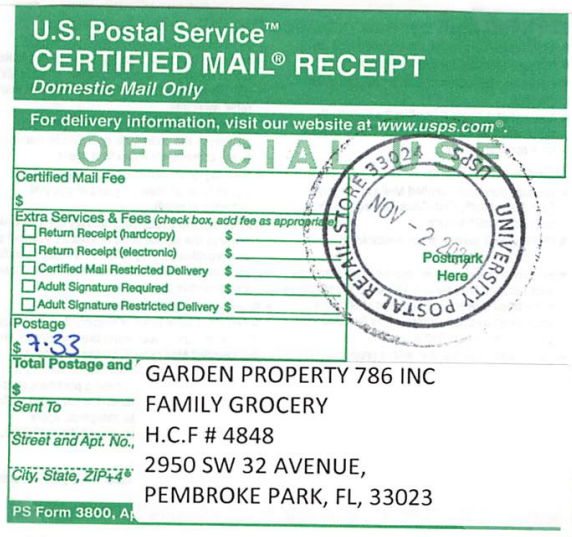
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

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

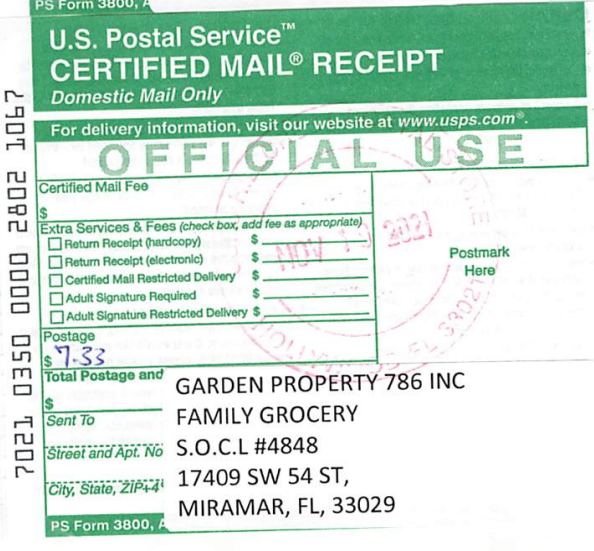

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fees
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
7021 0350 0000 2801 9347
SACHWANI, ZAINAB Q
H.C.F #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029

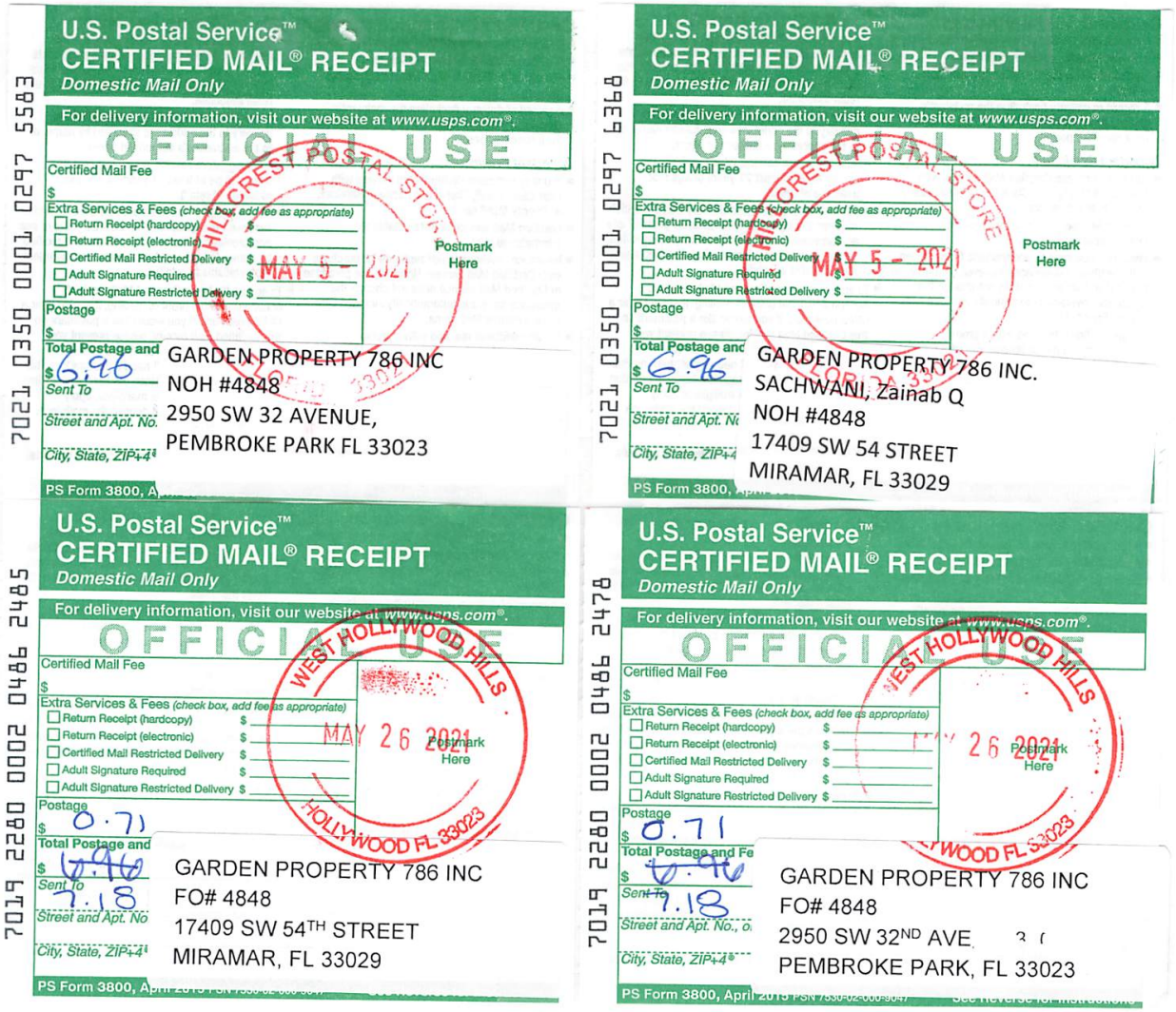

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 0350 0000 2801 9354
GARDEN PROPERTY 786 INC
FAMILY GROCERY
H.C.F # 4848
2950 SW 32 AVENUE,
PEMBROKE PARK, FL, 33023


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fe
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apri
Postmark Here
7021 0350 0000 2801 9361
GARDEN PROPERTY 786 INC
FAMILY GROCERY
H.C.F # 4848
17409 SW 54 ST,
MIRAMAR, FL, 33029


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7021 0350 0000 2802 1050
SACHWANI, ZAINAB Q
S.O.C.L #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and Fees
Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 0350 0000 2802 1043
GARDEN PROPERTY 786 INC
FAMILY GROCERY
S.O.C.L #4848
2950 SW 32 AVE,
PEMBROKE PARK, FL, 33023


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$7.33
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
7021 0350 0000 2802 1067
GARDEN PROPERTY 786 INC
FAMILY GROCERY
S.O.C.L #4848
17409 SW 54 ST,
MIRAMAR, FL, 33029



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

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

PS Form 3800, A

HILLCREST POSTAL STORE
MAY 5 - 2021
Postmark Here

7021 0350 0001 0297 5583

GARDEN PROPERTY 786 INC
NOH #4848
2950 SW 32 AVENUE,
PEMBROKE PARK FL 33023

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 6.96

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

PS Form 3800,

HILLCREST POSTAL STORE
MAY 5 - 2021
Postmark Here

7021 0350 0001 0297 6368

GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848
17409 SW 54 STREET
MIRAMAR, FL 33029

U.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
$ 0.71

Total Postage and
$ 6.96

Sent To
7.18
Street and Apt. No
City, State, ZIP+4®

PS Form 3800, A

WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
HOLLYWOOD FL 33023

7019 2280 0002 0486 2485

GARDEN PROPERTY 786 INC
FO# 4848
17409 SW 54TH STREET
MIRAMAR, FL 33029

U.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
$ 0.71

Total Postage and Fe
$ 6.96

Sent To
7.18
Street and Apt. No., o
City, State, ZIP+4®

PS Form 3800, April 2015

WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
WOOD FL 33023

7019 2280 0002 0486 2478

GARDEN PROPERTY 786 INC
FO# 4848
2950 SW 32ND AVE
PEMBROKE PARK, FL 33023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GARDEN PROPERTY 786 INC
NOH #4848
2950 SW 32 AVENUE,
PEMBROKE PARK FL 33023

9590 9402 6610 1028 7088 70

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

7021 0350 0001 0297 5583

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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:

GARDEN PROPERTY 786 INC.
SACHWANI, Zainab Q
NOH #4848
17409 SW 54 STREET
MIRAMAR, FL 33029

9590 9402 6610 1028 7088 87

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

7021 0350 0001 0297 6368

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

RECEIVED MAY 10 2021

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

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:

GARDEN PROPERTY 786 INC
FO# 4848
2950 SW 32ND AVE
PEMBROKE PARK, FL 33023

9590 9402 6610 1028 7095 56

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

7019 2280 0002 0486 2478

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5/28/21

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2950 SW 32 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 09 0093
Property Owner	GARDEN PROPERTY 786 INC	Millage	0613
Mailing Address	17409 SW 54 ST MIRAMAR FL 33029	Use	11-02
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40		

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

* 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*	$120,890	$180,720	$301,610	$301,610	
2021	$120,890	$180,720	$301,610	$275,850	$6,098.51
2020	$120,890	$166,360	$287,250	$250,780	$5,649.52

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$301,610	$301,610	$301,610	$301,610
Portability	0	0	0	0
Assessed/SOH	$301,610	$301,610	$301,610	$301,610
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	$301,610	$301,610	$301,610	$301,610

Sales History

Date	Type	Price	Book/Page or CIN
8/25/2010	WD-D	$175,000	47405 / 1381
5/26/2009	QCD-D	$175,000	46254 / 1909
10/4/1999	WD	$120,000	29911 / 242
4/1/1989	WD	$100,000	16412 / 154
2/1/1986	WD	$70,000	

Land Calculations

Price	Factor	Type
$7.00	17,270	SF
Adj. Bldg. S.F. (Card, Sketch)		3066
Eff./Act. Year Built: 1976/1975		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Profit Corporation
GARDEN PROPERTY 786, INC

Filing Information

Document Number	P10000070326
FEI/EIN Number	45-4499116
Date Filed	08/26/2010
Effective Date	08/23/2010
State	FL
Status	ACTIVE

Principal Address

2950 sw 32nd ave
hollywood, FL 33023

Changed: 04/11/2021

Mailing Address

17409 SW 54 ST
MIRAMAR, FL 33029

Registered Agent Name & Address

SACHWANI, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Name Changed: 03/29/2013

Officer/Director Detail

Name & Address

Title P

Sachwani, Zainab Q
17409 SW 54 ST
MIRAMAR, FL 33029

Title VP

Sachwani, Yasmin I
17409 SW 54 ST
MIRAMAR, FL 33029

Annual Reports

Report Year	Filed Date
2019	03/12/2019
2020	05/10/2020
2021	04/11/2021

Document Images

04/11/2021 -- ANNUAL REPORT	View image in PDF format
05/10/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- ANNUAL REPORT	View image in PDF format
03/04/2018 -- ANNUAL REPORT	View image in PDF format
04/02/2017 -- ANNUAL REPORT	View image in PDF format
03/25/2016 -- ANNUAL REPORT	View image in PDF format
03/08/2015 -- ANNUAL REPORT	View image in PDF format
04/11/2014 -- ANNUAL REPORT	View image in PDF format
03/29/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
03/16/2011 -- ANNUAL REPORT	View image in PDF format
08/26/2010 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GARDEN PROPERTY 786 INC / FAMILY GROCERY CASE NO. 4848

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC/FAMILY GROCERY AT 11:11 A.M. ON THE 5 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.

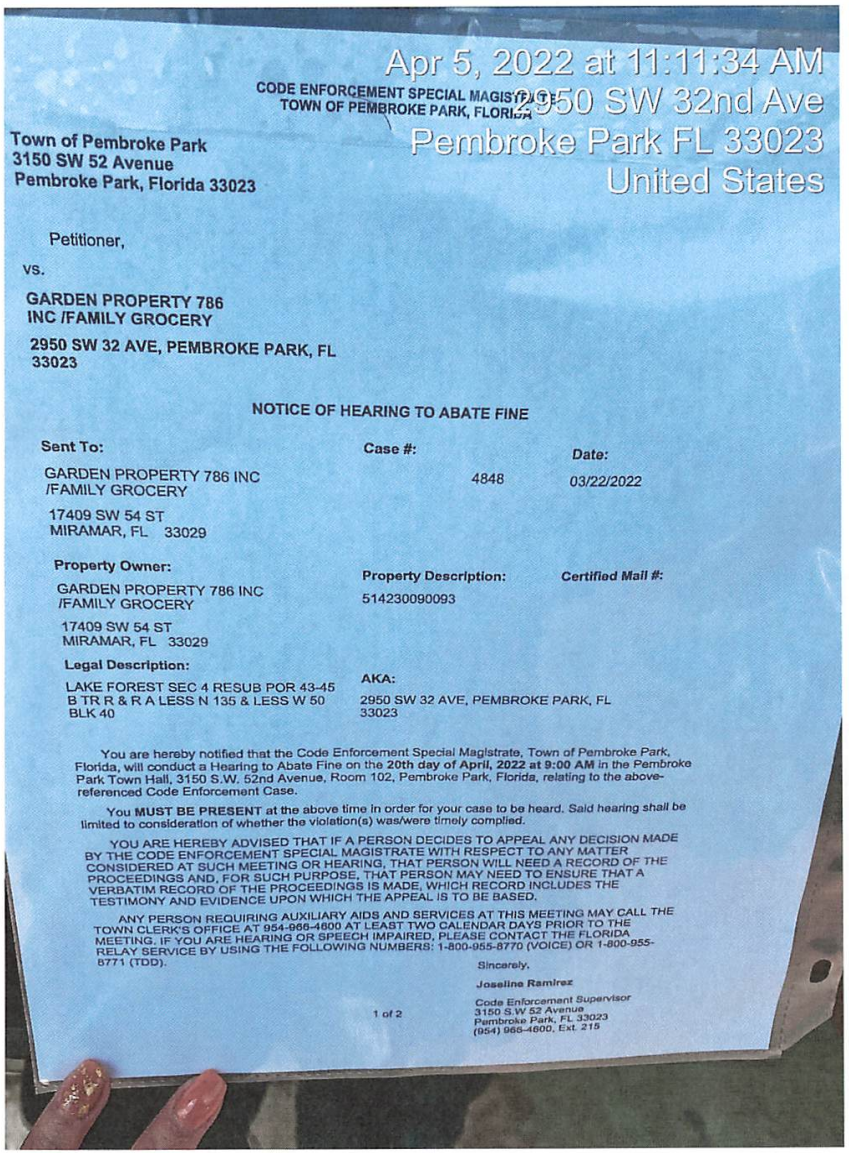
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	4848	03/22/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

1 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	4848	03/22/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
GARDEN PROPERTY 786 INC /FAMILY GROCERY 17409 SW 54 ST MIRAMAR, FL 33029	514230090093	

Legal Description:	**AKA:**
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40	2950 SW 32 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

Instr# 117759819 , Page 1 of 6, Recorded 11/24/2021 at 08:42 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GARDEN PROPERTY 786 INC
Respondent(s)

Case No.: **4848**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2950 SW 32 AVENUE, PEMBROKE PARK, FL, 33023

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

FOLIO NO.: 5142 30 09 0093

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$29,100.00** (TWENTY NINE THOUSAND HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: November 17, 2021.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

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

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GARDEN PROPERTY 786 INC Respondent(s)	Case No.: 4848

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: 2950 SW 32 Ave, Pembroke Park, FL 33023

PROPERTY OWNER: Garden Property 786 INC, 17409 SW 54 ST, Miramar, FL 33029

FOLIO NO.: 514230090093

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40

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) 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, 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) 5-2(a) **WITHIN 30 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 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, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

Case No. 4985 is dismissed as being incorporated by reference.

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.

begin

This is a repeat violation

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 4848

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , 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 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

To whom it may concern :

Case 4848

GARDEN PROPERTY 786 INC /FAMILY GROCERY

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

On 1/9/2020 Notice of Violation was mailed to 17409 SW 54 ST MIRAMAR,

FL 33029 which I no longer have access to, and I am aware that this is what is listed on SunBiz.org and it should have been updated.

I wasn't aware of the violation accruing because a professional company was hired by the tenant to replace the signs and they started the permitting process and my understanding was when the tenant replaced the signs all related permits were closed and finalized I wasn't aware that no inspections were performed .

5/5/2021 5/18/2021 Notice of Formal Hearing – were mailed out which again I didn't access

It took me a while to find a company that could help me resolve this matter.

I hired Violations and Permitting Solutions, INC (it took me over a month to find a company that could help us with that) to take care of all of these violations and I made all the efforts to comply as soon as I could.

They started working on resolving all the violations on my property. It was a struggle to pay some of the fees but I know that I have to do it to resolve this matter.

The company is helping me and has been patient with me by accepting partial monthly payments to help me out as I cant afford to pay all of the cost all at once.

They informed me of what I need to do in order to comply. I was going through financial hardship as the tenant was struggling to pay the rent and he was neglecting the property. My father fell ill and I am the caregiver for my dad and I had to take care of him and all his medical bills.

Due to Covide-19 and its financial hardship and my father's illness, I was overwhelmed as I found out that I have multiple violations with the city.

As a result the company pulled the necessary permits and I paid all the fees associated with permit # 2111119, 21111120 , 21111121 were issued and finalized.

I have been trying to comply but all these violations, fees, and fines, are hard to cover with my financial situation specially because the previous tenant did not take any responsibility of their irresponsible actions.

I am ware that as a landlord I am responsible for all of this, but due to the length of the time that these cases were open and the time that passed before I was aware of all of this and the time needed to find and hire a professional company to take care of that, big fines have been accumulated which I cant afford and I cant pay .

I will provide you with all the medical bills from my fathers' medical conditions and financial hardship documents that shows that I struggled to maintain the property without generating income since Covid 19 hit us. I am trying to save my small business and to help my tenant as well.

So I am asking you to kindly approve my request to mitigate the fines due to my Financial Hardship and my father's medical condition that caused a big financial burden on me. My father passed away two months ago not knowing all of that as I made sure that all of his medical expenses and needs were taken care of.

I appreciate your understanding in this matter.



02/07/2022

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111121-0

Job Address: 2950 SW 32 AVE

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:25:59 AM

Submitted Into Plan Review Date:6/25/2021 2:40:52 PM

Application Date: 6/22/2021 9:52:23 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:53:04 PM
ZONING	Approved	7/6/2021 8:19:28 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5540 Fax

2111121
PERMIT NO.
B-93636
APPLICATION NO.

Inkforce 93636

BUILDING PERMIT APPLICATION

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: N/A	BLOCK: N/A	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 150	SQ.FT. / L.F.: 0				
DESCRIBE WORK: violation: Cabinet Sign Change of Copy - facade					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111121-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96592	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94689	Final Zoning	8/10/2021	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2111120-0**

Job Address: **2950 SW 32 AVE (East Elevation)**

Job Name: Garden Property/ Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:22:53 AM

Submitted Into Plan Review Date:6/25/2021 2:39:41 PM

Application Date: 6/22/2021 9:33:12 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:52:18 PM
ZONING	Approved	7/6/2021 8:18:33 AM

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT APPLICATION

Inkforce 93634

2111120
PERMIT NO.
B-93634
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Garden Property/ Food Store					
JOB ADDRESS: 2950 SW 32 AVE (East Elevation)					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: n/a	BLOCK: n/a	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: Pole Sign Change of Copy - East Elevation					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111120-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96590	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94688	Final Zoning	8/10/2021	Pass

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111119-0

Job Address: 2950 SW 32 AVE (West Elevation)

Job Name: Garden Property/Food Store

Permit Status: Permit Complete

Permit Issued Date:8/5/2021 11:20:26 AM

Submitted Into Plan Review Date:6/25/2021 2:54:08 PM

Application Date: 6/22/2021 9:22:01 AM

Difference Between Application to PlanReview: 3 Day(s)

Difference Between PlanReview to Permit Issued: 41 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	7/13/2021 12:51:05 PM
ZONING	Approved	7/6/2021 8:17:43 AM

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5340 FAX

2111119
PERMIT NO.
B-93632
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

InkForce 93632

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: Garden Property/Food Store					
JOB ADDRESS: 2950 SW 32 AVE (West Elevation)					
OWNER NAME: GARDEN PROPERTY 786 INC					
OWNER ADDRESS: 17409 SW 54 ST					
CITY: MIRAMAR					
PHONE: 7862873437	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: THAVI LLC					
MAIL ADDRESS: 7515 FAIRWAT TRL					
CITY STATE ZIP: BOCA RATON FL 33487					
PHONE: 5614609348	**FAX:**	**EMAIL: VITORODISIO@GMAIL.COM**			
CERT. COMPENTENCY: CGC1528922		**STATE REGISTRATION: N/A**			
LOT: 0	BLOCK: 0	PRESENT USE: Convience Store	PROPOSED USE: Convience Store		
FOLIO NUMBER: 514230090093		SUBDIVISION: N/A			
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	N/A	OTHER
JOB COST: 100	SQ.FT. / L.F.: 0				
DESCRIBE WORK: Violation: change of copy on pole sign - west elevation					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

R203 Permit Messages For Permit (2111119-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
96589	Final Building Inspection	10/12/2021	Pass
Zoning Inspection			
94687	Final Zoning	8/10/2021	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
SMITH,RON B	6113 SW 26 ST MIRAMAR, FL 33023	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5

Legal Description

Case Status Open **Case #** 5143

Notes
1. A/C Replacement without permit. Obtain permit & inspections.
3. Wooden fence requires maintenance. Pressure wash.
2. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/18/2020		Notice of Violation	Regular Mail
8/30/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/29/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/29/2021	10/20/2021	Final Order	Certified Mail
2/4/2022		Affidavit of Compliance	Hand
3/22/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	2/4/2022
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.	2/4/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	2/4/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	2/4/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/4/2022	$3,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$3,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$3,200.00**

7021 0350 0000 2802 0275

U.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
$ 7.33

Sent To STRANDED CONCEPTS LLC
H.A.F #5143

Street and Apt. 19821 NW 2ND AVE BOX 373,

City, State, ZIP+4 MIAMI GARDENS, FL, 33169

PS Form 3800

Postmark Here

WEST HOLLYWOOD HILLS MAR 23 2022

7021 0350 0000 2802 0251

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To RON B SMITH
H.A.F #5143

Street and Apt. No 6113 SW 26 ST,

City, State, ZIP+4 MIRAMAR, FL, 33023

PS Form 3800,

Postmark Here

WEST HOLLYWOOD HILLS MAR 23 2022 33023

7021 0350 0000 2802 0268

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To RON B SMITH
H.A.F #5143

Street and Apt. No. 3911 SW 52 AVE UNIT 1 BLDG 5,

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

PS Form 3800, A

Postmark Here

WEST HOLLYWOOD HILLS MAR 23 2022 33023



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To RON B SMITH

Street and Apt. No. F.O #5143
3911 SW 52 AVENUE, UNIT 1 BLG 5,

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

PS Form 3800, A

Postmark Here

OCT 22 2021

7021 0350 0000 2801 8760



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To STRANDED CONCEPTS LLC

Street and Apt. No. F.O #5143
19821 NW 2ND AVE BOX 373,

City, State, ZIP+4® MIAMI GARDENS, FL, 33169

PS Form 3800, A

Postmark Here

OCT 22 2021

7021 0350 0000 2801 8753



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and Fees
$

Sent To RON B SMITH

Street and Apt. No. F.O #5143
6113 SW 26 ST,

City, State, ZIP+4® MIRAMAR, FL, 33023

PS Form 3800, A

Postmark Here

OCT 22 2021

7021 0350 0000 2801 8746

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RON B SMITH CASE NO. 5143

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3911 SW 52 AVENUE UNIT 1- BLDG 5, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3911 SW 52 AVENUE UNIT 1- BLDG 5, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RON B SMITH AT 10:35 A.M. ON THE 5 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.

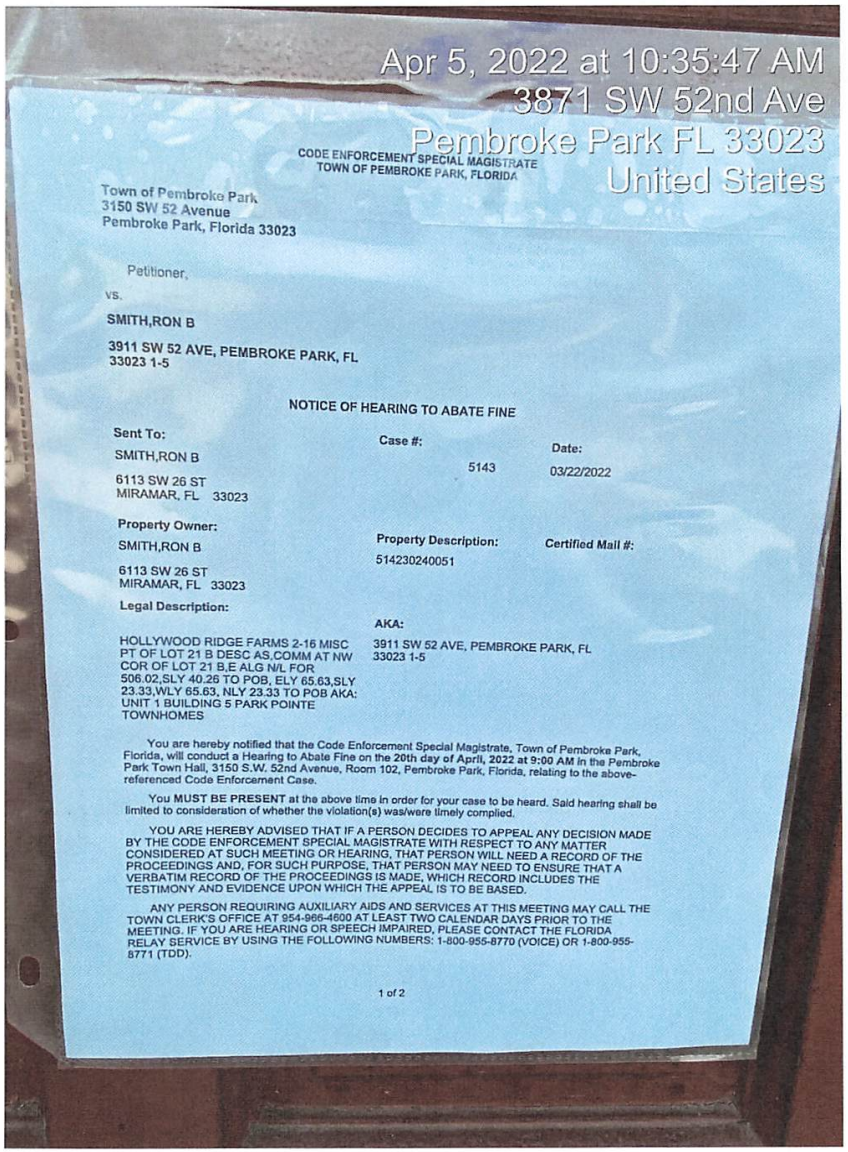
_____
AFFIANT

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

_____
Signature

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

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SMITH,RON B

3911 SW 52 AVE, PEMBROKE PARK, FL
33023 1-5

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
SMITH,RON B 6113 SW 26 ST MIRAMAR, FL 33023	5143	03/22/2022

Property Owner:	Property Description:	Certified Mail #:
SMITH,RON B 6113 SW 26 ST MIRAMAR, FL 33023	514230240051	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,E ALG N/L FOR 506.02,SLY 40.26 TO POB, ELY 65.63,SLY 23.33,WLY 65.63, NLY 23.33 TO POB AKA: UNIT 1 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

1 of 2



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

SMITH,RON B

3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
SMITH,RON B	5143	03/22/2022
6113 SW 26 ST MIRAMAR, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
SMITH,RON B	514230240051	
6113 SW 26 ST MIRAMAR, FL 33023		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,E ALG N/L FOR 506.02,SLY 40.26 TO POB, ELY 65.63,SLY 23.33,WLY 65.63, NLY 23.33 TO POB AKA: UNIT 1 BUILDING 5 PARK POINTE TOWNHOMES	3911 SW 52 AVE, PEMBROKE PARK, FL 33023 1-5

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5143
Petitioner,)
)
vs.)
)
RON B SMITH)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3911 SW 52 AVENUE UNIT 1, BLG 5, PEMBROKE PARK, FL, 33023.

PROPERTY OWNER: RON B SMITH, 6113 SW 26 ST, PEMBROKE PARK, FL, 33023

FOLIO NO.: 5142 30 24 0051

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC PT OF LOT 21 B DESC AS,COMM AT NW COR OF LOT 21 B,E ALG N/L FOR 506.02,SLY 40.26 TO POB, ELY 65.63,SLY 23.33,WLY 65.63, NLY 23.33 TO POB AKA: UNIT 1 BUILDING 5 PARK POINTE TOWNHOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c); 5-105; 5-2 (a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c); 5-105; 5-2 (a)(b) **WITHIN 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of Oct, 2021.

Nazly Cardona GA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

March 21, 2022

Case: 5143

Subject property: 3911 SW 52 Ave Unit 1, Bldg 5 Pembroke Park, FL 33023

Property Owner: Ron Smith

Permit: 2211411-D

I am requesting a hearing before the Special Magistrate to seek abatement on case #5143.



Ron Smith
954-257-4488

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2211411-0

Job Address: 3911 SW 52 AVE unit 1-5

Job Name: SMITH,RON B

Permit Status: Permit Complete

Permit Issued Date:1/6/2022 1:26:04 PM

Submitted Into Plan Review Date:1/4/2022 3:45:25 PM

Application Date: 1/4/2022 3:28:31 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 2 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	1/5/2022 7:22:11 AM
ZONING	Approved	1/5/2022 10:52:08 AM

R203 Permit Messages For Permit (2211411-0)

Event ID	Inspection	Inspection Date	Status
Mechnical Inspection			
100265	Condensate Lines	2/4/2022	Pass
100267	Final Mechanical	2/4/2022	Pass
100266	Rough Duct Insulation	2/3/2022	Pass

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARDEVCO LLC	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

Legal Description

Case Status Open **Case #** 6001

Notes 1. Drywall repairs were done without permit. Obtain a permit with plans and inspections for the drywall repairs done in the unit. Tenant mentioned leaks in the unit which needs repairs with a permit for concrete restoration.
2. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/2/2021		Notice of Violation	Hand/Regular Mail
7/30/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/25/2021	8/19/2021	Final Order	Certified Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
10/21/2021	10/20/2021	Amended Final Order	Certified Mail
1/20/2022		Affidavit of Compliance	
3/21/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/20/2022
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)	1/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/20/2022	$15,500.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	$15,600.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$15,600.00

7021 0350 0000 2802 0091

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To JEFFREY FEINBERG
H.A.F #6001
Street and Apt. No. 4651 SHERIDAN STREET SUITE 200,
City, State, ZIP+4® HOLLYWOOD, FL, 33021

Postmark Here
WEST HOLLYWOOD HILLS MAR 23 2022

PS Form 3800, A

7021 0350 0000 2802 0107

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 7.33

Sent To ARDEVCO LLC
H.A.F #6001
Street and Apt. No. 3181 W HALLANDALE BEACH BLVD
City, State, ZIP+4® #300,
PEMBROKE PARK, FL, 33009

Postmark Here
WEST HOLLYWOOD HILLS MAR 23 2022

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ARDEVCO LLC
H.A.F #6001
3181 W HALLANDALE BEACH BLVD
#300,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8017 33

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 0107

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

JEFFREY FEINBERG
H.A.F #6001
4651 SHERIDAN STREET SUITE 200,
HOLLYWOOD, FL, 33021

9590 9402 6921 1104 8017 26

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 0091

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C19 2138
C. Date of Delivery
3/25/22

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

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

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

7021 0350 0001 0297 8744

U.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
$ 0.91

Total Postage and Fee
$ 7.87

Sent To
JEFFREY FIENBERG

Street and Apt. No., or
4651 SHERIDAN ST SUITE 200

City, State, ZIP+4®
HOLLYWOOD, FL 33021
NOH # 5709, NOH # 5902, & NOH #6001

Postmark Here
AUG 2 - 2021

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

7021 0350 0001 0297 8799

U.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
$

Sent
Stree
City,
ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
FO # 6001

Postmark Here
AUG 23 20

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

7021 0350 0001 0297 8737

U.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
$ 0.91

Total Postage and
$ 7.87

Sent To
ARDEVCO LLC

Street and Apt. No.
3181 W HALLANDALE BEACH BLVD
#300

City, State, ZIP+4®
PEMBROKE PARK, FL 33009
NOH # 6001, # 5709, # 5902

Postmark Here
AUG 2 - 2021

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

ARDEVCO LLC
3181 W HALLANDALE BEACH BLVD
#300
PEMBROKE PARK, FL 33009
FO # 6001

9590 9402 6610 1028 6995 50

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8799

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [illegible] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*
ROCCO PIELIA

C. Date of Delivery
8-25-21

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

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3181 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	ARDEVCO LLC
Mailing Address	3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH FL 33009

ID #	5142 29 00 0111
Millage	0613
Use	03

Abbr Legal Description	29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$338,330	$3,130,010	$3,468,340	$3,468,340	
2021	$338,330	$3,130,010	$3,468,340	$3,468,340	$74,585.26
2020	$338,330	$3,058,310	$3,396,640	$3,396,640	$73,305.60

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Portability	0	0	0	0
Assessed/SOH	$3,468,340	$3,468,340	$3,468,340	$3,468,340
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,468,340	$3,468,340	$3,468,340	$3,468,340

Sales History

Date	Type	Price	Book/Page or CIN
2/28/2018	QCD-T	$100	115044482
7/14/2015	WD-Q	$3,000,000	113121896
1/9/1995	WD	$1,000,000	23121 / 797
5/1/1974	QCD	$400,000	1160 / 767
9/1/1971	WD	$156,000	

Land Calculations

Price	Factor	Type
$9.00	37,592	SF
Adj. Bldg. S.F. (Card, Sketch)		28751
Units		32
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
ARDEVCO, LLC

Filing Information

Document Number	L18000021942
FEI/EIN Number	82-4464614
Date Filed	01/24/2018
State	FL
Status	ACTIVE

Principal Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Mailing Address

3181 W. HALLANDALE BEACH BLVD.
300
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

FEINBERG, JEFFREY
4651 SHERIDAN STREET
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

GARONE, ANTHONY
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Title AMBR

D'ELIA, ROCCO
3181 W. HALLANDALE BEACH BLVD., #300
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/20/2020
2021	03/12/2021

Document Images

03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/20/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ARDEVCO LLC CASE NO. 6001

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3181 W HALLANDALE BCH BLVD, HALLANDALE BEACH, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3181 W HALLANDALE BEACH BOULEVARD #300, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ARDEVCO LLC AT 04:09 P.M. ON THE 5 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.

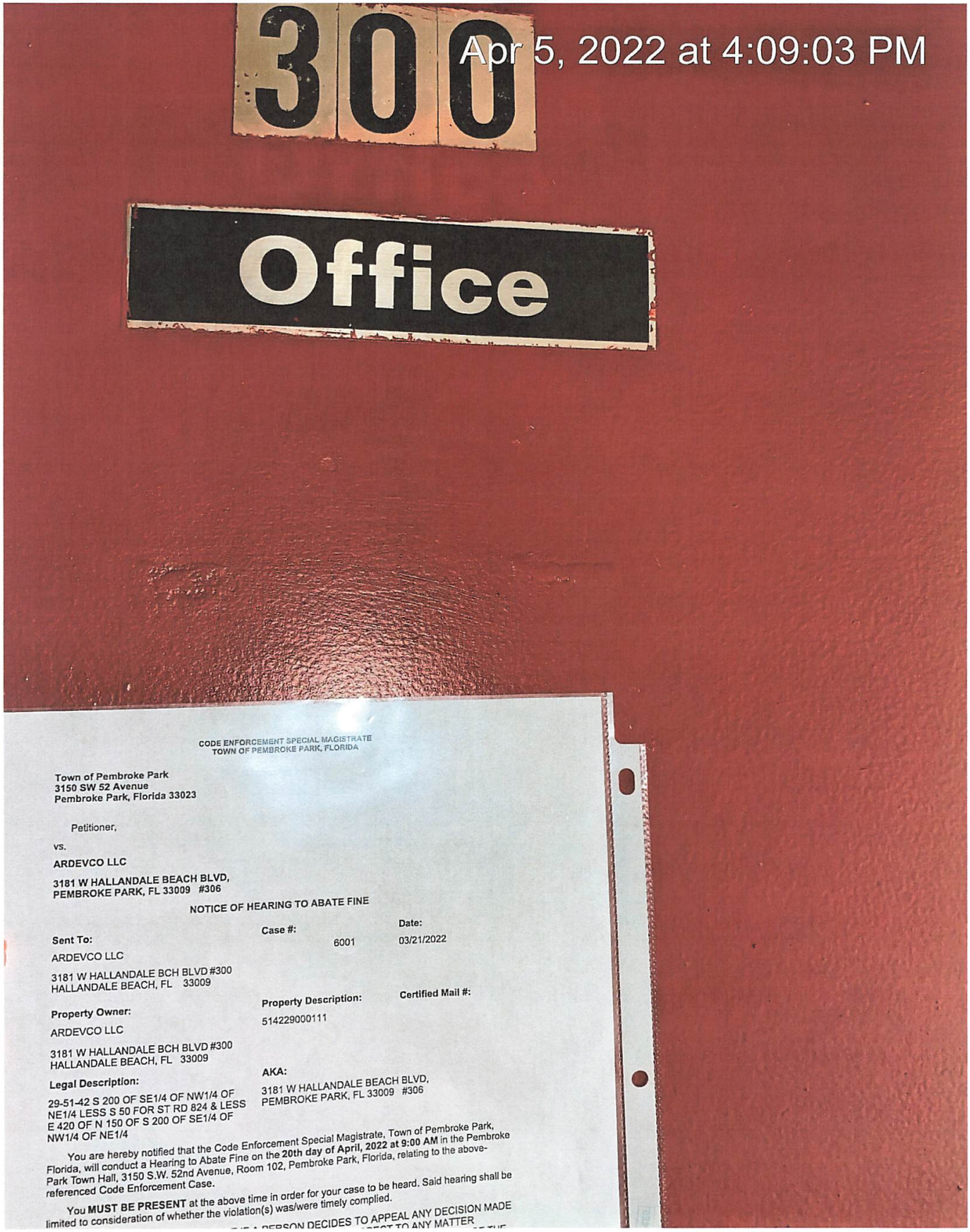
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 15th day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #306

NOTICE OF HEARING TO ABATE FINE

Sent To:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Property Owner:
ARDEVCO LLC

3181 W HALLANDALE BCH BLVD #300
HALLANDALE BEACH, FL 33009

Legal Description:
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4

Case #:
6001

Property Description:
514229000111

AKA:
3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #306

Date:
03/21/2022

Certified Mail #:

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE [illegible] TO ANY MATTER

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ARDEVCO LLC

3181 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #306

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ARDEVCO LLC	6001	03/21/2022
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ARDEVCO LLC	514229000111	
3181 W HALLANDALE BCH BLVD #300 HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 OF NE1/4	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #306

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ARDEVCO LLC / SUNDRIFT APARTMENTS Respondent(s)	) Case No.: 6001)))))

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent 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: 3181 W HALLANDALE BEACH BLVD #306, PEMBROKE PARK FL 33009

PROPERTY OWNER: ARDEVCO LLC, 3181 W HALLANDALE BEACH BLVD #300, PEMBROKE PARK FL 33009

FOLIO NO.: 5142 29 00 0111

LEGAL DESCRIPTION: 29-51-42 S 200 OF SE1/4 OF NW1/4 OF NE1/4 LESS S 50 FOR ST RD 824 & LESS E 420 OF N 150 OF S 200 OF SE1/4 OF NW1/4 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; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 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 20TH day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

ARDEVCO

March 14th, 2022

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

RE: 3181 W. Hallandale Beach Boulevard, Pembroke Park, FL 33009
Request for Hearing for Abatement of Fines | Case #6001

Dear Ms. Ramirez -

This letter shall serve as written request for a hearing for the abatement of fines for the two code violations in case #6001 for unit #306 in the above referenced apartment building. The violations were for previous interior gypsum repairs and needed exterior stucco repairs. The owner obtained and completed the required permits (#2111212-0 and #2111314-0) to cure both violations in that case. The outstanding balance is now $16,100.00, therefore the owner is requesting a hearing before the Magistrate for a full or partial abatement of the outstanding balance of the fine. Your help is greatly appreciated in this matter.

Sincerely,

ARDEVCO

DD 2022

2022.03.14 11:00:48-04'00

By: Douglas E. Driver, CCIM, CMI
Its: Authorized Representative

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111314-0

Job Address: 3181 W HALLANDALE BEACH BLVD

Job Name: ARDEVCO LLC

Permit Status: Permit Complete

Permit Issued Date:11/10/2021 10:14:21 AM

Submitted Into Plan Review Date:10/14/2021 2:08:10 PM

Application Date: 10/14/2021 1:55:40 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 27 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	10/14/2021 3:28:47 PM
ZONING	Approved	10/15/2021 11:19:12 AM

R203 Permit Messages For Permit (2111314-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
98837	Final Building Inspection	12/10/2021	Pass
	N/E and W walls		
Zoning Inspection			
98667	Final Zoning	12/7/2021	Pass

Case 6001

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5801 FAX

2111314
PERMIT NO.
B-94345
APPLICATION NO.

AMT DUE

BUILDING PERMIT APPLICATION

Inkforce 94345

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: ARDEVCO LLC					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: HALLANDALE BEACH					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SUNCOAST PAINTING AND PROFESSIONAL SERVICES, INC					
MAIL ADDRESS: 2830 W STATE RD 84 UNIT 118					
CITY STATE ZIP: FORT LAUDERDALE FL 33312					
PHONE: 9548827877	**FAX:**	**EMAIL: jkatz@suncoastpros.com**			
CERT. COMPENTENCY: CGC1529251	**STATE REGISTRATION: N/A**				
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL	PROPOSED USE: COMMERCIAL		
FOLIO NUMBER: 514229000111	SUBDIVISION: 0				
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 19500	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: REPAIR STUCCO CRACKS AND PAINT					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: 2111212-0

Job Address: 3181 W HALLANDALE BEACH BLVD, # 306

Job Name: SUNDRIFT

Permit Status: Permit Complete

Permit Issued Date:9/22/2021 1:38:41 PM

Submitted Into Plan Review Date:9/20/2021 3:43:15 PM

Application Date: 9/15/2021 1:20:06 PM

Difference Between Application to PlanReview: 5 Day(s)

Difference Between PlanReview to Permit Issued: 2 Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Approved	9/16/2021 3:59:00 PM

R203 Permit Messages For Permit (2111212-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
99860	Final Building Inspection	1/20/2022	Pass

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5307 FAX

BUILDING PERMIT APPLICATION

Inkforce 94167

2111212
PERMIT NO.
B-94167
APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: STRUCTURAL					
JOB NAME: SUNDRIFT					
JOB ADDRESS: 3181 W HALLANDALE BEACH BLVD, # 306					
OWNER NAME: ARDEVCO LLC					
OWNER ADDRESS: 3181 W HALLANDALE BCH BLVD #300					
CITY: PEMBROKE PARK					
PHONE: 5142445992	FAX:	EMAIL:			
FEE SIMPLE TITILE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: MERIDIAN INSPECTIONS. INC					
MAIL ADDRESS: 10101 W. SAMPLE ROAD, SUITE 428					
CITY STATE ZIP: CORAL SPRINGS FM 33065					
PHONE: 7549001900	**FAX: 9547365707**	**EMAIL: DD@MERIDIAN-COMMERCIAL.COM**			
CERT. COMPENTENCY: CGC1513085		**STATE REGISTRATION: N/A**			
LOT: 306	BLOCK: 000	PRESENT USE: MULTI FAMILY - 10 UNITS +	PROPOSED USE: MULTI FAMILY - 10 UNITS +		
FOLIO NUMBER: 514229000111		SUBDIVISION: SUNDRIFT			
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 600	SQ.FT. / L.F.: 0				
DESCRIBE WORK: VIOLATION: GYPSUM BOARD REPAIR IN MULTIPLE AREAS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:	FAX:	EMAIL:			
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6168

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/24/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
2/3/2022	2/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/3/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Supplemental Order/Claim of Lien	Certified Mail
3/9/2022		Affidavit of Compliance	
4/6/2022	4/20/2022	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	3/9/2022

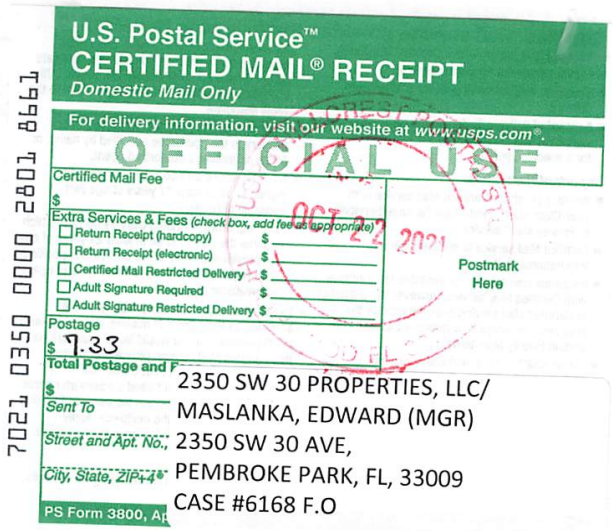
Fines

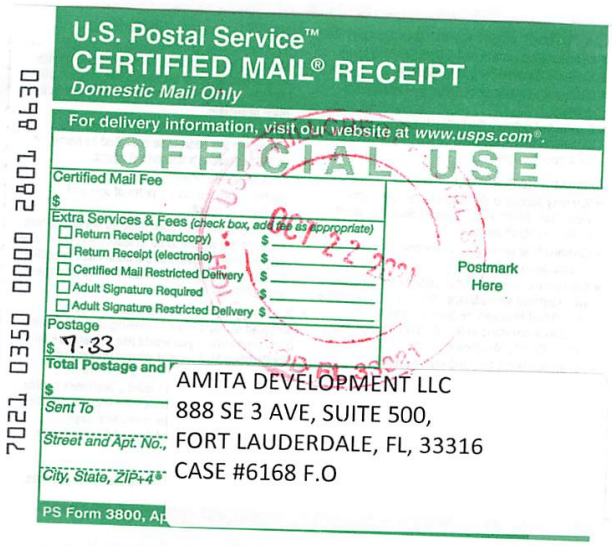
Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	3/9/2022	$31,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$31,100.00**

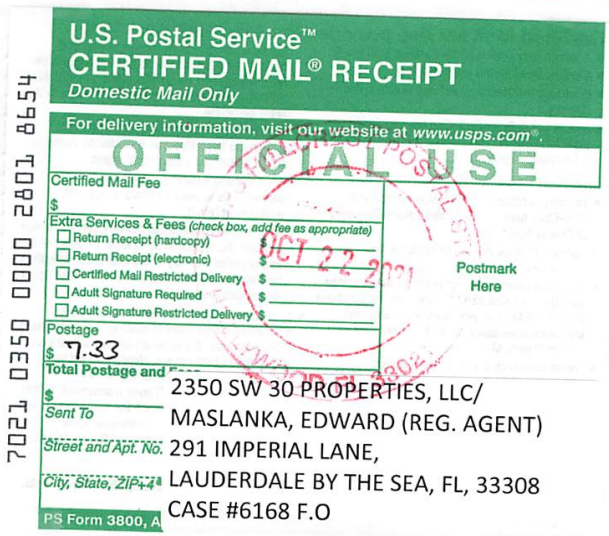
Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$31,100.00**


7021 0350 0000 2801 8661
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Postmark Here
OCT 22 2021
Sent To
Street and Apt. No.: 2350 SW 30 AVE,
City, State, ZIP+4®: PEMBROKE PARK, FL, 33009
2350 SW 30 PROPERTIES, LLC/
MASLANKA, EDWARD (MGR)
CASE #6168 F.O
PS Form 3800,


7021 0350 0000 2801 8630
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Postmark Here
OCT 22 2021
Sent To
Street and Apt. No.: FORT LAUDERDALE, FL, 33316
City, State, ZIP+4®: CASE #6168 F.O
AMITA DEVELOPMENT LLC
888 SE 3 AVE, SUITE 500,
PS Form 3800,


7021 0350 0000 2801 8647
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Postmark Here
OCT 22 2021
Sent To
Street and Apt. No
City, State, ZIP+4
2350 SW 30 PROPERTIES, LLC
2350 SW 30 AVE,
PEMBROKE PARK, FL, 33009
CASE #6168 F.O
PS Form 3800,


7021 0350 0000 2801 8654
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$ 7.33
Postmark Here
OCT 22 2021
Sent To
Street and Apt. No.: 291 IMPERIAL LANE,
City, State, ZIP+4®: LAUDERDALE BY THE SEA, FL, 33308
2350 SW 30 PROPERTIES, LLC/
MASLANKA, EDWARD (REG. AGENT)
CASE #6168 F.O
PS Form 3800,


7021 1970 0000 4565 7619
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$
Postmark Here
APR 6 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
Total Postage and
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
AMITA DEVELOPMENT LLC
HAF #6168
1100 KANE CONCOURSE
BAY HARBOR ISLANDS FL 33154
PS Form 3800,


7021 1970 0000 4565 7626
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$
Postmark Here
APR 6 2022
UNIVERSITY POSTAL RETAIL STORE 33024
USPS
Total Postage and
$ 7.33
Sent To
Street and Apt. N
City, State, ZIP+
AMITA DEVELOPMENT LLC
HAF #6168
2350 SW 30 AVENUE
PEMBROKE PARK FL 33009
PS Form 3800,

7021 0350 0000 2802 2835



U.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
$

Total
$

Sent

Street

City,

AMITA DEVELOPMENT LLC
HCF# 6168
888 SE 3 AVE SUITE 500
FORT LAUDERDALE FL 33316

FEB 04 2022
FLOOR FL 33021

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

7021 0350 0000 2802 2828



U.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

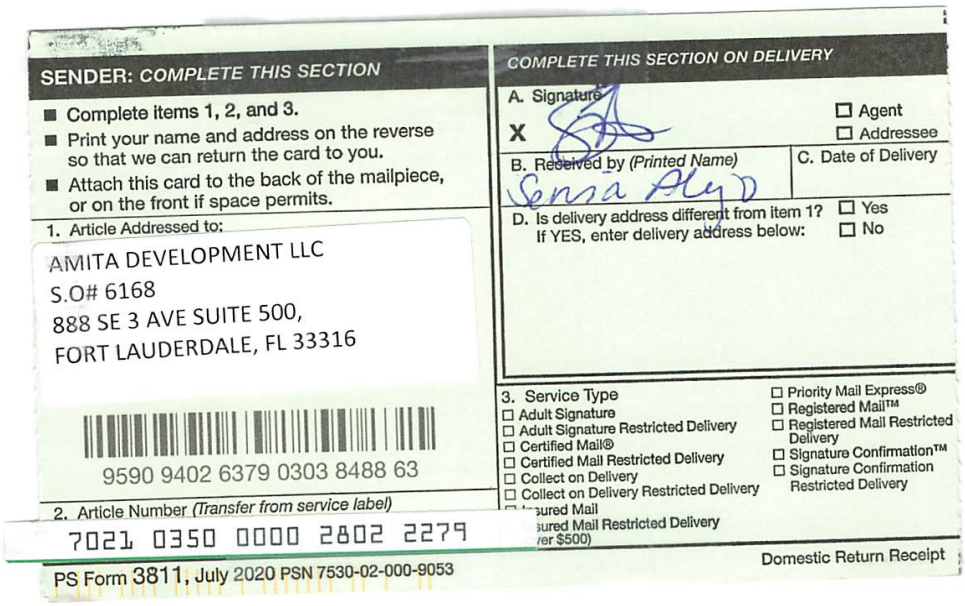
Postage
$

AMITA DEVELOPMENT LLC
HCF# 6168
2350 SW 30 AVENUE,
PEMBROKE PARK FL 33009

HILLCREST POSTAL STORE
FEB - 4 2021
FLORIDA 33021

2/4/22

PS Form 3800, April 2015 ... or 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:

AMITA DEVELOPMENT LLC
S.O# 6168
888 SE 3 AVE SUITE 500,
FORT LAUDERDALE, FL 33316

9590 9402 6379 0303 8488 63

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

7021 0350 0000 2802 2279

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Sonsa Alyd

C. Date of Delivery

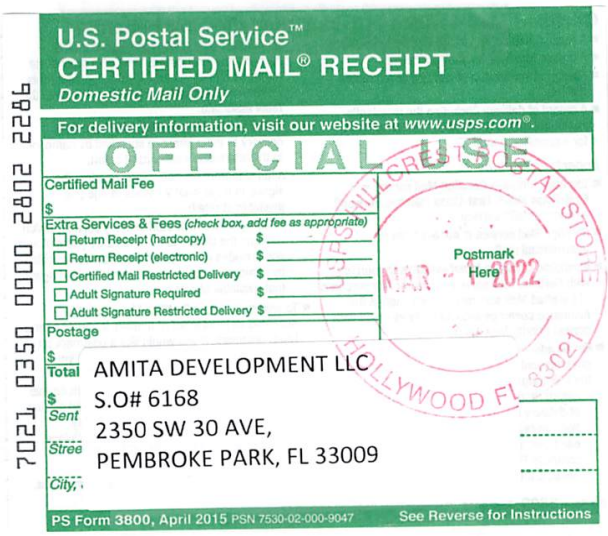
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

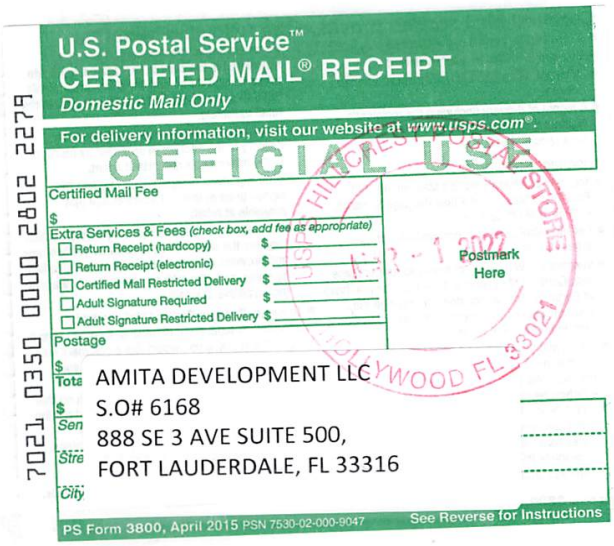
3. Service Type

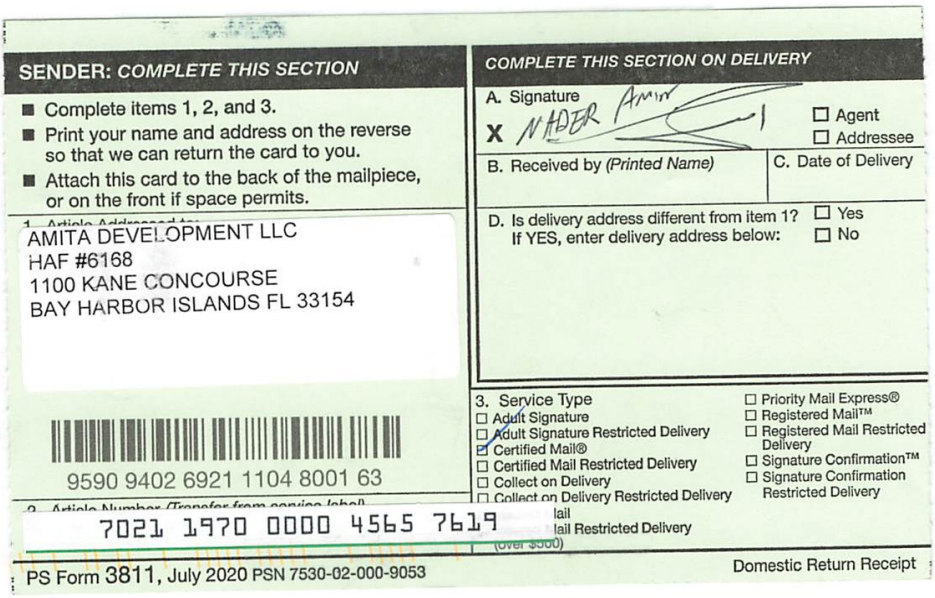
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ...sured Mail
- ☐ ...sured Mail Restricted Delivery ...er $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt


U.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
Sent
Street
City,
Postmark Here
MAR - 1 2022
AMITA DEVELOPMENT LLC
S.O# 6168
2350 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2286


U.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
Sent
Street
City
Postmark Here
AMITA DEVELOPMENT LLC
S.O# 6168
888 SE 3 AVE SUITE 500,
FORT LAUDERDALE, FL 33316
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0000 2802 2279


SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
AMITA DEVELOPMENT LLC
HAF #6168
1100 KANE CONCOURSE
BAY HARBOR ISLANDS FL 33154
9590 9402 6921 1104 8001 63
7021 1970 0000 4565 7619
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2350 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	Millage	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	Use	48-01
Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13		

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

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$265,130	$1,527,620	$1,792,750	$1,792,750	
2021	$265,130	$1,527,620	$1,792,750	$1,792,750	$38,552.39
2020	$265,130	$1,434,230	$1,699,360	$1,699,360	$36,675.24

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Portability	0	0	0	0
Assessed/SOH	$1,792,750	$1,792,750	$1,792,750	$1,792,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,792,750	$1,792,750	$1,792,750	$1,792,750

Sales History

Date	Type	Price	Book/Page or CIN
9/23/2020	SWD-D	$2,200,000	116754500
6/25/2008	CET-T		45535 / 169

Land Calculations

Price	Factor	Type
$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

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.)

)

AMITA DEVELOPMENT LLC CASE NO. 6168

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2350 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2350 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: AMITA DEVELOPMENT LLC AT 09:59 A.M. ON THE 7 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.

_____
AFFIANT

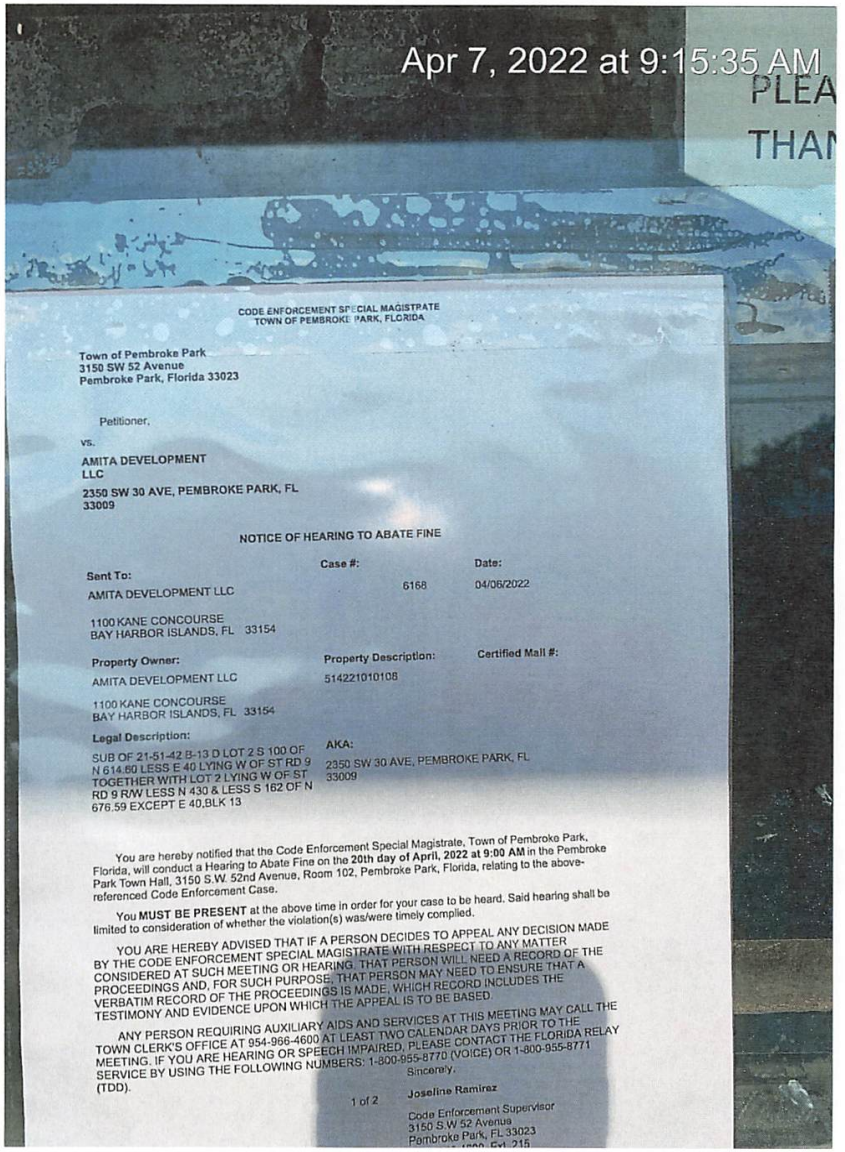
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 14 day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

MARYCARI PAZ
Notary Public State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


Apr 7, 2022 at 9:15:39 AM
HOWROOM HOURS
Mon.-Fri. 9am to 4pm
at.- .12pm to 4pm
PLEASE RING BELL
THANK YOU
2350
DISCOVER
VISA


Apr 7, 2022 at 9:15:35 AM
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
AMITA DEVELOPMENT
LLC
2350 SW 30 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO ABATE FINE
Case #:
6168
Date:
04/06/2022
Sent To:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154
Property Owner:
AMITA DEVELOPMENT LLC
1100 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154
Property Description:
514221010108
Certified Mail #:
Legal Description:
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13
AKA:
2350 SW 30 AVE, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of April, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

AMITA DEVELOPMENT LLC

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
AMITA DEVELOPMENT LLC	6168	04/06/2022
1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
AMITA DEVELOPMENT LLC	514221010108	
1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154		

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of April, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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

Jeremy B. Shir, Esq.
Attorney at Law
Phone: (954) 364-6028 Fax: (954) 985-4176
jshir@beckerlawyers.com

Becker & Poliakoff
1 East Broward Blvd., Suite 1800
Ft. Lauderdale, FL 33301

Becker

March 31, 2022

Harry Hipler, Esq.
Special Magistrate
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

RE: Amita Development LLC Fine Reduction Request for Cured Violations located at 2350 SW 30 Avenue, Pembroke Park, Case #6168

Dear Mr. Hipler:

Please allow this letter to serve as the formal request for the reduction of fines and removal of liens for the property located at 2350 SW 30 Avenue, in Pembroke Park. Mr. Amini of Amita Development purchased the property in 2020 from the previous owner and immediately took steps to improve and beautify the existing building on site. He has worked diligently to abide by the City Code, be a good corporate citizen, and find an appropriate tenant for the site (now filled by DoorDash). The reason for the delay from the time of filing of the Notice of Violation on October 20, 2021 until compliance on March 10, 2022 is that he had changed his office location and thus had no knowledge of the violations. The mailing address has been updated on the Broward County Property Appraiser's website to his new address. When Mr. Amini was informed of the violations, he once again immediately took steps to cure it and within a matter of weeks had hired professionals to conduct the required inspections and submit reports for the 40 year building certification, steps that should have been taken by the previous owner. As a small business owner, and already having expended significant funds in improving the building and coming into compliance with the 40 year certification, we are asking for a reduction down from the existing total fines of $31,350 to $1,567.50, which is 5%. Thank you for your consideration and we look forward to working together with the Town and being a long-term stakeholder in the community.

Sincerely,



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

AMITA DEVELOPMENT LLC
Respondent(s)

Case No.: **6168**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: AMITA DEVELOPMENT LLC 888 SE 3 AVE, SUITE 500 FORT LAUDERDALE, FL 33316

FOLIO NO.: 5142 21 01 0108

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE SECTION(s)110.15. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 21, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY AND (00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$26,100.00** (TWENTY SIX THOUSAND AND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

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 ExhibitA.

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 whichthe 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 aper diem fee until Respondent(s) come(s) into compliance with the Final Orderand this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of February 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Miguel Nunez, Building Official, respectively, to me known to be the persons described in and whoexecuted the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: 2/16/22, 2022.

Notary Public, state of Florida

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

Certificate of Service

I the undersigned, Administrative Assistant, MaryCari Paz, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Lien Order on this 22 day of February 2022.

MaryCari Paz
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. AMITA DEVELOPMENT LLC Respondent(s)	)	Case No.: 6168

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2350 SW 30 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: AMITA DEVELOPMENT LLC, 888 SE 3 AVE SUITE 500, FORT LAUDERDALE, FL, 33316

FOLIO NO.: 5142 21 01 0108

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of October 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
VIP RE 2503 LLC	9425 SUNSET DR #124 MIAMI, FL 33173	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6186 **Date Next Inspection** 4/20/2022

Notes
1. Exterior Maintenance - Graffiti on rear of building (facing SW 30th Avenue). Property owner will need to remove graffiti from building.
2. Exterior Maintenance - building paint color is faded and/or striped. Property owner will need to paint rear of building. Paint color will need to be approved by Town Planner prior to painting.
3. Exterior Maintenance - maintenance four walls of entire building (i.e. pressure wash, paint, treatment, repair, etc.).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/9/2020		Courtesy Notice	Regular Mail
8/27/2021		Notice of Violation	Certified Mail
8/27/2021	9/15/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/17/2021	9/15/2021	Final Order	Certified Mail
10/12/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Amended Final Order	Certified Mail Hand
4/12/2022	4/20/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022

Case Overview

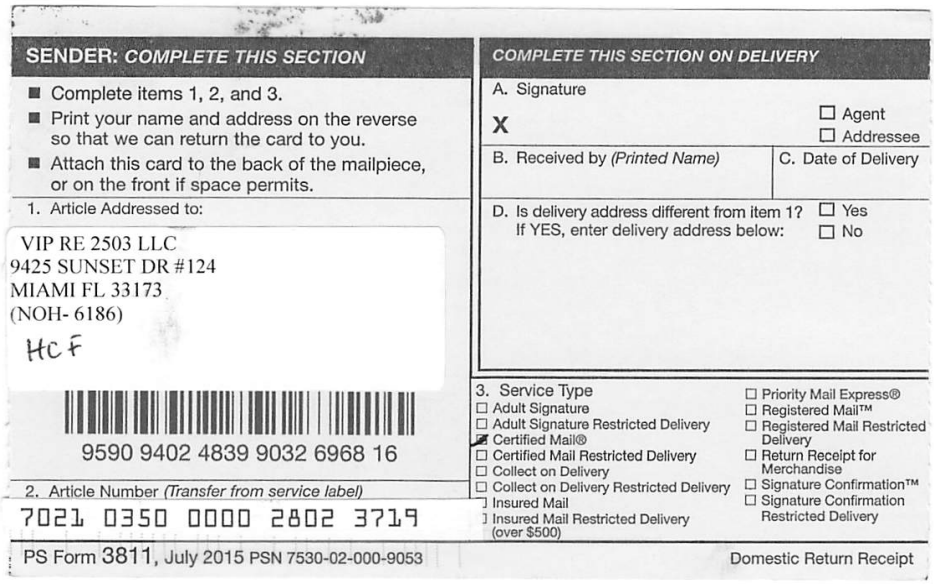
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 4/20/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$23,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$23,100.00**

Payments

Date	Payment Type Name	Amount
4/12/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$23,000.00**



SENDER: COMPLETE THIS SECTION

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

VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI FL 33173
(NOH- 6186)
HC F

9590 9402 4839 9032 6968 16

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3719

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

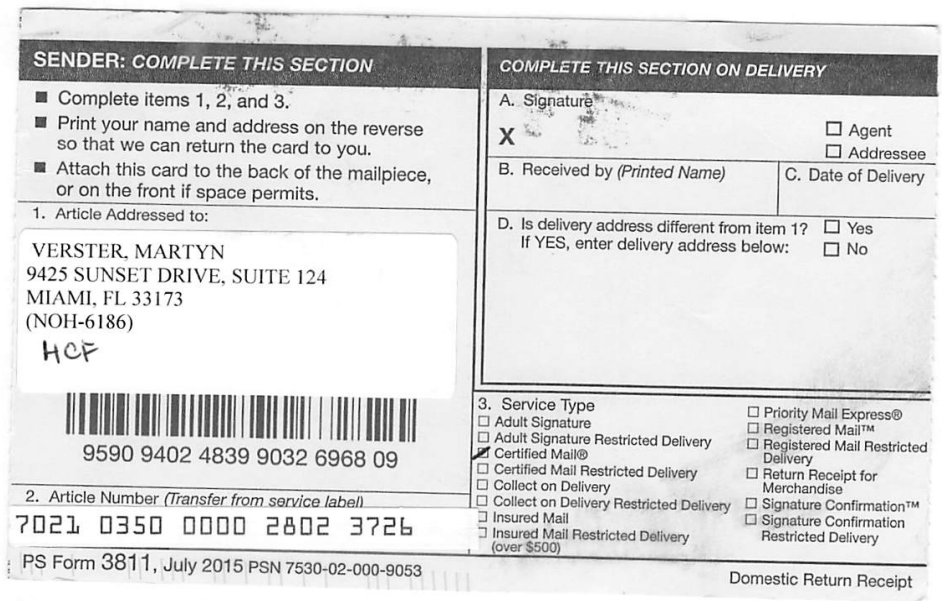
COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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



SENDER: COMPLETE THIS SECTION

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

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173
(NOH-6186)
HCF

9590 9402 4839 9032 6968 09

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 3726

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023719

Remove ×

Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available ⌄

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173



Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:58 pm
Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

See Less

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023726

Remove ×

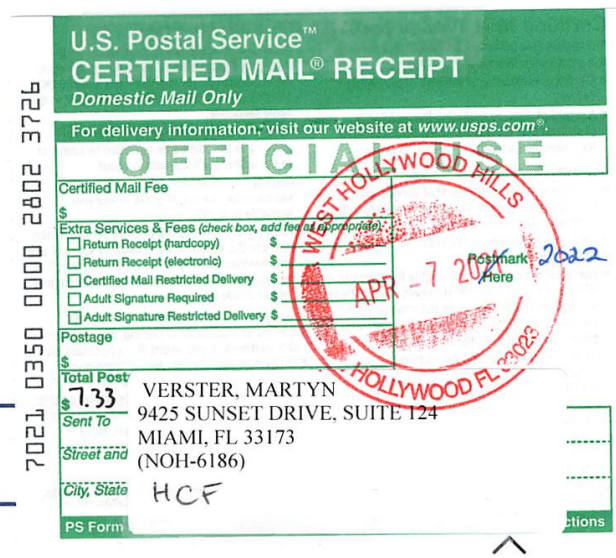
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available ⌄

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173

Get Updates ⌄



Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

Feedback

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70210350000028023733

Remove ×

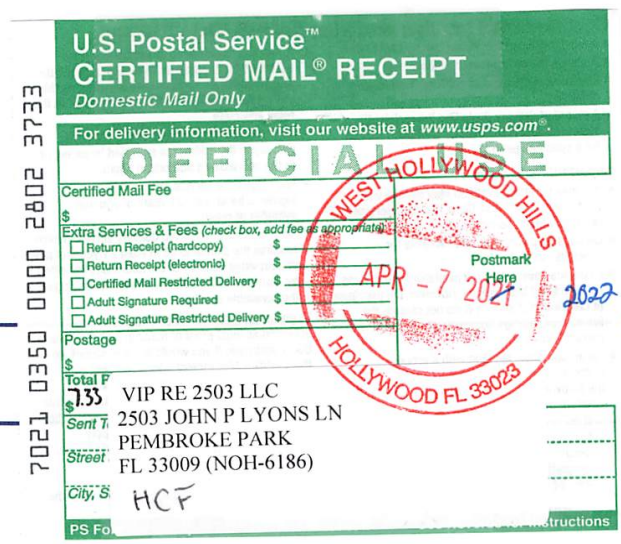
Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available ⌄

In Transit to Next Facility

April 12, 2022

Get Updates ⌄



Text & Email Updates ⌄

Tracking History ⌃

April 12, 2022
In Transit to Next Facility
Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

April 8, 2022, 8:01 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility

Feedback

MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

See Less

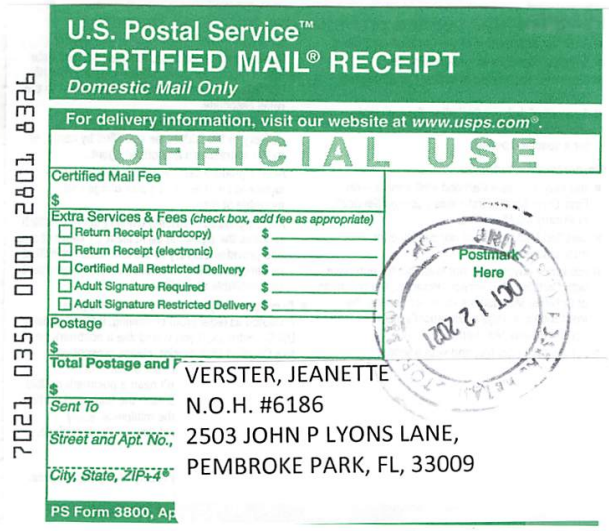
Feedback

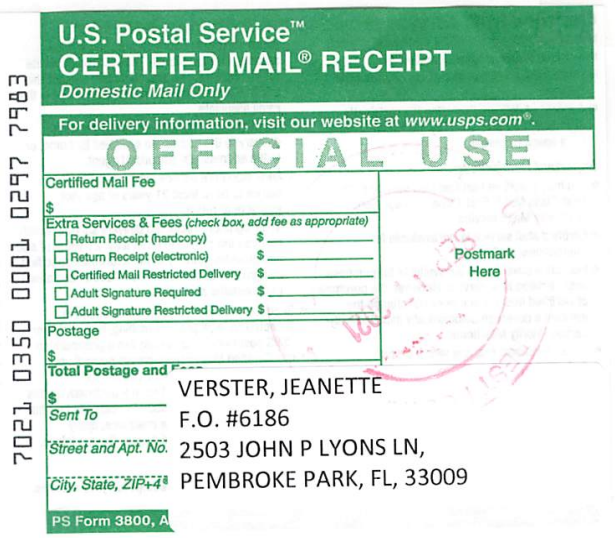
Can't find what you're looking for?

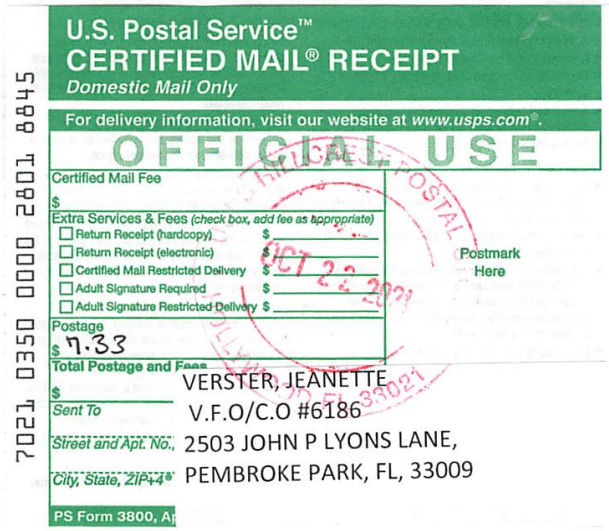
Go to our FAQs section to find answers to your tracking questions.

FAQs

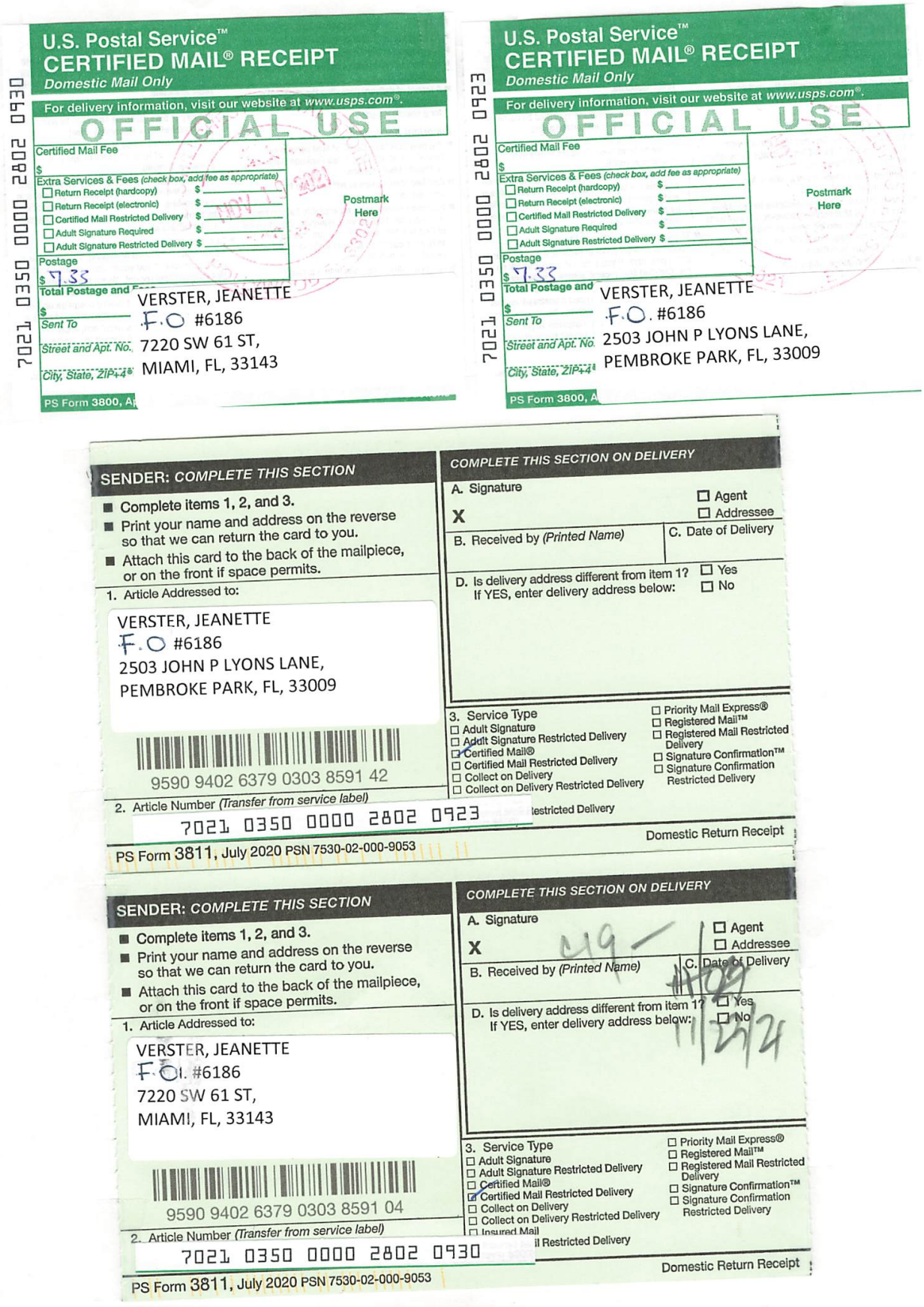

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To VERSTER, JEANETTE
Street and Apt. No. N.O.H. #6186
City, State, ZIP+4® 7220 SW 61 ST,
MIAMI, FL, 33143
PS Form 3800, A
Postmark Here
OCT 12 2021
7021 0350 0000 2801 8319


U.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 VERSTER, JEANETTE
Street and Apt. No., N.O.H. #6186
City, State, ZIP+4® 2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009
PS Form 3800, Ap
Postmark Here
OCT 12 2021
7021 0350 0000 2801 8326


U.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 VERSTER, JEANETTE
Street and Apt. No. F.O. #6186
City, State, ZIP+4® 2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009
PS Form 3800, A
Postmark Here
7021 0350 0001 0297 7983


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To VERSTER, JEANETTE
Street and Apt. No., V.F.O/C.O #6186
City, State, ZIP+4® 2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009
PS Form 3800, Ap
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8845


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To VERSTER, JEANETTE
Street and Apt. No., V.F.O/C.O #6186
City, State, ZIP+4® 7220 SW 61 ST,
MIAMI, FL, 33143
PS Form 3800, Ap
Postmark Here
OCT 22 2021
7021 0350 0000 2801 8838



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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and Fees
$
Sent To VERSTER, JEANETTE
F.O #6186
Street and Apt. No. 7220 SW 61 ST,
City, State, ZIP+4® MIAMI, FL, 33143
PS Form 3800, April 2015

7021 0350 0000 2802 0930

Postmark Here

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
$
Sent To VERSTER, JEANETTE
F.O. #6186
Street and Apt. No. 2503 JOHN P LYONS LANE,
City, State, ZIP+4 PEMBROKE PARK, FL, 33009
PS Form 3800, A

7021 0350 0000 2802 0923

Postmark Here

SENDER: COMPLETE THIS SECTION

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

VERSTER, JEANETTE
F.O #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8591 42

2. Article Number (Transfer from service label)
7021 0350 0000 2802 0923

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VERSTER, JEANETTE
F.O. #6186
7220 SW 61 ST,
MIAMI, FL, 33143

9590 9402 6379 0303 8591 04

2. Article Number (Transfer from service label)
7021 0350 0000 2802 0930

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

7021 0350 0001 0297 8393

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 31 2021

Postmark Here

Postage
$

Total Postage and Fees
$ 7.53

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap

7021 0350 0001 0297 8386

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

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

OFFICIAL USE

Certified Mail Fee
$

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

AUG 2021

Postmark Here

Postage
$

Total Postage and Fees
$ 7.53

Sent To VERSTER, JEANETTE
Street and Apt. No., N.O.V. & N.O.H. # 6186
City, State, ZIP+4® 7220 SW 61 ST,
MIAMI FL, 33143

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VERSTER, JEANETTE
N.O.V. & N.O.H. # 6186
2503 JOHN P LYONS LN,
PEMBROKE PARK, FL, 33009

9590 9402 6610 1028 6989 97

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 8393

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9-2-21

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

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

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

7021 0350 0001 0297 7990

U.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 $

SEP 17 2021

Postmark Here

Postage
$

Total Postage and
$

Sent To VERSTER, JEANETTE
Street and Apt. No., F.O. #6186
City, State, ZIP+4® 7220 SW 61 ST.
MIAMI, FL, 33143

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

VERSTER, JEANETTE
N.O.H. #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8538 98

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

7021 0350 0000 2801 8326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

SENDER: *COMPLETE THIS SECTION*

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

VERSTER, JEANETTE
V.F.O/C.O #6186
2503 JOHN P LYONS LANE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8531 95

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

7021 0350 0000 2801 8845

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VIP RE 2503 LLC	Millage	0613
Mailing Address	9425 SUNSET DR #124 MIAMI FL 33173	Use	48-01
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B TRACT A		

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

* 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*	$609,150	$3,193,390	$3,802,540	$3,802,540	
2021	$609,150	$2,901,460	$3,510,610	$3,510,610	$75,494.29
2020	$609,150	$2,741,880	$3,351,030	$3,351,030	$72,321.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Portability	0	0	0	0
Assessed/SOH	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,802,540	$3,802,540	$3,802,540	$3,802,540

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2021	WD-T	$100	117827541
4/5/2005	WD	$2,800,000	39448 / 249
5/18/1998	WD	$2,325,000	28275 / 562
6/26/1995	WD	$400,000	23670 / 119
9/14/1994	WD	$100	22646 / 979

Land Calculations

Price	Factor	Type
$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
VIP RE 2503 LLC

Filing Information

Document Number	L21000486229
FEI/EIN Number	87-3982715
Date Filed	11/10/2021
Effective Date	11/11/2021
State	FL
Status	ACTIVE

Principal Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Mailing Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Registered Agent Name & Address

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Authorized Person(s) Detail

Name & Address

Title MGR

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2022	02/08/2022

Document Images

02/08/2022 -- ANNUAL REPORT	View image in PDF format
11/10/2021 -- Florida Limited Liability	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
VIP RE 2503 LLC	CASE NO. 6186.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: VIP RE 2503 LLC AT 1:50 P.M. ON THE 7 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.

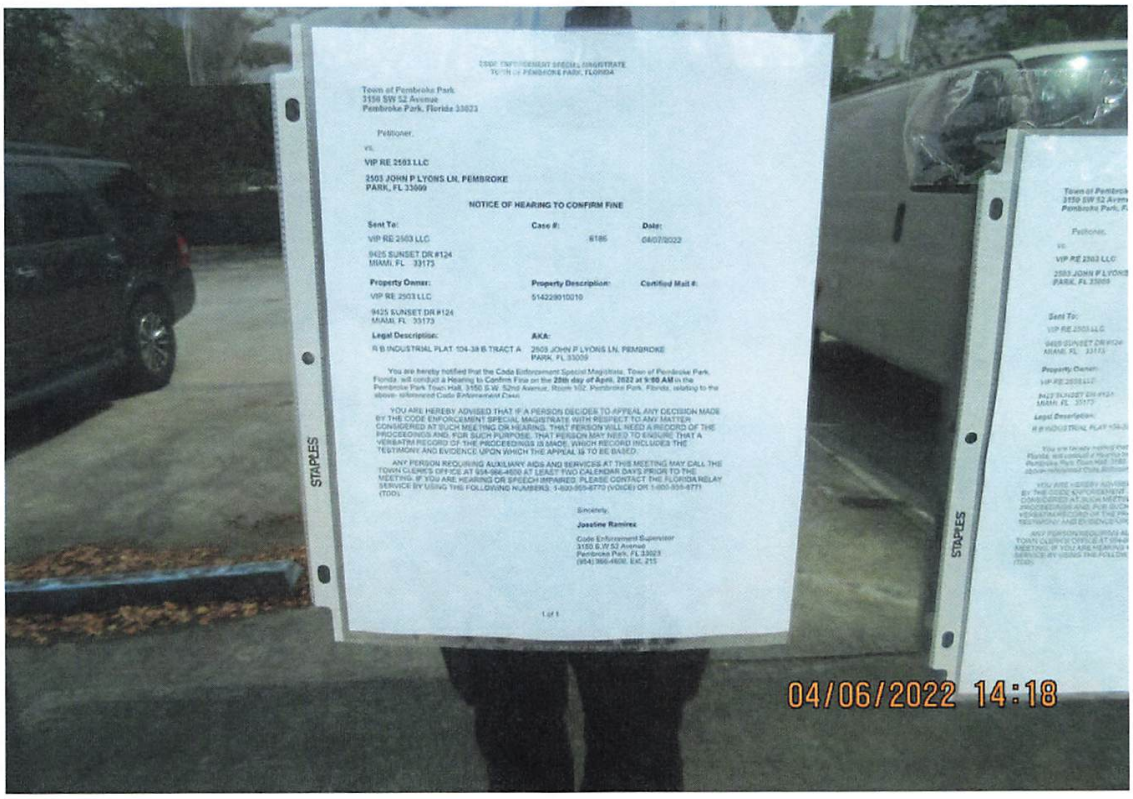
Erik Richwagen
AFFIANT

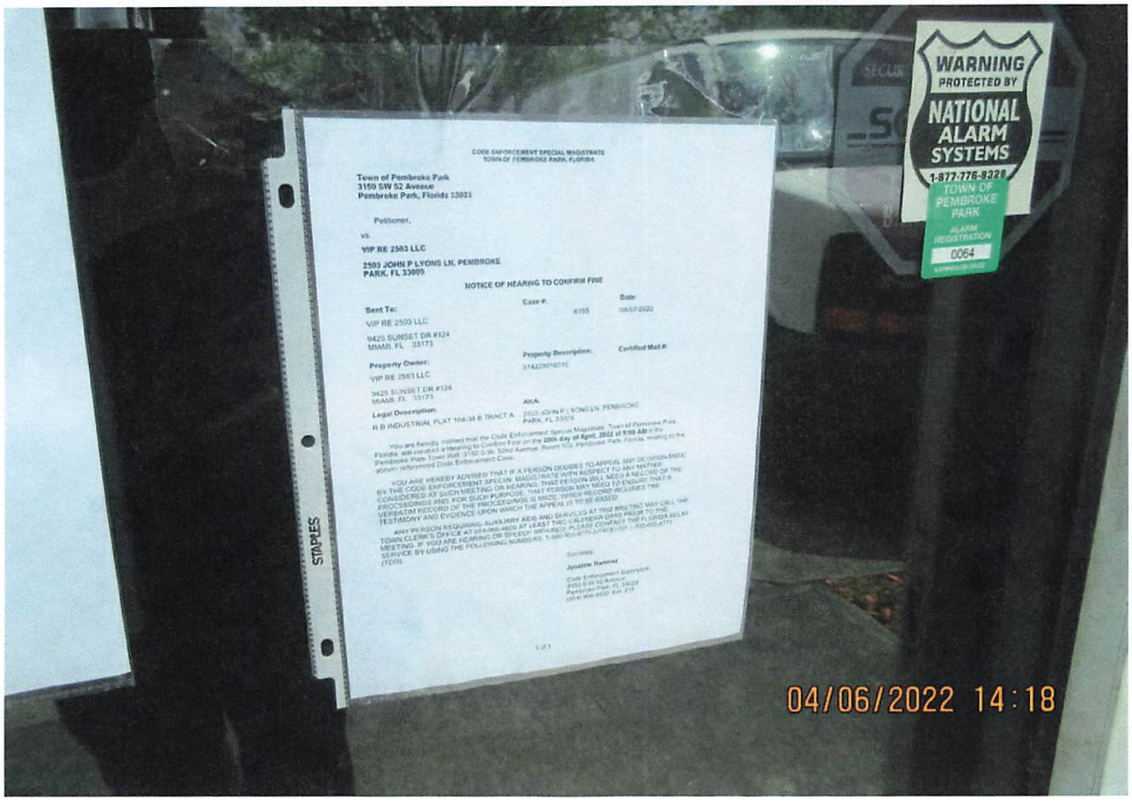
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Case #:
6186
Date:
04/07/2022
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Description:
514229010010
Certified Mail #:
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 25th day of April, 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,
Jasstine Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, EXT. 215
1 of 1
STAPLES
STAPLES
04/06/2022 14:18


WARNING
PROTECTED BY
NATIONAL ALARM SYSTEMS
1-877-776-9328
TOWN OF PEMBROKE PARK
ALARM REGISTRATION
0064
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE
PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
Certified Mail #:
STAPLES
STAPLES
04/06/2022 14:18


2503
04/06/2022 14:18

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,

vs.

VERSTER, JEANETTE
Respondent(s)

Case No.: 6186

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 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: 2503 JOHN P LYONS LANE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: VERSTER, JEANETTE, 7220 SW 61 ST, MIAMI, FL, 33143

FOLIO NO.: 5142 29 01 0010

LEGAL DESCRIPTION: R B INDUSTRIAL PLAT 104-38 B TRACT A

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-207 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

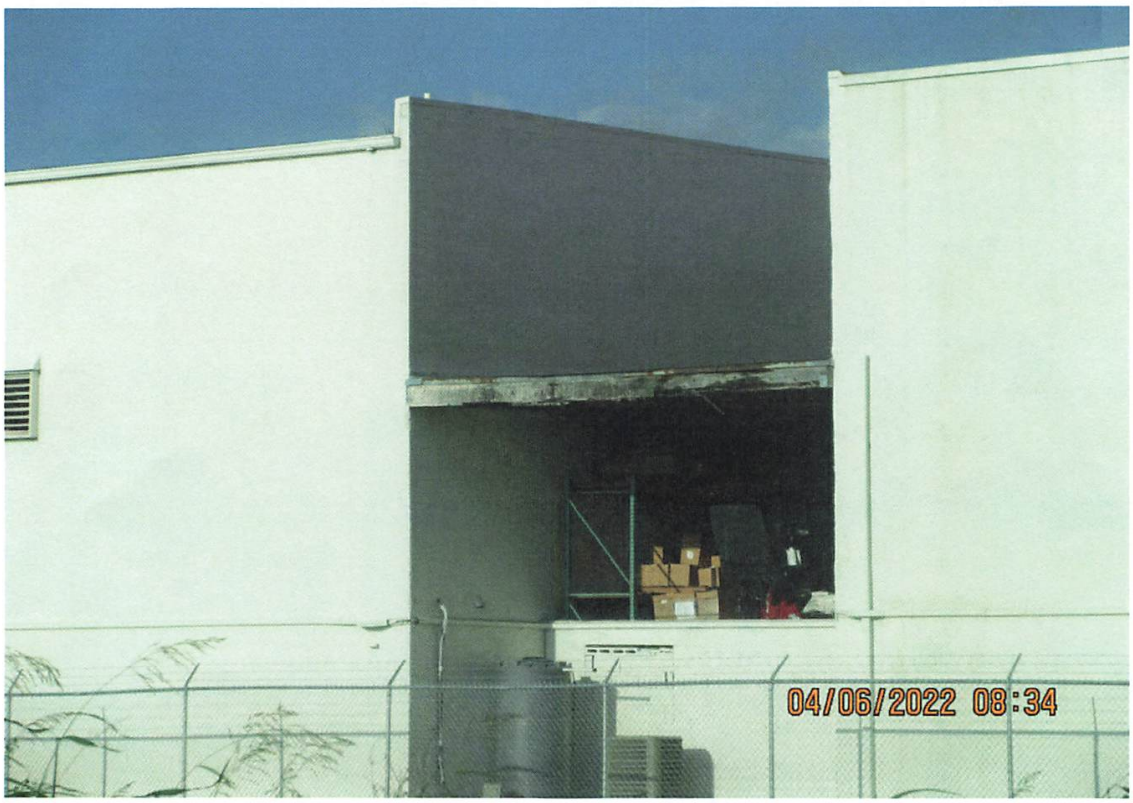
Nazly Cardona A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


04/06/2022 08:34


04/06/2022 08:35


04/06/2022 08:33


04/06/2022 08:34


04/06/2022 08:44


Custom
Service
Distribution, Inc.
04/06/2022 08:21


04/06/2022 08:22


04/06/2022 08:22


04/06/2022 08:23


PINE FOODS
SOUTHEAST
STEAKS, CHOPS & PROVISIONS
04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:33


03/04/2022 13:06


03/04/2022 13:07


Service
Distribution, Inc.
Lakeland
UNIT A
03/04/2022 13:08


Service
Distribution, Inc.
03/04/2022 13:08

Case Overview

Property/Incident Information

Owner	Address	Site Address
VIP RE 2503 LLC	9425 SUNSET DR #124 MIAMI, FL 33173	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 6155 **Date Next Inspection** 4/20/2022

Notes

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/23/2021		Notice of Violation	Hand/Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	Certified Mail
4/7/2022	4/20/2022	Notice of Formal Hearing - Confirm Fine	Certified Mail Affidavit of Service/Posted to Property

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	Not in Compliance - Reinspection Date: 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.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 4/20/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	Not in Compliance - Reinspection Date: 4/20/2022
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

Case Overview

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 4/20/2022

Fines

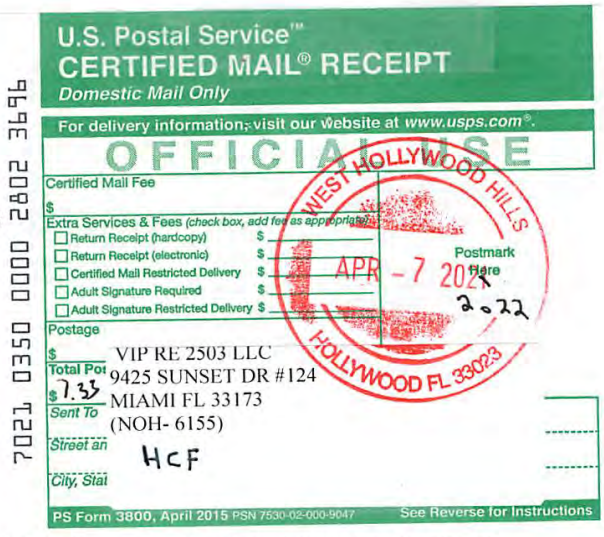
Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,250.00**

Payments

Date	Payment Type Name	Amount
4/12/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$15,250.00**

USPS Tracking®

Track Another Pac



Tracking Number: 70210350000028023696

Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173

Feedback

Get Updates

Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

Feedback

See Less

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

Track Another Pack



Tracking Number: 70210350000028023702

Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

USPS Tracking Plus® Available

Delivered, Left with Individual

April 9, 2022 at 11:08 am
MIAMI, FL 33173

Feedback

Get Updates

Text & Email Updates

Tracking History

April 9, 2022, 11:08 am
Delivered, Left with Individual
MIAMI, FL 33173
Your item was delivered to an individual at the address at 11:08 am on April 9, 2022 in MIAMI, FL 33173.

April 9, 2022, 2:20 am
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

Feedback

See Less

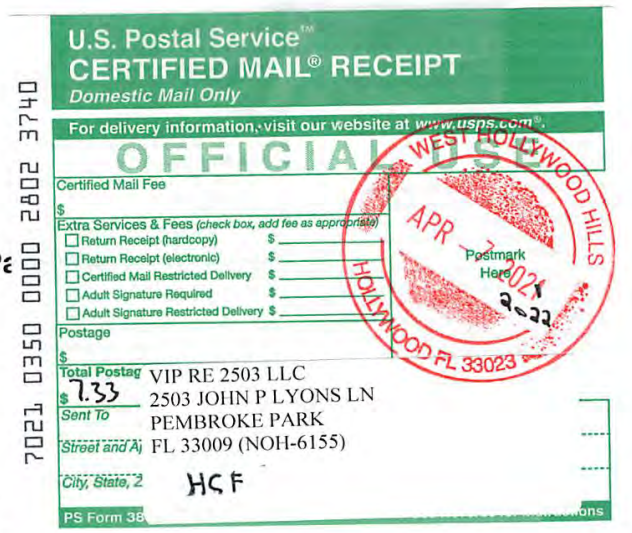
Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

USPS Tracking®

Track Another Pa



Tracking Number: 70210350000028023740

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

USPS Tracking Plus® Available ⌄

In Transit to Next Facility

April 12, 2022

Feedback

Get Updates ⌄

Text & Email Updates ⌄

Tracking History ⌃

April 12, 2022
In Transit to Next Facility
Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

April 8, 2022, 8:01 pm
Departed USPS Regional Facility
MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 8:55 pm
Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

April 7, 2022, 7:09 pm
Departed Post Office
HOLLYWOOD, FL 33021

April 7, 2022, 2:13 pm
USPS in possession of item
HOLLYWOOD, FL 33021

USPS Tracking Plus®

Product Information

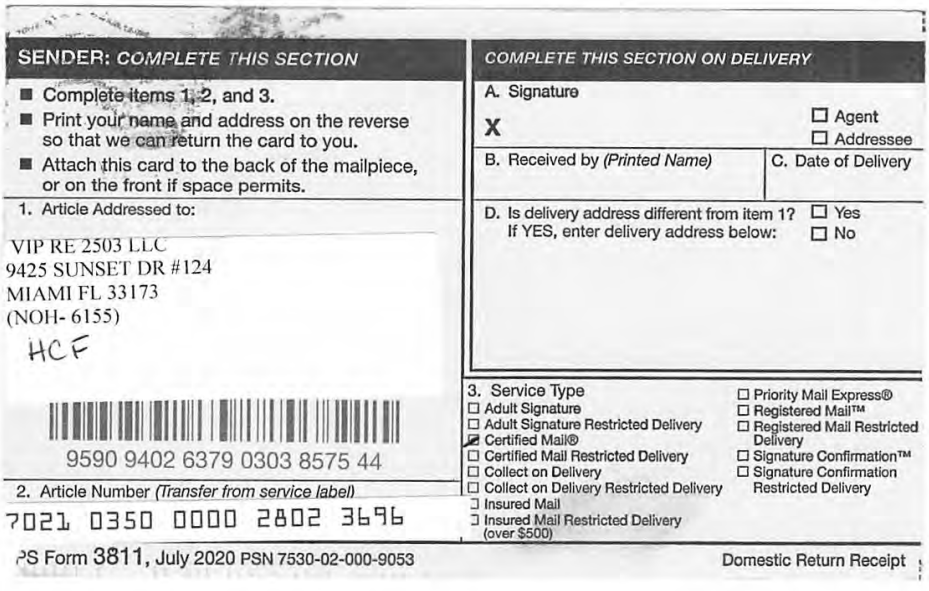
See Less

Feedback

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs



SENDER: COMPLETE THIS SECTION

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

VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI FL 33173
(NOH- 6155)

HCF

9590 9402 6379 0303 8575 44

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

7021 0350 0000 2802 3696

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

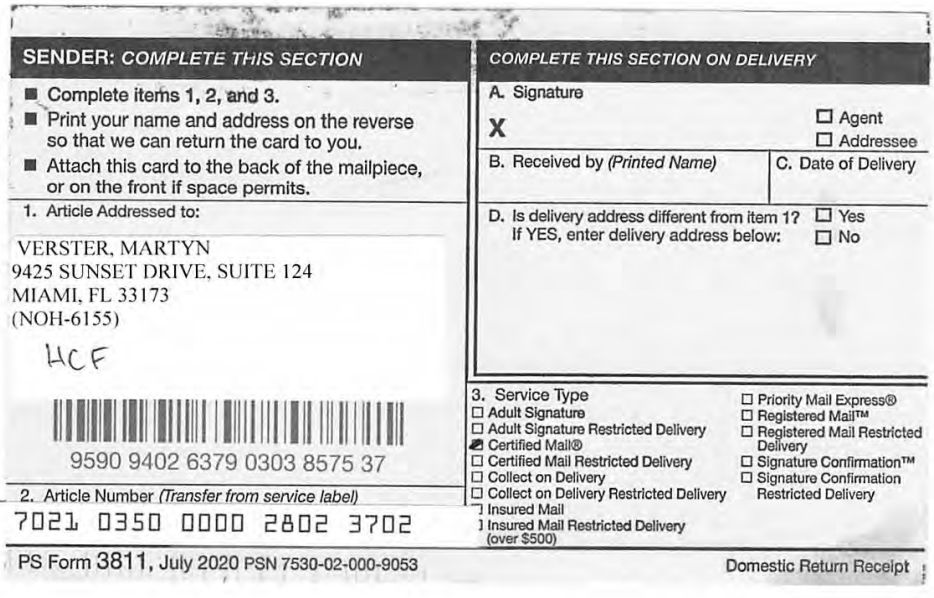
B. Received by *(Printed Name)* | C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173
(NOH-6155)

HCF

9590 9402 6379 0303 8575 37

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

7021 0350 0000 2802 3702

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 7.33
Sent To
Street and Apt. No
City, State, ZIP+4

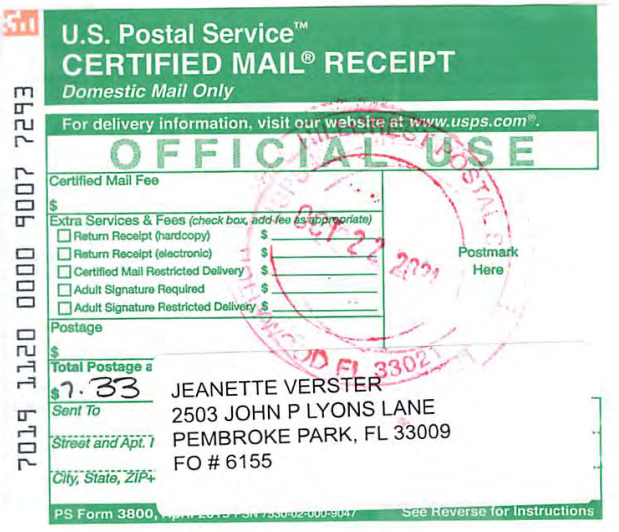
OCT 22 2021

Postmark Here

JEANETTE VERSTER
7220 SW 61 ST
MIAMI, FL 33143
FO # 6155

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7309



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$7.33
Sent To
Street and Apt. 1
City, State, ZIP+

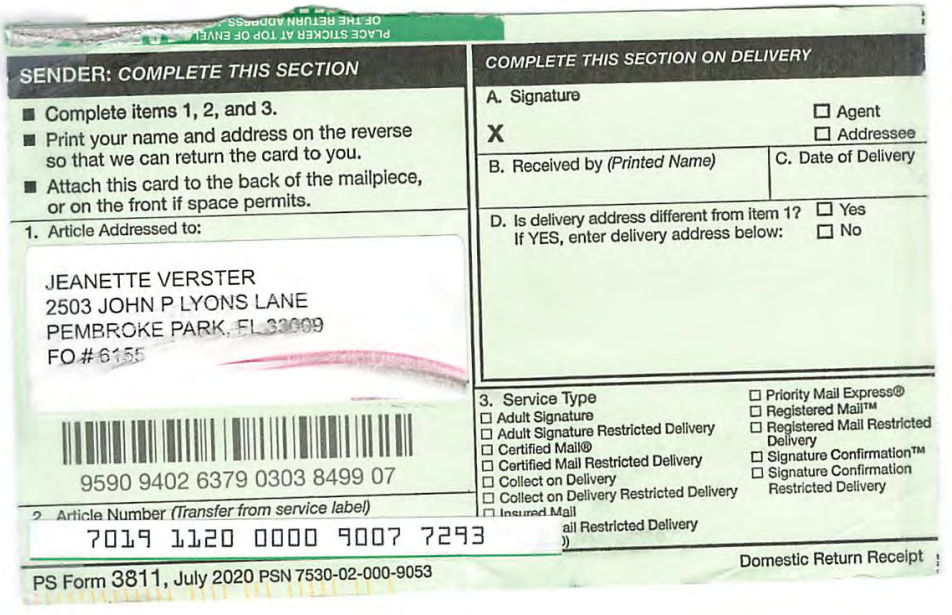
OCT 22 2021

Postmark Here

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
FO # 6155

PS Form 3800, [illegible] See Reverse for Instructions

7019 1120 0000 9007 7293



PLACE STICKER AT TOP OF ENVELOPE TO THE RETURN ADDRESS

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
FO # 6155

9590 9402 6379 0303 8499 07

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7293

COMPLETE THIS SECTION ON DELIVERY

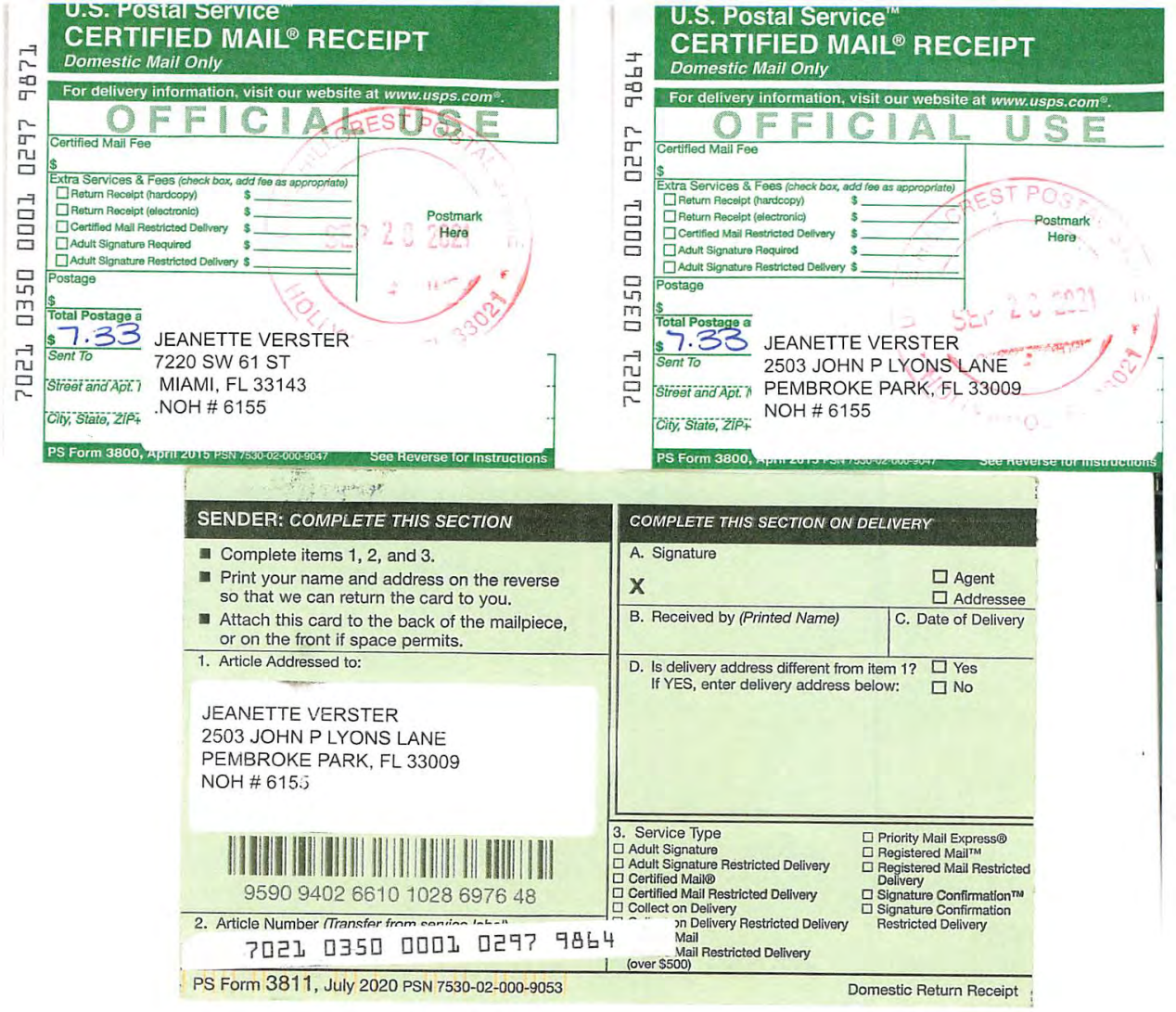
A. Signature
X
☐ Agent
☐ Addressee

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
[illegible]ail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Sent To
JEANETTE VERSTER

Street and Apt. 7
7220 SW 61 ST

City, State, ZIP+
MIAMI, FL 33143
.NOH # 6155

Postmark Here

SEP 20 2021

7021 0350 0001 0297 9871

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Sent To
JEANETTE VERSTER

Street and Apt.
2503 JOHN P LYONS LANE

City, State, ZIP+
PEMBROKE PARK, FL 33009
NOH # 6155

Postmark Here

SEP 20 2021

7021 0350 0001 0297 9864

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
NOH # 6155

9590 9402 6610 1028 6976 48

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9864

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7021 0350 0001 0297 9871

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Postmark Here

Sent To
JEANETTE VERSTER

Street and Apt. 7
7220 SW 61 ST
MIAMI, FL 33143

City, State, ZIP+
.NOH # 6155

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9864

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage a
$ 7.33

Postmark Here

Sent To
JEANETTE VERSTER

Street and Apt. N
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009

City, State, ZIP+
NOH # 6155

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEANETTE VERSTER
2503 JOHN P LYONS LANE
PEMBROKE PARK, FL 33009
NOH # 6155

9590 9402 6610 1028 6976 48

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9864

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Refer
6186
on August 19, 202.

Section - 5-103(A)

2503 J Plyons ln
or SW 31 Ave
2505 #A J Plyons
Lane

Any Alteration
permits pulled?
- Racking - elect.
- Bathrooms - Banner

N # 6155

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/23/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Jeanette Verster
2503 John Flyers
Lane
Pembroke Park
FL
33023

OF PEMBROKE PARK

AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/23/2021
US POSTAGE $000.51⁰

ZIP 33023
011D10656696

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VIP RE 2503 LLC	Millage	0613
Mailing Address	9425 SUNSET DR #124 MIAMI FL 33173	Use	48-01
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B TRACT A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 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*	$609,150	$3,193,390	$3,802,540	$3,802,540	
2021	$609,150	$2,901,460	$3,510,610	$3,510,610	$75,494.29
2020	$609,150	$2,741,880	$3,351,030	$3,351,030	$72,321.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Portability	0	0	0	0
Assessed/SOH	$3,802,540	$3,802,540	$3,802,540	$3,802,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,802,540	$3,802,540	$3,802,540	$3,802,540

Sales History

Date	Type	Price	Book/Page or CIN
12/23/2021	WD-T	$100	117827541
4/5/2005	WD	$2,800,000	39448 / 249
5/18/1998	WD	$2,325,000	28275 / 562
6/26/1995	WD	$400,000	23670 / 119
9/14/1994	WD	$100	22646 / 979

Land Calculations

Price	Factor	Type
$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org Division of Corporations an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
VIP RE 2503 LLC

Filing Information

Document Number	L21000486229
FEI/EIN Number	87-3982715
Date Filed	11/10/2021
Effective Date	11/11/2021
State	FL
Status	ACTIVE

Principal Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Mailing Address

9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Registered Agent Name & Address

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Authorized Person(s) Detail

Name & Address

Title MGR

VERSTER, MARTYN
9425 SUNSET DRIVE, SUITE 124
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2022	02/08/2022

Document Images

02/08/2022 -- ANNUAL REPORT	View image in PDF format
11/10/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VIP RE 2503 LLC CASE NO. 6155.

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: VIP RE 2503 LLC AT 1:50 P.M. ON THE 7 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.

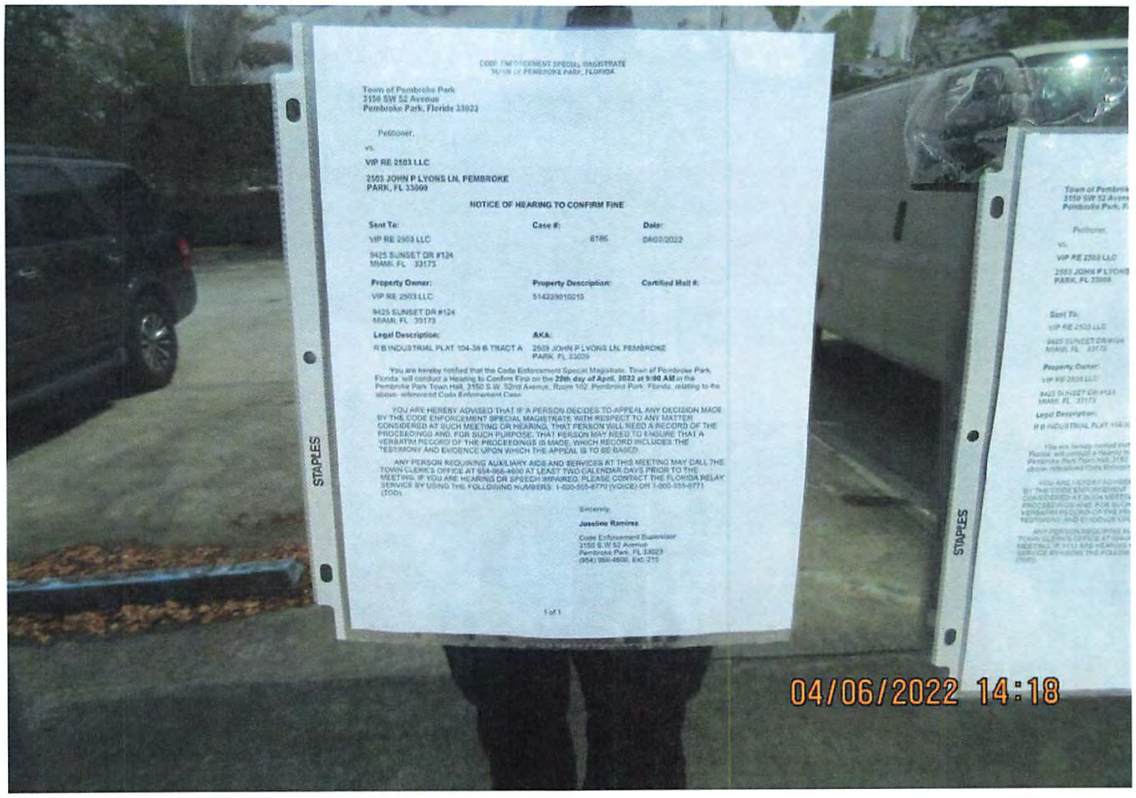
Erik Richwagen
AFFIANT

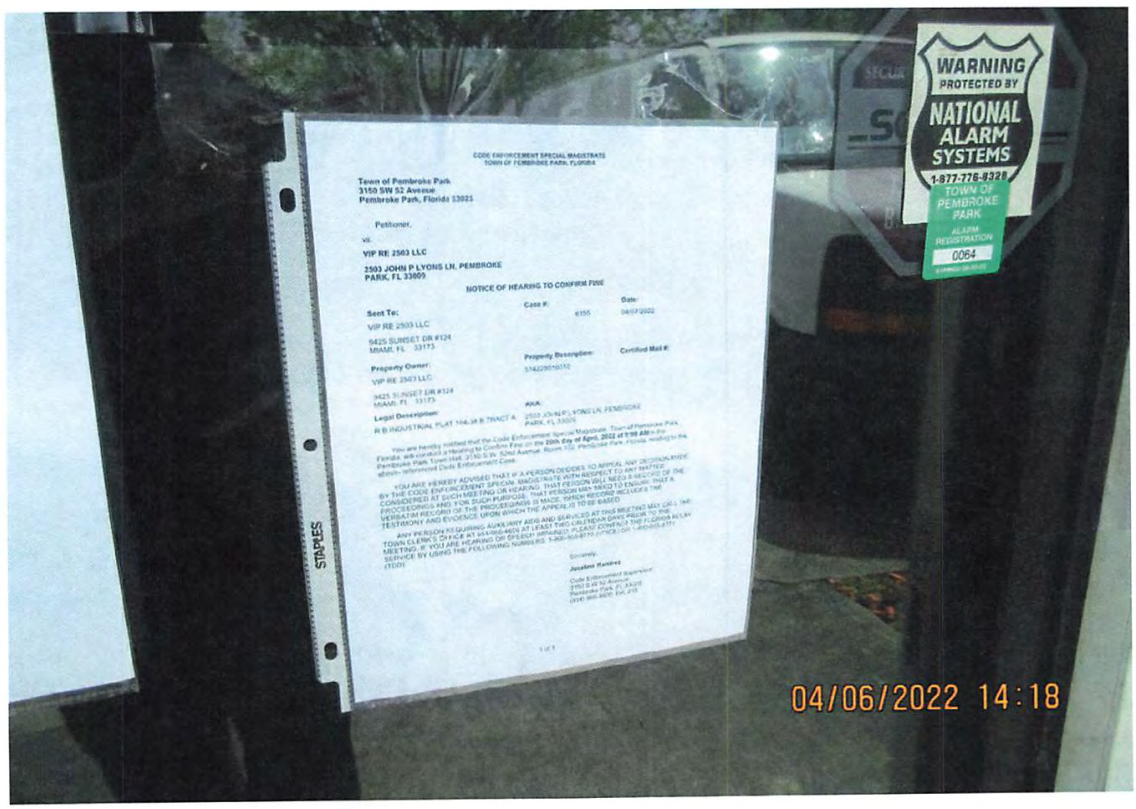
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 13 day of April, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Case #:
6186
Date:
04/07/2022
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Description:
514229010210
Certified Mail #:
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida will conduct a Hearing to Confirm Fine on the 20th day of April, 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,
Josslne Ramirez
Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext: 215
1 of 1
STAPLES
STAPLES
04/06/2022 14:18


CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
VIP RE 2503 LLC
2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Case #:
6155
Date:
Property Owner:
VIP RE 2503 LLC
9425 SUNSET DR #124
MIAMI, FL 33173
Property Description:
Certified Mail #:
Legal Description:
R B INDUSTRIAL PLAT 104-38 B TRACT A
AKA:
STAPLES
WARNING
PROTECTED BY
NATIONAL ALARM SYSTEMS
1-877-778-9328
TOWN OF PEMBROKE PARK
ALARM REGISTRATION
0064
04/06/2022 14:18


04/06/2022 08:34


04/06/2022 08:35


04/06/2022 08:43


04/06/2022 08:43


04/06/2022 08:44


04/06/2022 08:44


04/06/2022 08:44


Service
Distribution, Inc.
04/06/2022 08:21

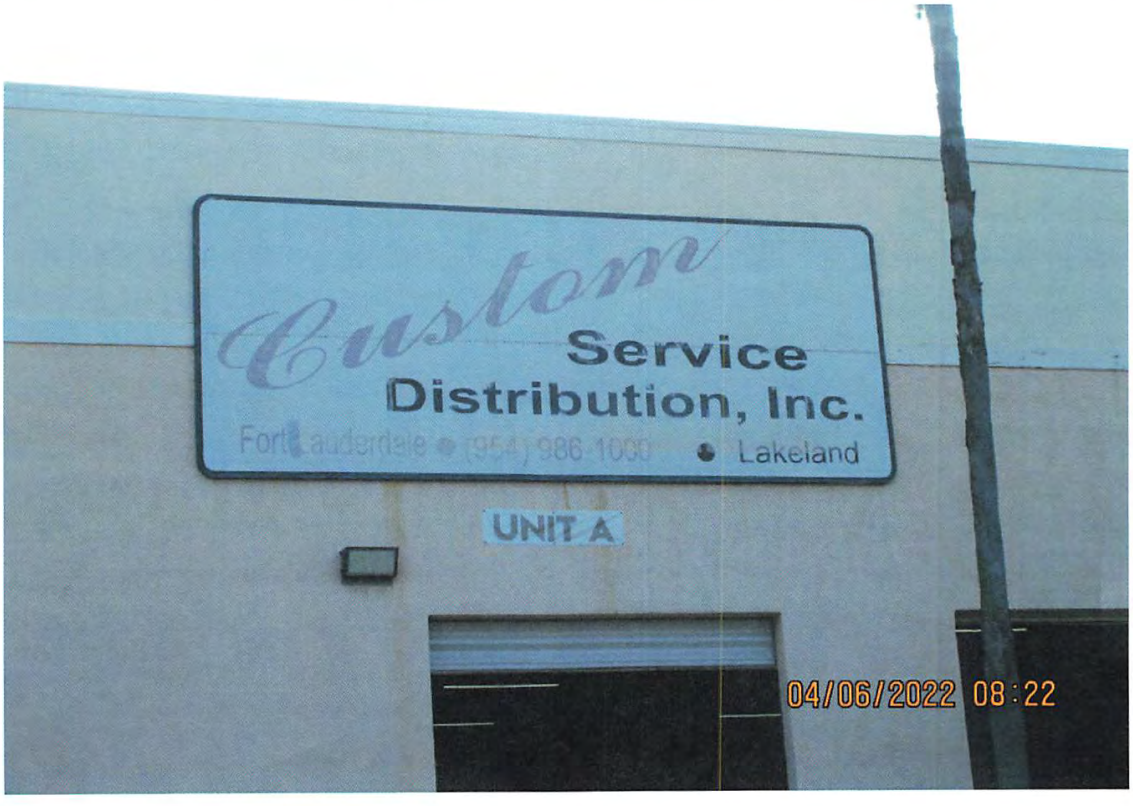

04/06/2022 08:22


04/06/2022 08:22


04/06/2022 08:22


04/06/2022 08:22


04/06/2022 08:22


Custom
Service
Distribution, Inc.
Fort Lauderdale • (954) 986-1000 • Lakeland
UNIT A
04/06/2022 08:22


04/06/2022 08:23


FINE FOODS
SOUTHEAST
STEAKS, CHOPS & PROVISIONS
04/06/2022 08:24

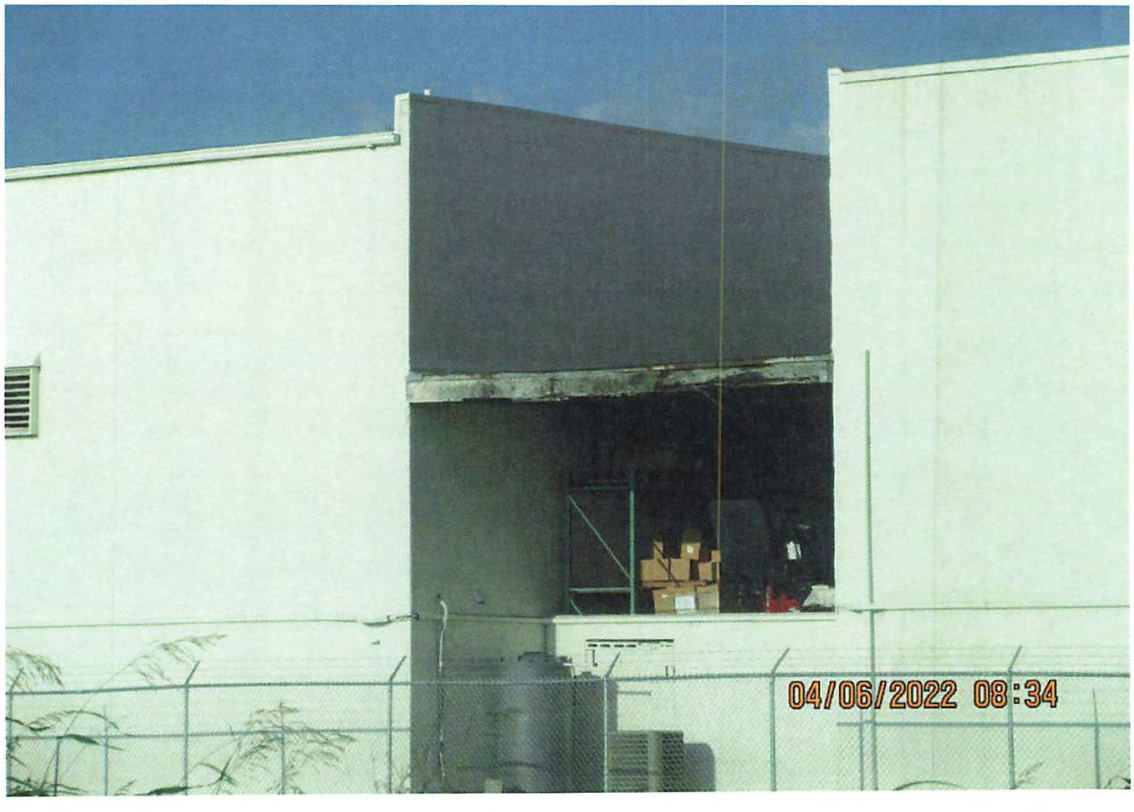

04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:24


04/06/2022 08:33


04/06/2022 08:33


04/06/2022 08:34

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Verster Industrial Properties
9425 Sunset Drive Suite 124
Miami, FL 33173

Site Address:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

Date 4/12/2022 3:17:44 PM
Invoice # 24936
For Code Enforcement Case# 6155

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	2/17/2022		$250.00	54	$13,500.00
Admin Fixed	11/19/2021		$100.00	0	$100.00
Total					$13,600.00

Payments

Date	Type	Amount
4/12/2022	Credit	$100.00
Total		$100.00

Balance **$0.00**

Permit #	Folio #	Company	Job Address	Status	Job	
75639	124835-0	514229010010	USA Air Conditioning Service	2503 JOHN P LYONS Ln PEMBROKE PARK, FL	Permit Complete	Commercial A.C. Changeouts
81776	166726-0	514229010010	Bergeron Plumbing Inc	2503 JOHN P LYONS Ln	Permit Complete	Commercial Water Line
82489	176956-0	514229010010	ACEBO ROOFING CORP	2503 JOHN P LYONS LN,	Permit Complete	Commercial Roof - Repair
91556	1910529-0	514229010010	CODA ROOFING INC	2503 JOHN P LYONS LN	Permit Complete	Commercial Re-Roof Composition Shingle

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jeanette Verster

Date 8.20.2021

Site Address 2503 John Plyon Lane
Pembroke Park, FL 33009

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☒ Violation of Town Ordinance # 5-103(J)(H) 12-41
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
Remove excess crates and trash from property

Corrective Action(s)
Remove excess crates and trash from property and keep it maintained. (fine foods need to pressure wash the rust on building. Trim trees, trip hazard from the seeds on tree. cracks in parking lot.

Building needs to be painted

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 7

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext. ~~215~~ 213 ☐ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. Malcolm
Code Enforcement Officer

mailed
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator


08/20/2021 10:43


08/20/2021 10:43


08/20/2021 10:40


08/20/2021 10:40


08/20/2021 10:41


08/20/2021 10:41


08/20/2021 10:41


08/20/2021 10:41

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

VIP RE 2503 LLC

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
VIP RE 2503 LLC	6155	04/07/2022
9425 SUNSET DR #124 MIAMI, FL 33173		

Property Owner:	**Property Description:**	**Certified Mail #:**
VIP RE 2503 LLC	514229010010	
9425 SUNSET DR #124 MIAMI, FL 33173		

Legal Description:	**AKA:**
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of April, 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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address: 2503 JOHN P LYONS LN

Job Name: VERSTER,JEANETTE

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:1/6/2022 11:54:31 AM

Application Date: 1/6/2022 11:46:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Denied	3/14/2022 11:18:10 AM
STRUCTURAL	Denied	3/21/2022 11:57:13 AM

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Rusted boulders need painting.
11. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
12. A double permit fee has been assessed for all work done without permits.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

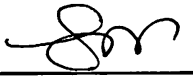
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

JEANETTE VERSTER) CASE NO. 6155

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JEANETTE VERSTER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2503 JOHN P LYONS LANE , PEMBROKE PARK, FL 33009

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: JEANETTE VERSTER AT **3:49** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(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 13 day of 10, 2021, by Teressa malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Case #:

6155

Property Owner:

VERSTER,JEANETTE

7220 SW 61 ST
MIAMI, FL 33143

Certified Mail #:

Property Description:

514229010010

Legal Description:

R B INDUSTRIAL PLAT 104-38 B TRACT A

AKA:

2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color	30

10/01/2021 03:49



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	6155	08/23/2021

Property Owner:	Property Description:	Certified Mail #:
VERSTER,JEANETTE 7220 SW 61 ST MIAMI, FL 33143	514229010010	

Legal Description:	AKA:
R B INDUSTRIAL PLAT 104-38 B TRACT A	2503 JOHN P LYONS LN, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/23/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(e). - Exterior maintenance of structures and premises	All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	30

Notes/Means of Correction:

1. Remove excess crates, wood, and trash from property.
2. Fine foods has a faded and rusted sign (if you choose to replace the sign then obtain a permit with plans and inspection) the rusted is running on the walls which need pressure washing and painting both buildings.
3. Trim trees of the property (the trees are leaving these small beads/seeds which are slippery and a major trim hazard. Have the trees trimmed on a monthly basis to avoid those slippery beads being left over including the overgrown vegetation on the light post.
4. Parking lot is completely faded with cracks, some parking stomps need repairs, and need repairs. Remove the wood and string "no parking" from the parking lot area. Obtain a parking lot and striping permit with plans and inspections.
5. "Marinetop shop" in Unit #A has a new banner with no permit on file. Obtain a permit for the banner sign with plans and inspections.
6. "Marinetop shop" in Unit #A has racking installed with no permit of file. Obtain a permit for the racking system installed with plans and inspections.
7. "Marinetop shop" in Unit #A is occupying the unit with no current business tax receipt for this location. Obtain a business tax receipt for this location within 3 days from this notice.
8. "Marinetop shop" in Unit #A has installed multiple different machinery equipment with no permit on file. Obtain a permit for the machinery installed with plans and inspections.
9. "Marinetop shop" in Unit #A code enforcement needs to schedule a walkthrough inspection to verify the bathrooms installed and the extra storage area in this unit. If not permitted then a permit for those bathrooms and storage area will need to be obtained with plans and inspections.
10. Remove trailer "Custom service distribution, Inc" from the parking lot area.
11. Rusted boulders need painting.
12. Cameras installed without a permit. Obtain a permit for the cameras on the both buildings.
13. A double permit fee has been assessed for all work done without permits.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Teressa Malcolm
Code Enforcement Officer



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2503 JOHN P LYONS LANE, PEMBROKE PARK FL 33009	ID #	5142 29 01 0010
Property Owner	VERSTER, JEANETTE	Millage	0613
Mailing Address	7220 SW 61 ST MIAMI FL 33143	Use	48
Abbr Legal Description	R B INDUSTRIAL PLAT 104-38 B TRACT A		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$609,150	$3,503,240	$4,112,390	$3,686,130	
2020	$609,150	$2,741,880	$3,351,030	$3,351,030	$72,321.26
2019	$609,150	$3,217,230	$3,826,380	$3,281,920	$75,326.71

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,112,390	$4,112,390	$4,112,390	$4,112,390
Portability	0	0	0	0
Assessed/SOH	$3,686,130	$4,112,390	$3,686,130	$3,686,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,686,130	$4,112,390	$3,686,130	$3,686,130

Sales History

Date	Type	Price	Book/Page or CIN
4/5/2005	WD	$2,800,000	39448 / 249
5/18/1998	WD	$2,325,000	28275 / 562
6/26/1995	WD	$400,000	23670 / 119
9/14/1994	WD	$100	22646 / 979
6/1/1989	WD	$100	16585 / 80

Land Calculations

Price	Factor	Type
$7.00	87,021	SF
Adj. Bldg. S.F. (Card, Sketch)		40398
Eff./Act. Year Built: 1997/1996		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


08/20/2021 10:42


08/20/2021 10:42


08/20/2021 10:42


08/20/2021 10:42


08/20/2021 10:42


08/20/2021 10:43


08/20/2021 10:43


08/20/2021 10:53


MARINETOP
SHOP
CNC
WATERJET
LASER
PLASMA
ROUTER
UNIT A
08/20/2021 10:55


08/20/2021 10:55


08/20/2021 10:56


08/20/2021 10:56


08/20/2021 10:56


08/20/2021 10:56


08/20/2021 10:56


08/20/2021 10:56


MARINETOP
08/20/2021 10:56


08/20/2021 10:56


08/20/2021 10:57


08/20/2021 10:57


Custom Service Distribution, Inc.
SPECIALIZED HANDLING
WAREHOUSE / DISTRIBUTION
CROSS DOCK • CUSTOMER PICKUP
UPS PROCESSING / STORAGE
08/20/2021 10:57


08/20/2021 10:57


08/20/2021 10:58


08/20/2021 10:58


08/20/2021 10:58


08/20/2021 10:58


08/20/2021 10:32


08/20/2021 10:33


08/20/2021 10:33


FINE FOODS
SOUTHEAST
08/20/2021 10:34


FINE FOODS
SOUTHEAST
08/20/2021 10:34


08/20/2021 10:34


08/20/2021 10:34


08/20/2021 10:40

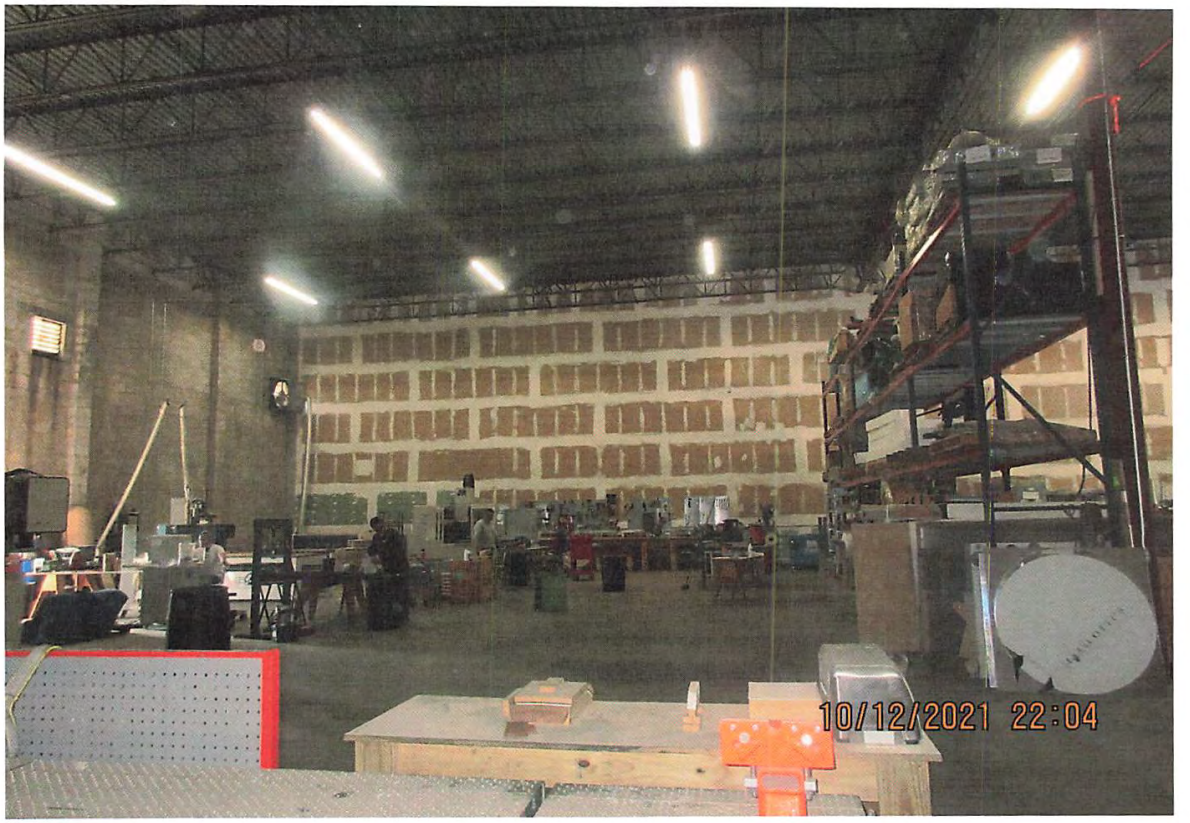

08/20/2021 10:40


10/12/2021 22:03


SAMSUNG
Crystal UHD
10/12/2021 22:03


EXIT
10/12/2021 22:03

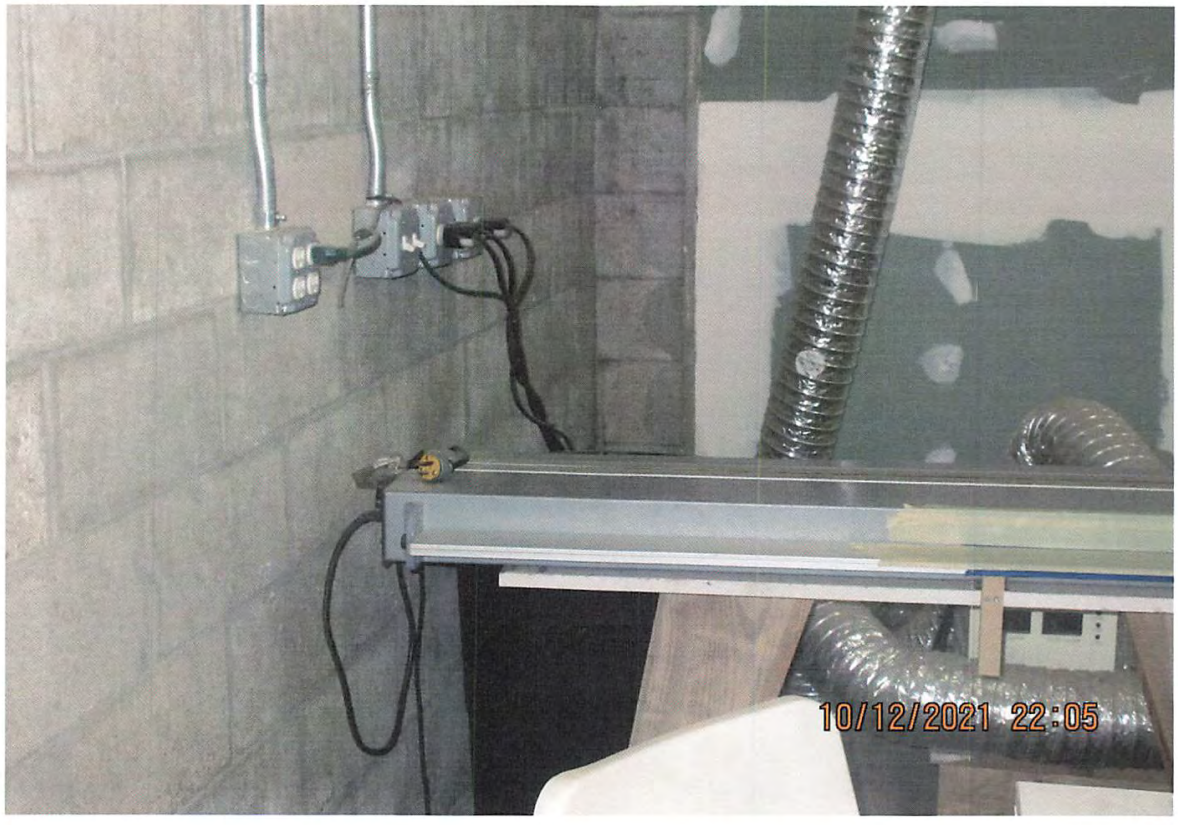

10/12/2021 22:03


10/12/2021 22:04


10/12/2021 22:05


10/12/2021 22:05


10/12/2021 22:05


10/12/2021 22:05


CAMFiveLASER
10/12/2021 22:05


VM17
MILLTRONICS
10/12/2021 22:05


10/12/2021 22:06


10/12/2021 22:06


10/12/2021 22:07


10/12/2021 22:07


10/12/2021 22:08

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS	3140 W HALLANDALE BEACH BLVD LOT 516 PEMBROKE PARK , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516

Legal Description

Case Status Open **Case #** 6133 **Date Next Inspection** 5/15/2022

Notes

1. Wooden fence installed prior of obtaining a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify if concrete hardening and patio area including the concrete stairs were permitted if not obtain permit for the concrete hardening and patio area including the concrete stairs, rails, and sliding glass doors with plans and inspections.
3. Addition at back of mobile home is added without a permit. Obtain a permit for the addition including any electrical with plans and inspection.
4. Remove all prohibited outside stored items from the property and keep it maintained leaving only lawn/patio furniture only.
5. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Posted to Property Regular Mail
3/1/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/16/2022	3/16/2022	Final Order	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: 5/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/15/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 5/15/2022

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS Respondent(s)	Case No.: 6133

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #516

PROPERTY OWNER: HOLIDAY HALLANDALE MHC LLC/RALPH JEAN FRANCOIS

FOLIO NO.: 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

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 12-48. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent
violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE

SECTION(S) 5-105, 5-17, and 12-48. **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the 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, AN 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 March 2022.

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, 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 _____day of _____, 2022.

_____

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023