# AGENDA
# CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

**9:00 AM - Wednesday, May 17, 2023**

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**

8 - 17 4.1. CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - MARCH 15, 2023

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

**6. PUBLIC HEARING**

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

**7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ**

18 - 40 7.1. **CASE 6563** - PEMBROKE ROAD CENTER LLC - 3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 6563

41 - 63 7.2. **CASE 7284** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, #800, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 7284

64 - 91 7.3. **CASE 7285** - 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(f)(i)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7285

92 - 118 7.4. **CASE 7594** - PEMBROKE ROAD CENTER LLC - 3950 PEMBROKE RD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7594

119 - 136 7.5. **CASE 7876** - 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 7876

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

137 - 176 8.1. **CASE 4883** - ROBERT MONASTERIO - 107 LORI LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4883

8.2. **CASE 5534** - PEMBROKE CROWN III LLC - 2533- 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

177 - 217 8.3. **CASE 5445** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-28 - DISPLAY - **FIRST OFFENSE**
Case Overview 5445

218 - 284 8.4. **CASE 5465** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 5465

285 - 320 8.5. **CASE 5466** - PEMBROKE CROWN III LLC - 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE**
Case Overview 5466

321 - 343 8.6. **CASE 6999** - EXCELENTE LLC - 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6999

**9. HEARING TO ABATE FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ**

344 - 401 9.1. **CASE 5070** - IRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2649 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**
Case Overview 5070

402 - 451 9.2. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 4947

452 - 543 9.3. **CASE 5619** - MS INVEST US LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 5619

544 - 611 9.4. **CASE 6147** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(e)(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES - **REPEAT OFFENSE**
Case Overview 6147

612 - 728 9.5. **CASE 6288** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a) NON-RESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 - NOTICE TO REMOVE ACCUMULATIONS-TO B SENT TO PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76 - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 28-330 - MINIMUM STANDARDS FOR FENCE, WALL AND HEDGES - **FIRST OFFENSE**
Case Overview 6288

729 - 772 9.6. **CASE 6504** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6504

773 - 804 9.7. **CASE 6399** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE**
Case Overview 6399

805 - 840 9.8. **CASE 7122** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7122

841 - 885 9.9. **CASE 7380** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS; 27-33 MAINTENANCE; 28-346(f) PORTABLE STORAGE UNITS - **REPEAT OFFENSE**
Case Overview 7380

886 - 911 9.10. **CASE 7448** - ORION HALLANDALE LLC - 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7448

**10. HEARING TO EXTEND TIME - CHIEF CODE OFFICER JOSELINE RAMIREZ**

912 - 942 10.1. **CASE 7225** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, UNIT B, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 7225

943 - 972 10.2. **CASE 8145** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(c)(g)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8145

**11. TOWN'S MOTION TO AUTHORIZE FORECLOSURE**

11.1.

| No. | CASE # | NAME | NOV DATE | SITE ADDRESS | RECORDING DATE | INSTRUMENTAL # | HOMESTEAD EXCEPTION |
|---|---|---|---|---|---|---|---|
| 1 | 4630 | DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479 | 9/5/2019 | 3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 | 9/14/2022 | 118401692 | NO |
| 2 | 4948 | CONDADO REAL CONDOMINIUM ASSOCIATION, INC. | 3/13/2018 | 5100 SW 41 STREET, PEMBROKE APRK, FL 33023 | 11/7/2022 | 118506046 | NO |
| 3 | 4950 | CONDADO REAL CONDOMINIUM ASSOCIATION, INC. | 01/13/2020 | 5100 SW 41 STREET, PEMBROKE APRK, FL 33023 | 11/7/2022 | 118506173 | NO |
| 4 | 4958a | CONDADO REAL CONDOMINIUM ASSOCIATION, INC. | 7/26/2021 | 5100 SW 41 STREET, PEMBROKE APRK, FL 33023 | 11/7/2022 | 118506171 | NO |

## 12. ADJOURNMENT

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

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

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

# AGENDA
## CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES

**9:00 AM - Wednesday, March 15, 2023**
Council Chambers –
3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

**1. CALL TO ORDER: 9:05 A.M.**

**2. SPECIAL MAGISTRATE OPENING STATEMENT**

**3. ROLL CALL**
**SPECIAL MAGISTRATE:** HARRY HIPLER
**ASSITANT CITY ATTORNEY:** BRIAN SHERMAN
**CHIEF CODE COMPLIANCE OFFICER:** JOSELINE RAMIREZ
**TOWN CLERK ASSISTANT:** SUZI REUTLINGER.
**CODE CLERK:** NAZLY CARDONA & WERNER CHAVEZ

**4. ADOPTION OF MINUTES**


# - # 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - MAY 18 2022
# - # 4.2. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - SEPTEMBER 21 2022
# - # 4.3. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - NOVEMBER 16 2022
# - # 4.4. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - JANUARY 25 2023


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

- Case #4794 postponed till further notice.
- Case #7450 added for an extension.
- Case #5801 postponed till further notice.
- Case #6639 postponed till further notice.
- Case #6288 postponed till further notice.
- Case #4943 added for an abatement.
- Case #5672 added for an extension.
- Case #4947 postponed till further notice.

## 6. PUBLIC HEARING

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

## 7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

# - # 7.1. **CASE 4381** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4381

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Absent | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.2. **CASE 5534** - PEMBROKE CROWN III LLC - 2533 -2575 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5534

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Iris Wooters | 90 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 06/13/2023 |

# - # 7.3. **CASE 5707** - XYD INVESTMENTS LLC - 2500 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS; 21-27(7) - TE MPORARY SIGNS - **FIRST OFFENSE** Case Overview 5707

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Absent | 30 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 04/14/2023 |

# - # 7.4. **CASE 5708** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEAING - SECTION(s) 5-103(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 28-304 - SURFACE OF PARKING AREA - **FIRST OFFENSE** Case Overview 5708

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|

| | | |
|---|---|---|
| Absent | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.5. **CASE 5772** - TRINITY BROADCASTING OF FL INC - 3300 PEMBROKE RD, LOT #122, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE** Case Overview 5772

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Kevin Miroba | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.6. **CASE 5807** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 28-304 - SURFACE OF PARKING AREA - **REPEAT OFFENSE** Case Overview 5807

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Peter Vay | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.7. **CASE 5867** - SOUTHERN REINFORCING STEEL CO INC - 1867 SW 31 AVE, PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** Case Overview 5867

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| - Nelli Bulakhova<br>- Igor Toutounin<br>- | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.8. **CASE 6145** - TRINITY BROADCASTING OF FL INC/ROBERT ST. JEAN - 3200 PEMBROKE RD, LOT 842, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **REPEAT OFFENSE** Case Overview 6145

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Kevin Miroba | 0 Days to comply<br>$0 Per Diem<br>$100 Admin Fee | 03/15/2023<br>Property is in compliance |

# - # 7.9. **CASE 7275** - PROPERTIES JJC LLC - 5100 SW 41 ST, UNIT 111, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7275

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Absent | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.10. **CASE 8234** - WAREHOUSE LLC - 2501 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 8234

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Absent | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

# - # 7.11. **CASE 8288** - PEMBROKE CROWN LLC - 2649 S PARK LANE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-176 - ANNUAL RENEWAL AND DELIQUENT RENEWAL PENALTIES; 21-21(7) TEMPORARY SIGNS - **REPEAT OFFENSE** Case Overview 8288

| Respondent or Representative | Final Order Issued | Date to Comply by |
|---|---|---|
| Iris Wooters | 90 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 06/13/2023 |

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

8.1. **CASE 4794** - ARELY TORREZ - 113 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

| Respondent or Representative | Supplemental Order Code Compliance Lien Issued |
|---|---|
| Absent | Postponed Till Further Notice. |

# - # 8.2. **CASE 4798** - MAGALY CAMPOS-LICEA - 111 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** Case Overview 4798

| Respondent or Representative | Supplemental Order Code Compliance Lien Issued |
|---|---|
| Azul Suarez | Confirmed Fine of $33,650.00. |

# - # 8.3. **CASE 7157** - HALLANDALE RETAIL LLC - 2940 COUNTRY CLUB LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(k)(m)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 7157

| Respondent or Representative | Supplemental Order Code Compliance Lien Issued |
|---|---|
| Absent | Confirmed Fine of $28,600.00. |

## 9. HEARING TO ABATE FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

9.1. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, UNIT 309, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

| Respondent or Representative | Order of Abatement Issued |
|---|---|
| Absent | Postponed Till Further Notice. |

# - # 9.2. **CASE 5020** - PIERRE-LOUIS,ALEX - 5500 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES 28-313 - PARKING OR STORAGE OF WATERCRAFT, WATERCRAFT TRAILERS, AND GOLF CARTS - **FIRST OFFENSE** Case Overview 5020

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Alex Pierre-Louis | Fine Abated to $1,200.00 Payable in 60 Days or reverts to $18,900.00 | 05/14/2023 |

# - # 9.3. **CASE 5437** - AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** Case Overview 5437

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Absent | Fine Abated to $3,350.00 Payable in 90 Days or reverts to $23,100.00 | 06/13/2023 |

# - # 9.4. **CASE 5525** - MARCOUX,ANDRE - 2511 SW 48 TER, PEMBROKE PARK, FL 33023 15-6 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 5525

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Andre Marcoux | Fine Abated to $2,890.00 payable in 30 Days or reverts to $28,000.00 | 04/14/2023 |

# - # 9.5. **CASE 5604** - PHILIPPE,PIERRRE & EDITH - 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(i)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)- NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-41-ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 15-152 - REGISTRATION OF SYSTEM; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS - **FIRST OFFENSE** Case Overview 5604

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Pierre Philippe | Fine Abated to $2,685.00 payable in 30 Days or reverts to $25,950.00 | 04/14/2023 |

# - # 9.6. **CASE 5771** - ISRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2681 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b)-NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-76-NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT;15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - TAX PAYMENT REQUIRED TO ENGAGE BUSINESS - **REPEAT OFFENSE** Case Overview 5771

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Absent | Fine Abated to $21,374.00 payable in 30 Days or reverts to $141,600.00 | 04/14/2023 |

# - # 9.7. **CASE 6512** - DCT/CE II LLC %PROLOGIS RE TAX - 3520 SW 20 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6512

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Absent | Fine Abated to $1,863.00 payable in 30 Days or reverts to $11,850.00 | 04/14/2023 |

# - # 9.8. **CASE 6955** - ISRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2649 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** Case Overview 6955

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Absent | Fine Abated to $3,438.00 payable in 30 Days or reverts to $22,350.00 | 04/14/2023 |

# - # 9.9. **CASE 7832** - MEDINA LAND HOLDINGS 12 LLC - 2570 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(h)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-42(a) - DISPOSAL OF SOLID WASTE RESTRCTED; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE** Case Overview 7832

| Respondent or Representative | Order of Abatement Issued | Date to Comply by |
|---|---|---|
| Absent | Fine Abated to $3,350.00 payable in 30 Days or reverts to $18,100.00 | 04/14/2023 |

## 10. HEARING TO EXTEND TIME - CHIEF CODE OFFICER JOSELINE RAMIREZ

# - # 10.1. **CASE 7450** - MEASA I LLC - 3400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(g)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-24(b) CONSTRUCTION MAINTENANCE AND LOCATION REQUIREMENTS - **FIRST OFFENSE** Case Overview 7450

| Respondent or Representative | Amended Final Order Issued | Date to Comply by |
|---|---|---|
| Aaron Moscovitch | 60 Days to comply<br>$250 Per Diem<br>$100 Admin Fee | 05/14/2023 |

## 11. ADMINISTRATIVE CORRECTIONS

# - # 11.1. Administrative Corrections Case 5619

| Respondent or Representative | Address | Corrected Supplemental Order/Code Compliance Lien |
|---|---|---|
| Absent | 5100 SW 41 St #108, Pembroke Park, Fl | To remove the Final Order issued date and enter the Amended Final Order issued date. |

## 12. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

12.1.

| No. | CASE # | NAME | NOV DATE | SITE ADDRESS | RECORDED LIEN DATE | HOMESTEAD EXCEPTION |
|---|---|---|---|---|---|---|
| 1 | 4635 | DEBORAH LISA VAUGHN | 9/3/2019 | 135 STEVEN STREET, PEMBROKE PARK, FL 33009 | 9/14/2022 | NO |
| 2 | 4770 | ANA SANCHEZ | 12/4/2019 | 103 DAVID DRIVE, PEMBROKE PARK, FL 33009 | 9/14/2022 | NO |
| 3 | 4772 | WANDA CRUZ | 12/4/2019 | 105 DAVID DRIVE, PEMBROKE PARK, FL 33009 | 8/18/2022 | NO |
| 4 | 4943 | HALLANDALE RETAIL LLC | 11/5/2016 | 3000 COUNTRY CLUB LANE, PEMBROKE PARK FL 33009 | 5/18/2020 | NO |
| 5 | 5070 | ISRAEL FAMILY PARK ROAD 1 LLC | 5/8/2020 | 2649 S PARK RD, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 6 | 5384 | FEENEY, ROBERT & DEBORAH | 10/13/2020 | 5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023 | 9/13/2022 | YES |
| 7 | 5479 | PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC | 12/11/2020 | 3707 SW 56 AVE, PEMBROKE PARK, FL 33023 | 9/13/2022 | NO |
| 8 | 5533 | 2400 SW 30 LLC | 2/17/2021 | 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 9 | 5622 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 10 | 5637 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 11 | 5638 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 12 | 5801 | LUIS ROCA | 5/3/2021 | 2402 SUSAN LANE, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO |
| 13 | 6126 | LAKE FOREST BAPTIST CHURCH INC | 8/4/2021 | 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 | 11/7/2022 | NO |
| 14 | 6288 | HANLEX PROPERTIES LLC | 9/16/2021 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 | 9/23/2022 | NO |

| | | | | | | |
|---|---|---|---|---|---|---|
| 15 | 6310 | LAKE FOREST BAPTIST CHURCH INC | 9/22/2021 | 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 | 11/7/2022 | NO |
| 16 | 6639 | DUQUETTE, MARC ROCHON LYNDA ETAL | 1/25/2022 | 112 MARINE CT #502, PEMBROKE PARK, FL 33009 | 9/23/2022 | NO |
| 17 | 6771 | 1730 PR LLC | 3/2/2022 | 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 | 11/7/2022 | NO |
| 18 | 6810 | WILSON,MCNEIL WILSON,ANGELA | 3/9/2022 | 5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023 | 10/26/2022 | NO |
| 19 | 6909 | 1730 PR LLC | 4/6/2022 | 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 | 11/7/2022 | NO |

- ✓ Case #4635 – Deborah Vaughn – 135 Steven St, Pembroke Park, Fl.
- ✓ Case #4772 - Wanda Cruz – 105 David Drive, Pembroke Park, Fl.
- ✓ Case #5384 – Feeney, Robert & Deborah – 5501 SW 34 St #1-2, Pembroke Park, Fl.
- ✓ Case #6810 – Mc Niel Wilson – 5511 SW 32 CT #1-2, Pembroke Park, Fl.
- ➢ Case #5801 – Absent - 2402 Susan Lane, Pembroke Park, Fl. - Postponed till further notice.
- ➢ Case #6288 – Absent – 4790 W Hallandale Beach Blvd, Pembroke Park, Fl. - Postponed till further notice.
- ➢ Case #6639 – Absent – 112 Marine Ct #502, Pembroke Park, Fl. - Postponed till further notice.

**13. ADJOURNMENT:11:58 A.M.**

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

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

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

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| PEMBROKE ROAD CENTER LLC | 12895 SW 132 ST UNIT 202 MIAMI, FL 33186 | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 |

**Folio**

514220160017

**Legal Description**

**Case Status** Open **Case #** 6563 **Date Next Inspection** 5/17/2023

**Notes**

1. Prohibited snipe signs from Metro PCS, Fat Loss Camp and Wendy's. Remove prohibited snipe signs. 3942 Pembroke Rd
2. Prohibited flag banner from Metro PCS. Remove flag banner. 3934 Pembroke Rd
3. Prohibited banner sign from Wendy's. Remove banner and snipe signs. 3930 Pembroke Rd
4. Prohibited banner sign from Daley's Delight, Remove banner sign. 3932 Pembroke Rd

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/9/2021 | | Notice of Violation | Regular Mail |
| 5/3/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/3/2023 | 5/17/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 5/17/2023 |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE ROAD CENTER LLC CASE NO. 6563

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 11:19 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

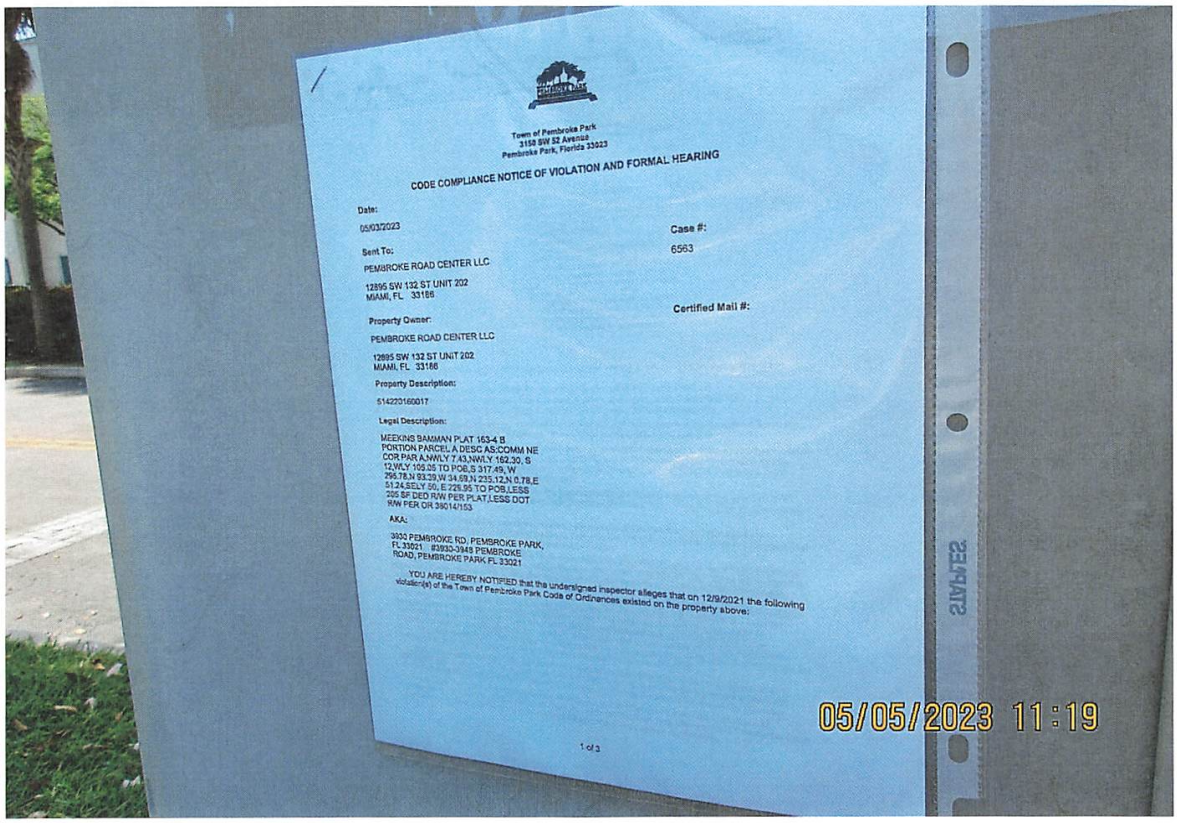
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/03/2023
Case #:
6563
Sent To:
PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186
Certified Mail #:
Property Owner:
PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186
Property Description:
514223160017
Legal Description:
MEEKINS BAKMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 106.35 TO POB,S 317.49, W
266.78,N 93.29,W 34.69,N 233.12,N 0.78,E
51.24,SELY 50, E 226.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 39014/153
AKA:
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930-3945 PEMBROKE
ROAD, PEMBROKE PARK FL 33021
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/9/2021 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3
05/05/2023 11:19

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

## CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/03/2023

**Sent To:**

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

**Case #:**

6563

**Property Owner:**

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

**Certified Mail #:**

**Property Description:**

514220160017

**Legal Description:**

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

**AKA:**

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930-3948 PEMBROKE
ROAD, PEMBROKE PARK FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 4 |

1. Prohibited snipe signs from Metro PCS, Fat Loss Camp and Wendy's. Remove prohibited snipe signs. 3942 Pembroke Rd
2. Prohibited flag banner from Metro PCS. Remove flag banner. 3934 Pembroke Rd
3. Prohibited banner sign from Wendy's. Remove banner and snipe signs. 3930 Pembroke Rd
4. Prohibited banner sign from Daley's Delight, Remove banner sign. 3932 Pembroke Rd

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

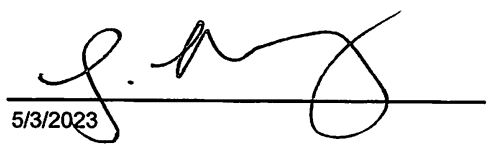
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



5/3/2023

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3930-3948 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

Respondent(s)

**Case #:**

6563

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On 5/3/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | PEMBROKE ROAD CENTER LLC |
| **Address:** | 12895 SW 132 ST UNIT 202 MIAMI, FL 33186 |
| **Folio:** | 514220160017 |
| **Site Address:** | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 |
| **Legal Description:** | MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 |

| 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: 5/3/2023 |

Notes/Means of Correction:

1. Prohibited snipe signs from Metro PCS, Fat Loss Camp and Wendy's. Remove prohibited snipe signs. 3942 Pembroke Rd. Completed.
2. Prohibited flag banner from Metro PCS. Remove flag banner. 3934 Pembroke Rd. In-complete.
3. Prohibited banner sign from Wendy's. Remove banner and snipe signs. 3930 Pembroke Rd. Completed.
4. Prohibited banner sign from Daley's Delight, Remove banner sign. 3932 Pembroke Rd. Completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/3/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

| Sent To: | Case #: | Date: |
|---|---|---|
| PEMBROKE ROAD CENTER LLC<br>12895 SW 132 ST UNIT 202<br>MIAMI, FL 33186 | 6563 | 12/09/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| PEMBROKE ROAD CENTER LLC<br>12895 SW 132 ST UNIT 202<br>MIAMI, FL 33186 | 514220160017 | |

| Legal Description: | AKA: |
|---|---|
| MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 4 |

Notes/Means of Correction:

1. Prohibited snipe signs from Metro PCS, Fat Loss Camp and Wendy's. Remove prohibited snipe signs. 3942 Pembroke Rd
2. Prohibited flag banner from Metro PCS. Remove flag banner. 3934 Pembroke Rd
3. Prohibited banner sign from Wendy's. Remove banner and snipe signs. 3930 Pembroke Rd
4. Prohibited banner sign from Daley's Delight, Remove banner sign. 3932 Pembroke Rd

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

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

Joseline Ramirez
Chief Code Enforcement Officer

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6563

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pembroke Road Center LLC
NS Corporate Services Inc.
1110 Brickell Ave., Suite 310
Miami, FL 33131

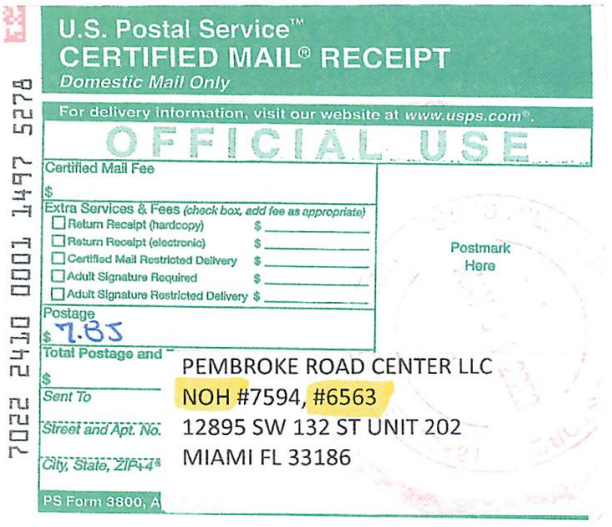
---

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. # 6563

Hasler FIRST-CLASS MAIL
12/10/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

**Sent To:**
PEMBROKE ROAD CENTER LLC
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

**Case #:**
6563



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC

Street and Apt. No.
NOH #7594, #6563
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI FL 33186

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 5278

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC

Street and Apt. No.,
NOH #7594, #6563
3930 PEMBROKE RD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, Ap

7022 2410 0001 1497 5285

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fe
$

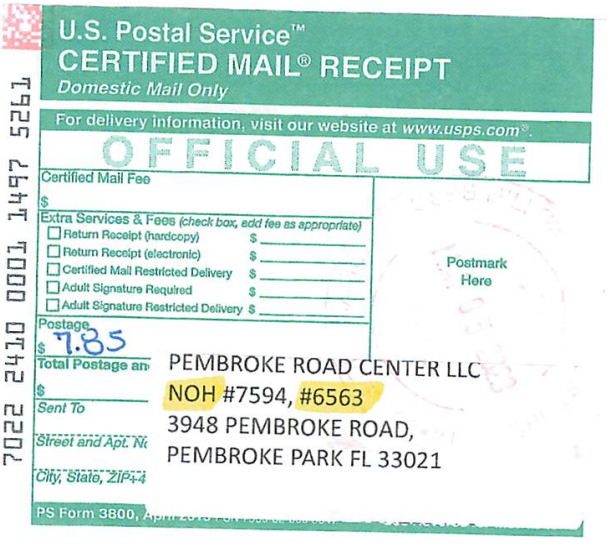
Sent To
NS COMPANY SERVICES LLC

Street and Apt. No., o
NOH #7594, #6563
1110 BRICKELL AVE., SUITE 310

City, State, ZIP+4®
MIAMI, FL 33131

Postmark Here

PS Form 3800, Apri



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage an
$

Sent To
PEMBROKE ROAD CENTER LLC

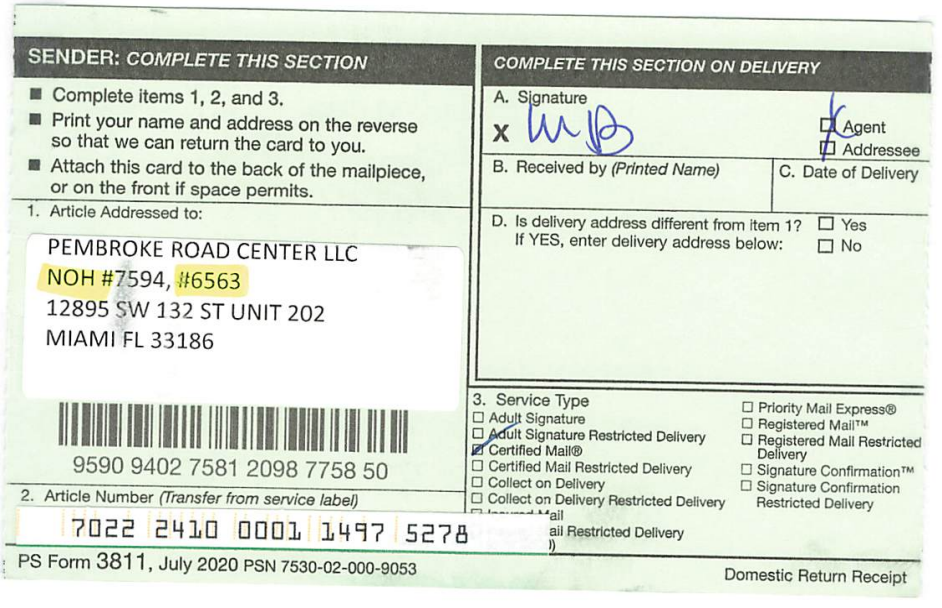
Street and Apt. Nu
NOH #7594, #6563
3948 PEMBROKE ROAD,

City, State, ZIP+4
PEMBROKE PARK FL 33021

Postmark Here

PS Form 3800,

7022 2410 0001 1497 5261



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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 ROAD CENTER LLC
NOH #7594, #6563
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7758 50

2. Article Number (Transfer from service label)
7022 2410 0001 1497 5278

**COMPLETE THIS SECTION ON DELIVERY**

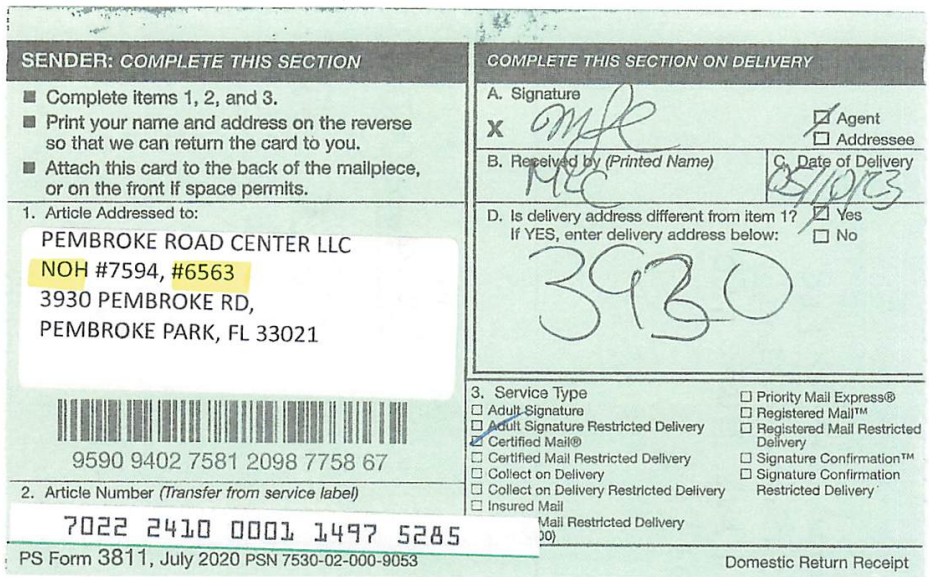
A. Signature
X
☐ Agent
☐ Addressee

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 ROAD CENTER LLC
NOH #7594, #6563
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7758 67

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

7022 2410 0001 1497 5285

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X MLC ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* MLC

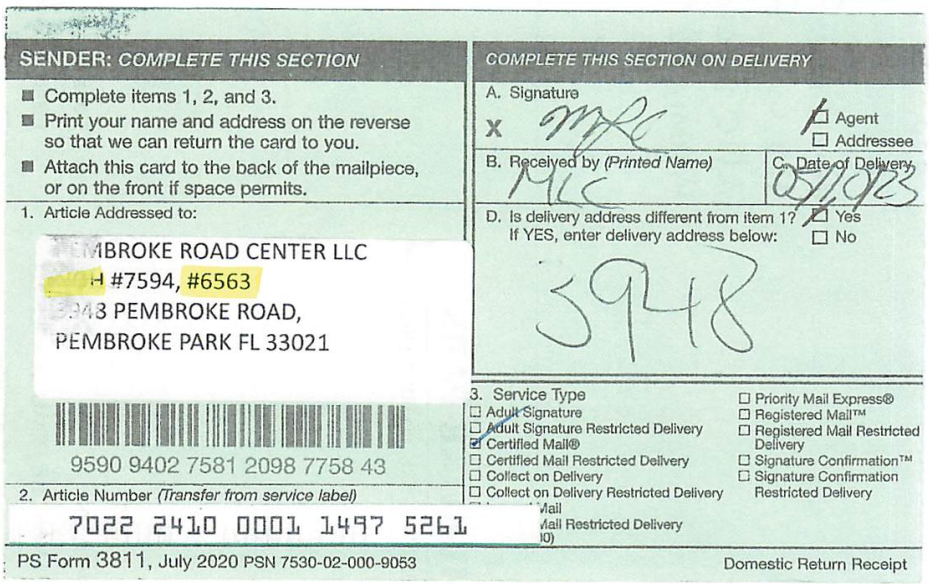
C. Date of Delivery 05/10/23

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

3930

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:

MBROKE ROAD CENTER LLC
H #7594, #6563
3948 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

9590 9402 7581 2098 7758 43

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

7022 2410 0001 1497 5261

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X MLC ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* MLC

C. Date of Delivery 05/10/23

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

3948

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 | 3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 |
| Property Owner | PEMBROKE ROAD CENTER LLC |
| Mailing Address | 12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201 |

| | |
|---|---|
| ID # | 5142 20 16 0017 |
| Millage | 0613 |
| Use | 11 |

| | |
|---|---|
| Abbr Legal Description | MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 |

**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 | $918,020 | $2,707,260 | $3,625,280 | $3,323,500 | |
| 2021 | $918,020 | $2,707,260 | $3,625,280 | $3,021,370 | $68,875.88 |
| 2020 | $918,020 | $2,707,260 | $3,625,280 | $2,746,700 | $64,994.08 |

**2022 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $3,625,280 | $3,625,280 | $3,625,280 | $3,625,280 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $3,323,500 | $3,625,280 | $3,323,500 | $3,323,500 |
| 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 | $3,323,500 | $3,625,280 | $3,323,500 | $3,323,500 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 9/12/2003 | SWD | $1,335,000 | 36083 / 759 |
| | | | |
| | | | |
| | | | |
| | | | |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $9.00 | 102,002 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 19887 |
| Eff./Act. Year Built: 2006/2005 | | |

**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 ROAD CENTER LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L03000033006 |
| **FEI/EIN Number** | 61-1457085 |
| **Date Filed** | 09/02/2003 |
| **Effective Date** | 09/02/2003 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 10/02/2013 |
| **Event Effective Date** | NONE |

**Principal Address**

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

**Mailing Address**

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

**Registered Agent Name & Address**

NS CORPROATE SERVICES INC.
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Address Changed: 04/28/2006

**Authorized Person(s) Detail**

**Name & Address**

Title MGR.

SPR Development Corporation
12895 SW 132ND STREET, UNIT 203
MIAMI, FL 33186

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/22/2019 |
| 2020 | 05/28/2020 |
| 2021 | 04/14/2021 |

**Document Images**

| | |
|---|---|
| 04/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 09/11/2019 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/22/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2014 -- ANNUAL REPORT | View image in PDF format |
| 10/02/2013 -- LC Amendment | View image in PDF format |
| 04/26/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2005 -- ANNUAL REPORT | View image in PDF format |
| 05/04/2004 -- ANNUAL REPORT | View image in PDF format |
| 09/02/2003 -- Florida Limited Liabilites | View image in PDF format |

09/01/2021 11:42

FAT LOSS CAMP
Lose 20lbs in 6 weeks
metro
THE BIG 5G UPGRADE!
UNLIMITED
5G ACCESS
$25
09/01/2021 11:41

UBWAY
NOW OPEN
OPEN
3932
11/29/2021 13:46

3932
DALEY'S DELIGHT
HOURS OF OPERATION
954.367.5550
DALEYS DELIGHT
11/29/2021 13:46

3950
NOW SERVING
BREAKFAST
05/10/2021 13:20

Wendy's
BOURBON
BACON
CHEESEBURGER
OPEN TIL 3AM
WORK TODAY GET PAID TOMORROW
05/10/2021 13:04

OPEN
FOR
BREAKFAST
FREE
BREAKFAST
SANDWICH
05/10/2021 13:04

11238
11239
11240
COOKIES
99
TRY OUR
Frosty-ccino
CHOCOLATE
OR VANILLA
NEW
STRAW
BERRY
05/10/2021 13:10

3942A
FAT
LOSS
CAMP
FAT LOSS CAMP
20LBS IN 6 WEEKS
CALL 833LOW-FAT
05/10/2021 13:11

metro
11/03/2021 02:20

metro
by T-Mobile
Authorized
Dealer
05/04/2023 11:35

SUBWAY
JUST
$50
05/04/2023 11:35

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| DCT/CE LLC %PROLOGIS RE TAX | 1800 WAZEE ST DENVER, CO 80202 | 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800 |

**Folio**

514220200010

**Legal Description**

**Case Status** Open **Case #** 7284 **Date Next Inspection** 5/17/2023

**Notes**

1. Installed racks without a permit. Obtain plans for permits and inspections.
2. Altered electrical without a permit. Obtain plans for permits and inspections.
3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections.
4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept.

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

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 7/15/2022 | | Notice of Violation | Regular Mail |
| 5/4/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/17/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | Not in Compliance - Reinspection Date: 5/17/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-175. - Certificate of use requirements. | (a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc... | Not in Compliance - Reinspection Date: 5/17/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-177. - Initial certificate of use. | The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98) | Not in Compliance - Reinspection Date: 5/17/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-40 - Delinquent business tax receipt fees and penalties. | (a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain... | Not in Compliance - Reinspection Date: 5/17/2023 |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

DCT/CE LLC %PROLOGIS RE TAX CASE NO. 7284

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DCT/CE LLC %PROLOGIS RE TAX

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2500 COMMERCE CENTER WAY #800, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: DCT/CE LLC %PROLOGIS RE TAXAT 11:29 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

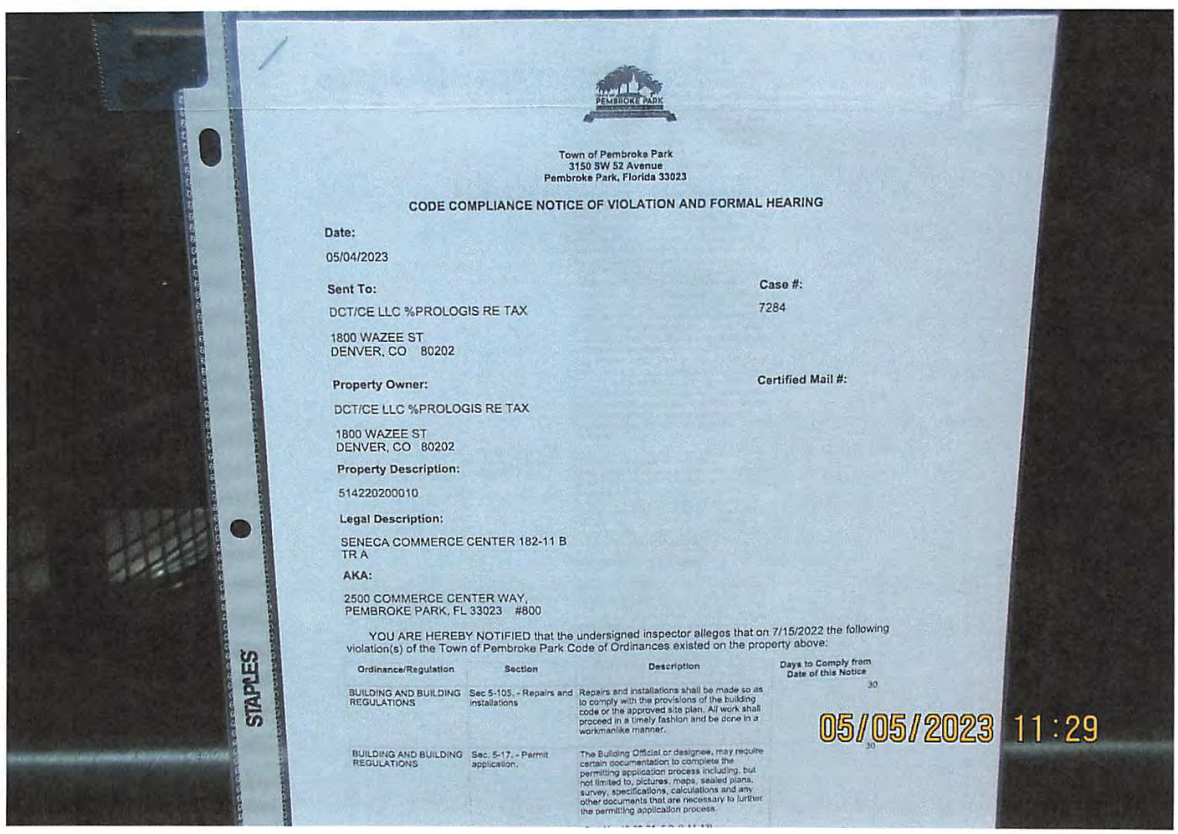
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

800
TCA
Logistics
05/05/2023 11:29


PEMBROKE PARK
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/04/2023
Sent To:
DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Case #:
7284
Property Owner:
DCT/CE LLC %PROLOGIS RE TAX
1800 WAZEE ST
DENVER, CO 80202
Certified Mail #:
Property Description:
514220200010
Legal Description:
SENECA COMMERCE CENTER 182-11 B
TR A
AKA:
2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
30
05/05/2023 11:29
STAPLES

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

# CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/04/2023

**Case #:**

7284

**Sent To:**

DCT/CE LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

**Certified Mail #:**

**Property Owner:**

DCT/CE LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

**Property Description:**

514220200010

**Legal Description:**

SENECA COMMERCE CENTER 182-11 B
TR A

**AKA:**

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 30 |
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| | | | |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | 30 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-175. - Certificate of use requirements. | (a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc... | 30 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-177. - Initial certificate of use. | The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article.<br><br>(Ord. No. 98-7-1, § 3, 7-8-98) | 30 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-40 - Delinquent business tax receipt fees and penalties. | (a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain... | 30 |

1. Installed racks without a permit. Obtain plans for permits and inspections.
2. Altered electrical without a permit. Obtain plans for permits and inspections.
3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections.
4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept.

Double permit fee assessed.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

5/4/2023

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

DCT/CE LLC %PROLOGIS
RE TAX

2500 COMMERCE CENTER WAY,
PEMBROKE PARK, FL 33023 #800

Respondent(s)

**Case #:**

7284

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | DCT/CE LLC %PROLOGIS RE TAX |
| **Address:** | 1800 WAZEE ST DENVER, CO 80202 |
| **Folio:** | 514220200010 |
| **Site Address:** | 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800 |
| **Legal Description:** | SENECA COMMERCE CENTER 182-11 B TR A |

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/4/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/4/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58) | Not in Compliance - Reinspection Date: 5/4/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-175. - Certificate of use requirements. | (a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc... | Not in Compliance - Reinspection Date: 5/4/2023 |
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| LICENSES AND BUSINESS REGULATIONS | Sec. 15-40 - Delinquent business tax receipt fees and penalties. | (a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance. (c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain... | Not in Compliance - Reinspection Date: 5/4/2023 |

Notes/Means of Correction:

1. Installed racks without a permit. Obtain plans for permits and inspections. Permit #22350537-0 in process, in-complete.
2. Altered electrical without a permit. Obtain plans for permits and inspections. Permit #2211420-0 complete.
3. Installed loading and unloading ramp without a permit. Obtain plans for permits and inspections. In-complete, provide permit #.
4. Operating without a Business Tax Receipt/Certificate of Use. Obtain BTR/CU and display inside unit. Contact Lisa at the Building Dept. In-complete, no BTR on file, call for re-inspection when BTR is in display within unit.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

| Sent To: | Case #: | Date: |
|---|---|---|
| DCT/CE LLC %PROLOGIS RE TAX<br>1800 WAZEE ST<br>DENVER, CO 80202 | 7284 | 07/15/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| DCT/CE LLC %PROLOGIS RE TAX<br>1800 WAZEE ST<br>DENVER, CO 80202 | 514220200010 | |

| Legal Description: | AKA: |
|---|---|
| SENECA COMMERCE CENTER 182-11 B TR A | 2500 COMMERCE CENTER WAY, PEMBROKE PARK, FL 33023 #800 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/15/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed racks without a permit. Obtain plans for permits and inspections.
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Double permit fee assessed.
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Joseline Ramirez
Chief Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 2500 COMMERCE CENTER WAY, PEMBROKE PARK FL 33023 |
| Property Owner | DCT/CE LLC<br>%PROLOGIS RE TAX |
| Mailing Address | 1800 WAZEE ST DENVER CO 80202 |

| | |
|---|---|
| ID # | 5142 20 20 0010 |
| Millage | 0613 |
| Use | 48-09 |

| | |
|---|---|
| Abbr Legal Description | SENECA COMMERCE CENTER 182-11 B TR 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* | $9,938,030 | $26,353,580 | $36,291,610 | $26,299,510 | |
| 2021 | $7,699,020 | $16,209,630 | $23,908,650 | $23,908,650 | $514,145.97 |
| 2020 | $7,699,020 | $16,209,630 | $23,908,650 | $23,908,650 | $515,991.70 |

2022* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $36,291,610 | $36,291,610 | $36,291,610 | $36,291,610 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $26,299,510 | $36,291,610 | $26,299,510 | $26,299,510 |
| 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 | $26,299,510 | $36,291,610 | $26,299,510 | $26,299,510 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Land Calculations

| Price | Factor | Type |
|---|---|---|
| $7.00 | 1,410,000 | SF |
| $0.10 | 680,253 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 225021 |
| Eff./Act. Year Built: 2020/2019 | | |

Special Assessments

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

# Detail by Entity Name

Foreign Limited Liability Company
DCT/CE LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | M13000007815 |
| **FEI/EIN Number** | 46-4280376 |
| **Date Filed** | 12/10/2013 |
| **State** | DE |
| **Status** | ACTIVE |

**Principal Address**

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

**Mailing Address**

1800 Wazee Street
Suite 500
DENVER, CO 80202

Changed: 02/14/2019

**Registered Agent Name & Address**

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

**Authorized Person(s) Detail**

**Name & Address**

Title Member

CA-EA LLC
1800 Wazee Street
Suite 500
DENVER, CO 80202

**Annual Reports**

| **Report Year** | **Filed Date** |
|---|---|

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

NOV 7284

Hasler
07/15/2022
US POSTAGE $000.57⁰

FIRST-CLASS MAIL
ZIP 33023
011D10656696

**Sent To:**

DCT/CE LLC %PROLOGIS RE TAX

1800 WAZEE ST
DENVER, CO 80202

**Case #:**

7284

**TOWN OF PEMBROKE PARK**

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

Hasler FIRST CLASS MAIL
07/15/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7284

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

**TOWN OF PEMBROKE PARK**

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

NOV 7284

Hasler FIRST-CLASS MAIL
07/15/2022
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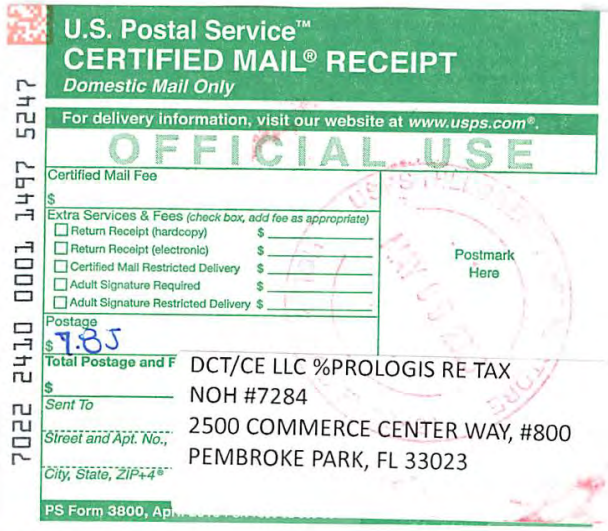
ZIP 33023
011D10656696

DCT/CE LLC % Prologis RE TAX
2500 Commerce Ctr Way #800
Pembroke Park, FL 33023



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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOH #7284

Street and Apt. No.,
2500 COMMERCE CENTER WAY, #800

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

Postmark Here

PS Form 3800, Ap

7022 2410 0001 1497 5247

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To
DCT/CE LLC %PROLOGIS RE TAX
NOH #7284

Street and Apt. No.
1800 WAZEE ST

City, State, ZIP+4®
DENVER CO 80202

Postmark Here

PS Form 3800, Ap

7022 2410 0001 1497 5230

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To
CORPORATION SERVICE COMPANY
NOH #7284

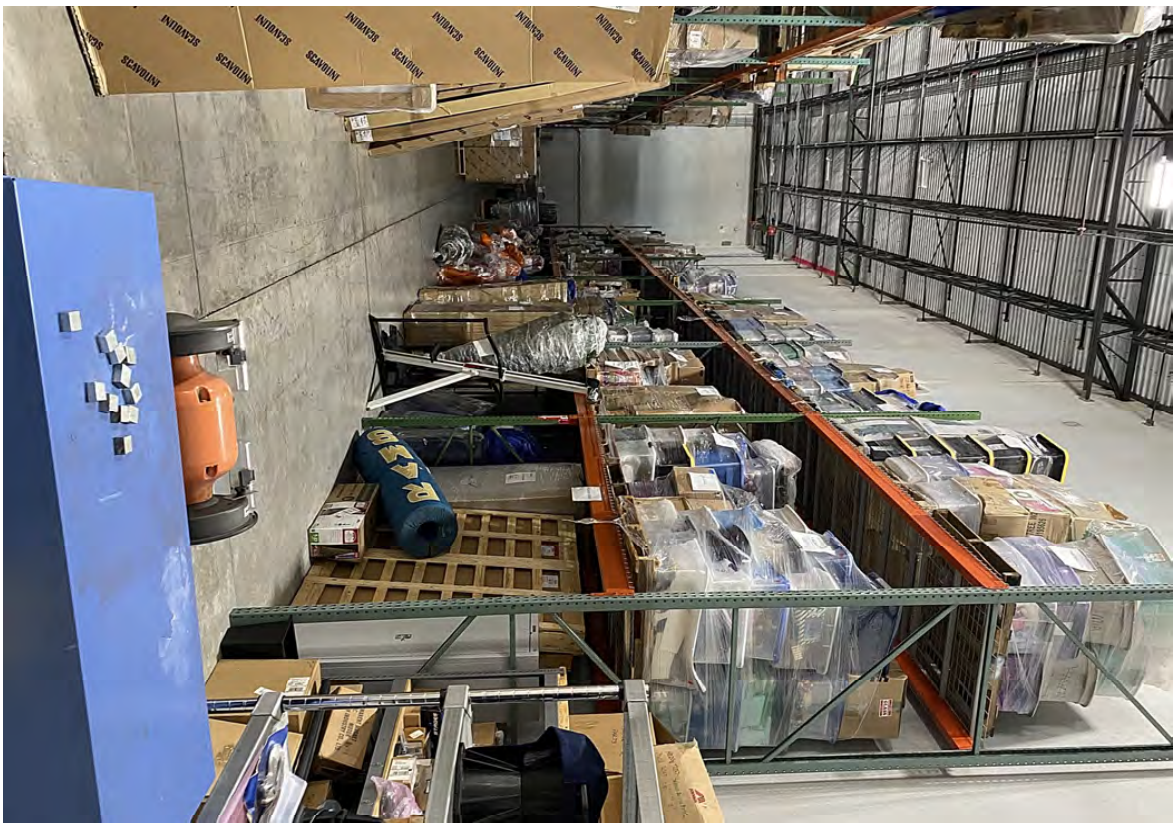
Street and Apt. No.,
1201 HAYS STREET,

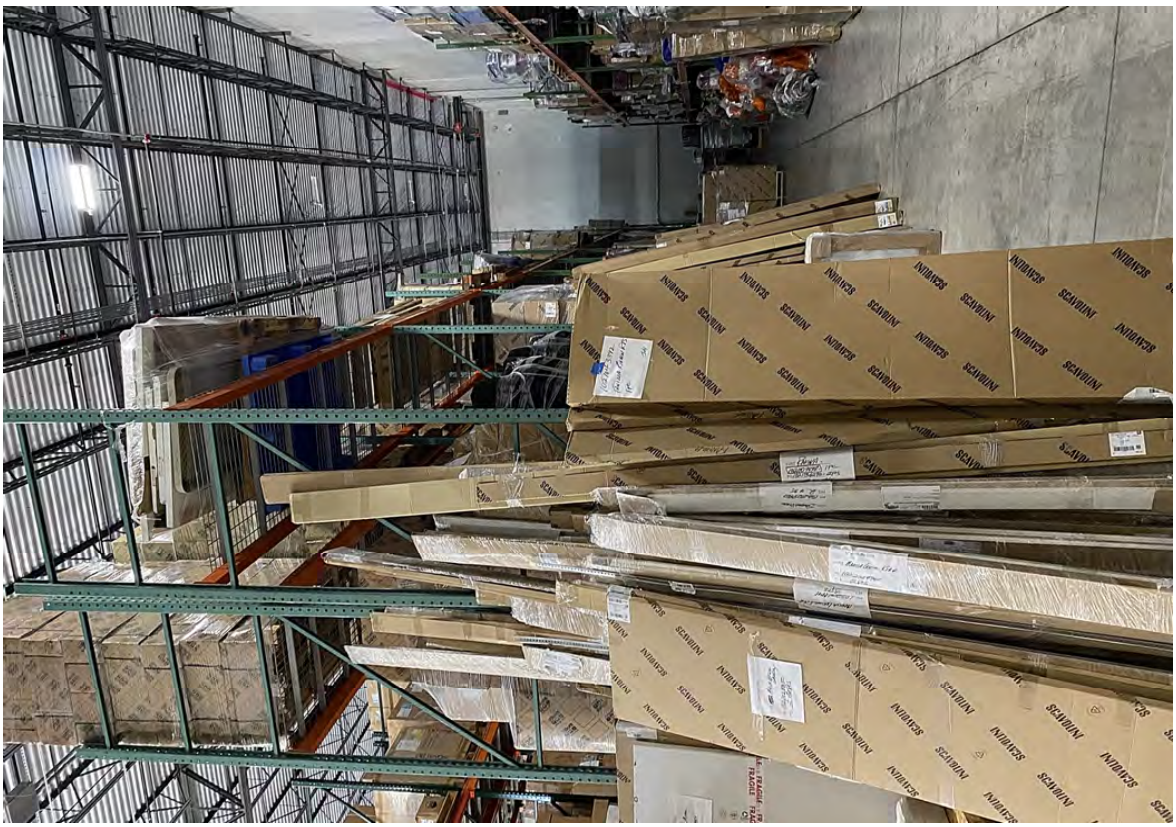
City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, Apr

7022 2410 0001 1497 5223





CYBEX

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT | PO BOX 85278 HALLANDALE BEACH, FL 33008 | 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 |

**Folio**

514221280026

**Legal Description**

**Case Status** Open **Case #** 7285 **Date Next Inspection** 5/17/2023

**Notes**

1. Painted building without a paint permit. Obtain a paint permit from the Town Planner.
2. Removed two signs without a permit ("Piano Music Center" and "Yamaha Pianos"). Obtain an after the fact permit.
3. Parking lot requires maintenance. Black top.
4. installed cameras without a permit. Obtain an after the fact permit.
5. Dead palm trees have to be removed and replaced.
6. Canopy/awning requires maintenance. Obtain permit for repair.

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

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 7/18/2022 | | Notice of Violation | Regular Mail |
| 5/4/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |

### Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| 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: 5/17/2023 |
| 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. | 5/4/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| 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: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/17/2023 |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

1950 SOUTH 30 AVENUE LLC CASE NO. 7285
% PURACOSTA MANAGEMENT
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1950 SOUTH 30 AVENUE LLC % PURACOSTA MANAGEMENT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1950 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 1950 SOUTH 30 AVENUE LLC % PURACOSTA MANAGEMENT AT 11:00 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23
AFFIANT

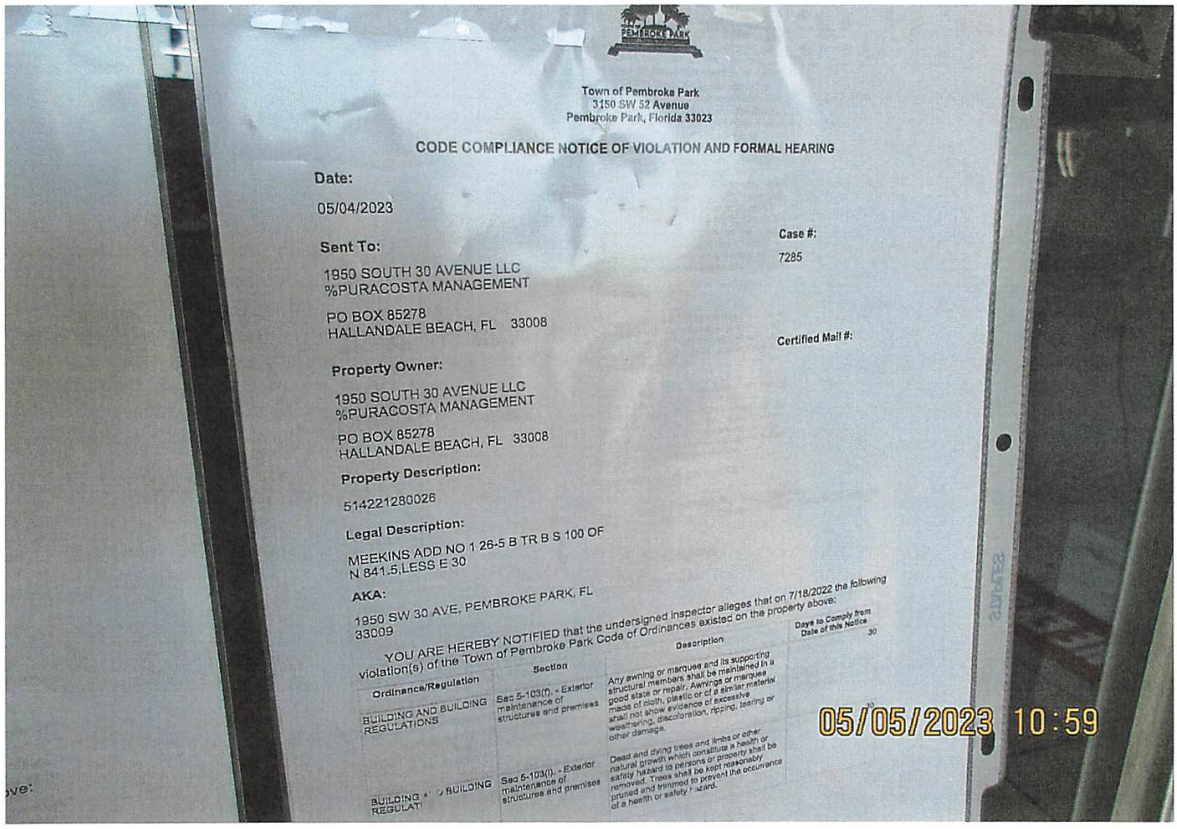
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

1950
OPEN
1950
05/05/2023 11:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/04/2023
Case #:
7285
Sent To:
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
PO BOX 85278
HALLANDALE BEACH, FL 33008
Certified Mail #:
Property Owner:
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
PO BOX 85278
HALLANDALE BEACH, FL 33008
Property Description:
514221280026
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30
AKA:
1950 SW 30 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/18/2022 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(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.
30
BUILDING
Sec 5-103(l). - 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.
05/05/2023 10:59

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

## CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/04/2023

**Sent To:**

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

PO BOX 85278
HALLANDALE BEACH, FL 33008

**Case #:**

7285

**Property Owner:**

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

PO BOX 85278
HALLANDALE BEACH, FL 33008

**Certified Mail #:**

**Property Description:**

514221280026

**Legal Description:**

MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30

**AKA:**

1950 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/18/2022 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(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. | 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(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.<br><br>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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

1. Painted building without a paint permit. Obtain a paint permit from the Town Planner.
2. Removed two signs without a permit ("Piano Music Center" and "Yamaha Pianos"). Obtain an after the fact permit.
3. Parking lot requires maintenance. Black top.
4. installed cameras without a permit. Obtain an after the fact permit.
5. Dead palm trees have to be removed and replaced.
6. Canopy/awning requires maintenance. Obtain permit for repair.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

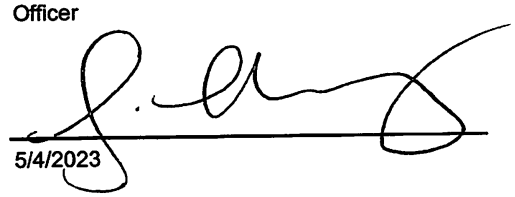
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



5/4/2023

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT

1950 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

**Case #:**

7285

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT |
| **Address:** | PO BOX 85278 HALLANDALE BEACH, FL 33008 |
| **Folio:** | 514221280026 |
| **Site Address:** | 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 |
| **Legal Description:** | MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30 |

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| 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: 5/4/2023 |
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Notes/Means of Correction:

1. Painted building without a paint permit. Obtain a paint permit from the Town Planner. Provide approved permit application.
2. Removed two signs without a permit ("Piano Music Center" and "Yamaha Pianos"). Obtain an after the fact permit. Provide demolition permit #, none on file. Current new sign Permit # 22350487-0, in process.
3. Parking lot requires maintenance. Black top. Parking lot was not blacktop, but parking stripes were painted. Parking lot looks maintained.
4. installed cameras without a permit. Obtain an after the fact permit. In-complete.
5. Dead palm trees have to be removed and replaced. Dead palm tree removed.
6. Canopy/awning requires maintenance. Obtain permit for repair. In-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

| Sent To: | Case #: | Date: |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT<br><br>PO BOX 85278<br>HALLANDALE BEACH, FL 33008 | 7285 | 07/18/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT<br><br>PO BOX 85278<br>HALLANDALE BEACH, FL 33008 | 514221280026 | |

| Legal Description: | AKA: |
|---|---|
| MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30 | 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 |

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

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

Joseline Ramirez
Chief Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 1950 SW 30 AVENUE, PEMBROKE PARK FL 33009 |
| Property Owner | 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT |
| Mailing Address | PO BOX 85278 HALLANDALE BEACH FL 33008 |

| | |
|---|---|
| ID # | 5142 21 28 0026 |
| Millage | 0613 |
| Use | 48-10 |

| | |
|---|---|
| Abbr Legal Description | MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30 |

**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* | $150,540 | $790,100 | $940,640 | $888,360 | |
| 2021 | $150,540 | $657,060 | $807,600 | $807,600 | $17,367.11 |
| 2020 | $150,540 | $657,060 | $807,600 | $807,600 | $17,429.46 |

2022* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $940,640 | $940,640 | $940,640 | $940,640 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $888,360 | $940,640 | $888,360 | $888,360 |
| 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 | $888,360 | $940,640 | $888,360 | $888,360 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 2/9/2008 | QCD-T | $100 | 45130 / 778 |
| 3/14/2006 | QCD | $100 | 41968 / 1364 |
| 10/31/2002 | SWD | $426,500 | 34098 / 619 |
| 4/30/1999 | TD* | $440,000 | 29583 / 213 |
| 5/12/1998 | WD* | $100 | 28258 / 661 |

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

| Price | Factor | Type |
|---|---|---|
| $9.00 | 16,727 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 8765 |
| Eff./Act. Year Built: 1970/1969 | | |

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
1950 SOUTH 30 AVENUE, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L08000014366 |
| **FEI/EIN Number** | 33-1203583 |
| **Date Filed** | 02/08/2008 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 12/01/2015 |
| **Event Effective Date** | NONE |

**Principal Address**

10911 North Bayshore Drive
Miami, FL 33161

Changed: 01/23/2022

**Mailing Address**

C/o Puracosta Management
PO Box 85278
Hallandale, FL 33008

Changed: 01/23/2022

**Registered Agent Name & Address**

Piccolo, Maria
1015 S 13th Ave
Hollywood, FL 33019

Name Changed: 01/23/2022

Address Changed: 01/23/2022

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BAILEY, JOSEPHINE

401 E Las Olas Blvd
Suite 130-521
Ft Lauderdale, FL 33301

Title MGR

BAILEY, BRETT T
10911 North Bayshore Drive
Miami, FL 33161

Title MGR

BAILEY, DONNA D
10911 North Bayshore Drive
Miami, FL 33161

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 05/13/2020 |
| 2021 | 02/26/2021 |
| 2022 | 01/23/2022 |

**Document Images**

| | |
|---|---|
| 01/23/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/13/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2019 -- ANNUAL REPORT | View image in PDF format |
| 02/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/15/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2016 -- ANNUAL REPORT | View image in PDF format |
| 12/01/2015 -- LC Amendment | View image in PDF format |
| 01/21/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/07/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2013 -- ANNUAL REPORT | View image in PDF format |
| 05/29/2012 -- Reg. Agent Change | View image in PDF format |
| 04/10/2012 -- ANNUAL REPORT | View image in PDF format |
| 03/31/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/16/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/08/2008 -- Florida Limited Liability | View image in PDF format |

**TOWN OF PEMBROKE PARK**

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

Hasler FIRST CLASS MAIL
07/19/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NOV 7285

1950 South 30 Ave LLC
%Piracasta Management
1950 SW 30th Ave
Pembroke Park, FL 33009

**TOWN OF PEMBROKE PARK**

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

NOV 7285

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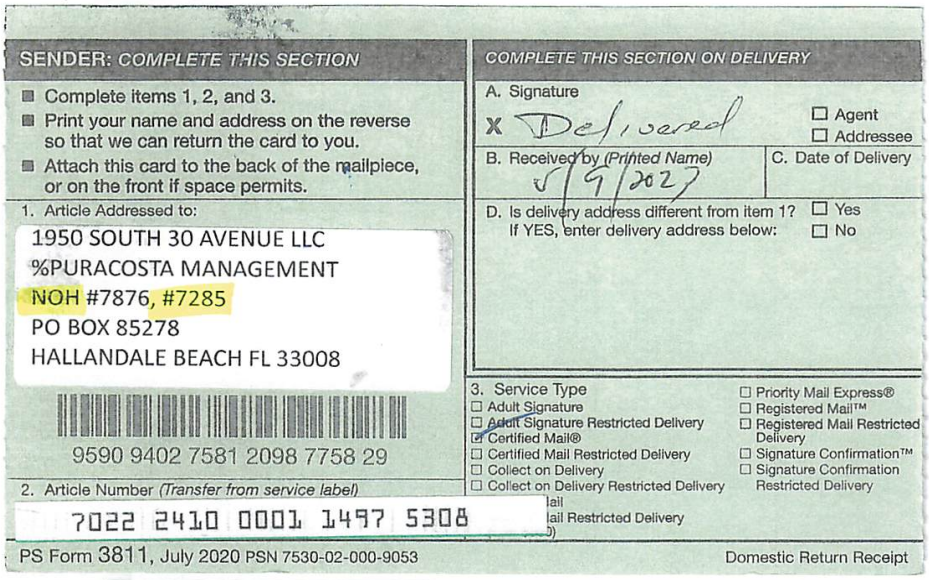


**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
PO BOX 85278
HALLANDALE BEACH FL 33008

9590 9402 7581 2098 7758 29

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

7022 2410 0001 1497 5308

**COMPLETE THIS SECTION ON DELIVERY**

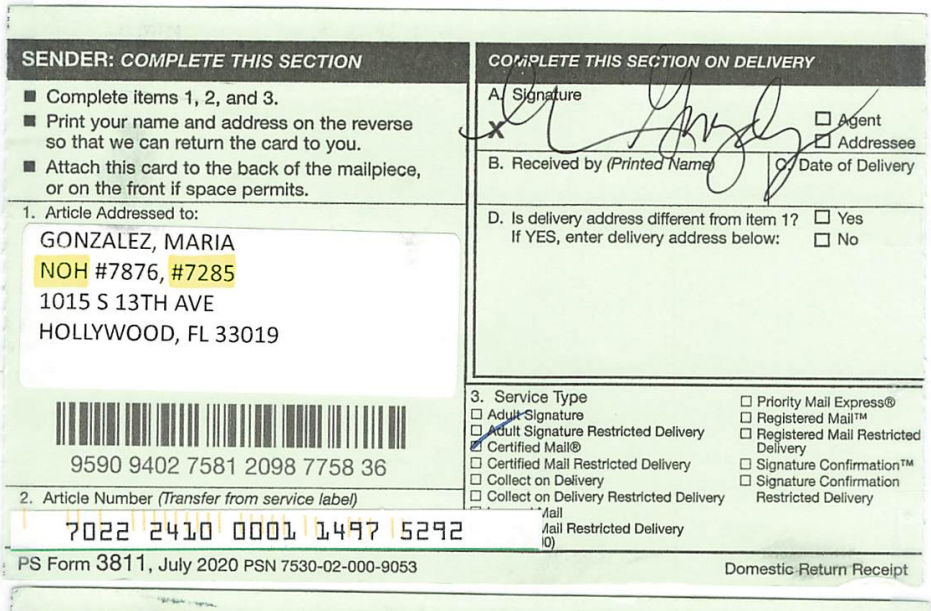
A. Signature
X Delivered ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* 5/9/2023 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:

GONZALEZ, MARIA
NOH #7876, #7285
1015 S 13TH AVE
HOLLYWOOD, FL 33019

9590 9402 7581 2098 7758 36

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

7022 2410 0001 1497 5292

**COMPLETE THIS SECTION ON DELIVERY**

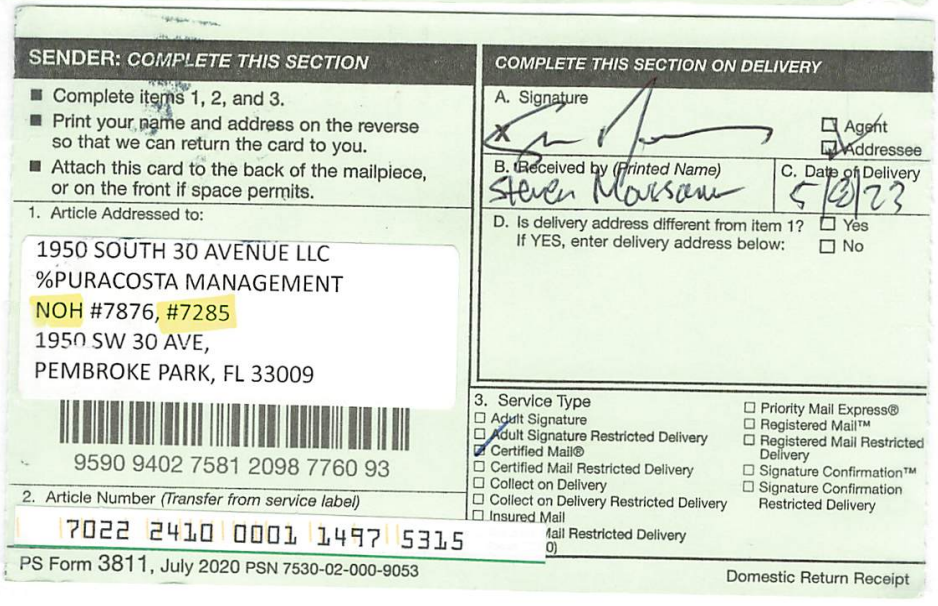
A. Signature
X ☐ Agent ☐ Addressee

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:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
1950 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7760 93

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

7022 2410 0001 1497 5315

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☑ Addressee

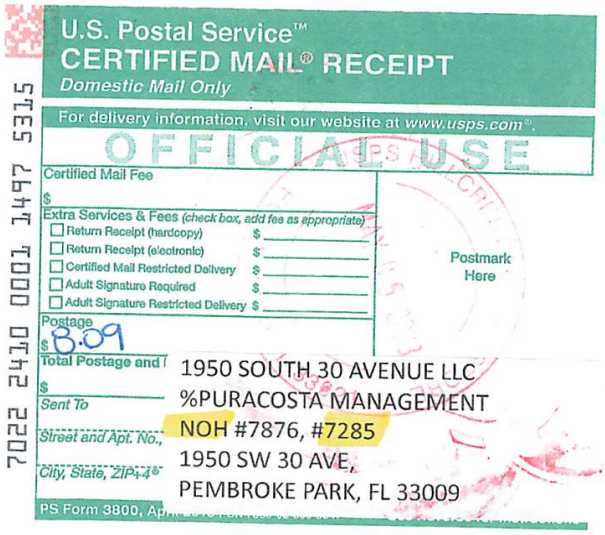
B. Received by *(Printed Name)* Steven Marsan C. Date of Delivery 5/8/23

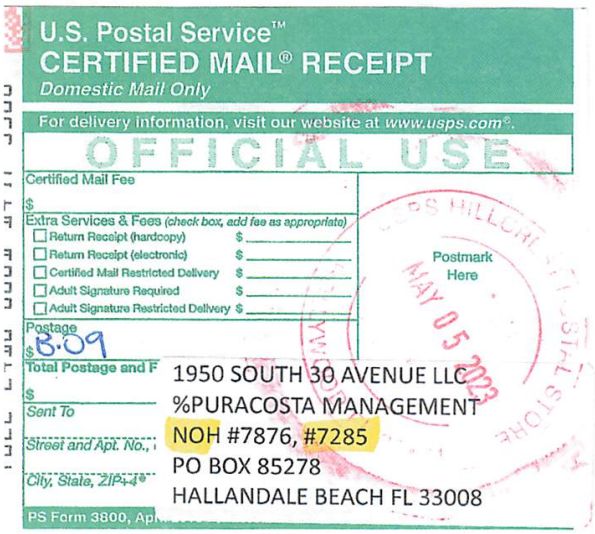
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.09
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
MAY 05 2023
7022 2410 0001 1497 5292
GONZALEZ, MARIA
NOH #7876, #7285
1015 S 13TH AVE
HOLLYWOOD, FL 33019


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.09
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
7022 2410 0001 1497 5315
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
1950 SW 30 AVE,
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
8.09
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
Postmark Here
MAY 05 2023
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
PO BOX 85278
HALLANDALE BEACH FL 33008

NOS
07/14/2022 15:50

NOS
07/14/2022 15:50

07/14/2022 15:50

CABINETS TO GO
07/14/2022 15:51

CABINETS
TO GO
07/14/2022 15:51

07/14/2022 15:51

07/14/2022 15:51

07/14/2022 15:52

07/14/2022 15:53

07/14/2022 16:00

1950
OPEN
1950
05/05/2023 10:59

OFFICE
FURNITURE
FOR SALE
RE/MAX
954·453·1000
JOHN DEMARCO
305-303-5487
MDX
05/05/2023 10:59

FOR SALE
954·453·1000
RE/MAX
JOHN DEMARCO
Miami Air Solution
SERVICE AND REPAIR
305-219-5134 305-303-5487
LICENSED & INSURED
Air Supply
COOLING FLORIDA
05/05/2023 10:59

05/05/2023 10:59

05/05/2023 10:59

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| PEMBROKE ROAD CENTER LLC | 3950 PEMBROKE RD PEMBROKE PARK, FL 33009 | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 |

**Folio**

514220160017

**Legal Description**

**Case Status** Open **Case #** 7594 **Date Next Inspection** 5/17/2023

**Notes**
1. Contractor "Strong electric Inc." installed two awnings without a permit. Obtain plans for permit and inspections.
2. Banners hung on property. Banners are prohibited, remove banners.
3. Snipe signs on property. Snipe signs are prohibited, remove signs.
Double permit fee assessed.
Contact the Building Dept. for permit information at 954-966-4600, ext 182.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 9/22/2022 | | Notice of Violation | Regular Mail |
| 5/4/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/17/2023 |
| 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... | 5/4/2023 |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE ROAD CENTER LLC CASE NO. 7594

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 11:20 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

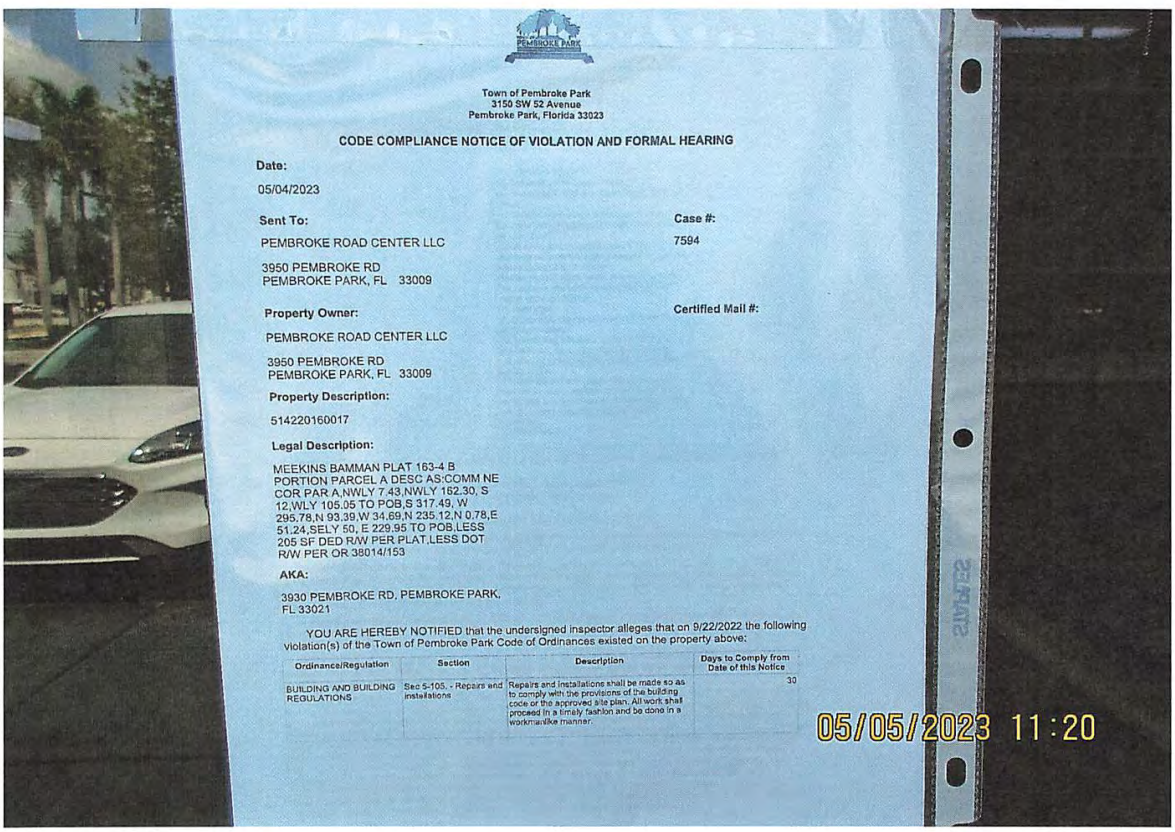
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA

Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

**CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING**

**Date:**

05/04/2023

**Sent To:**

PEMBROKE ROAD CENTER LLC

3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

**Case #:**

7594

**Property Owner:**

PEMBROKE ROAD CENTER LLC

3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

**Certified Mail #:**

**Property Description:**

514220160017

**Legal Description:**

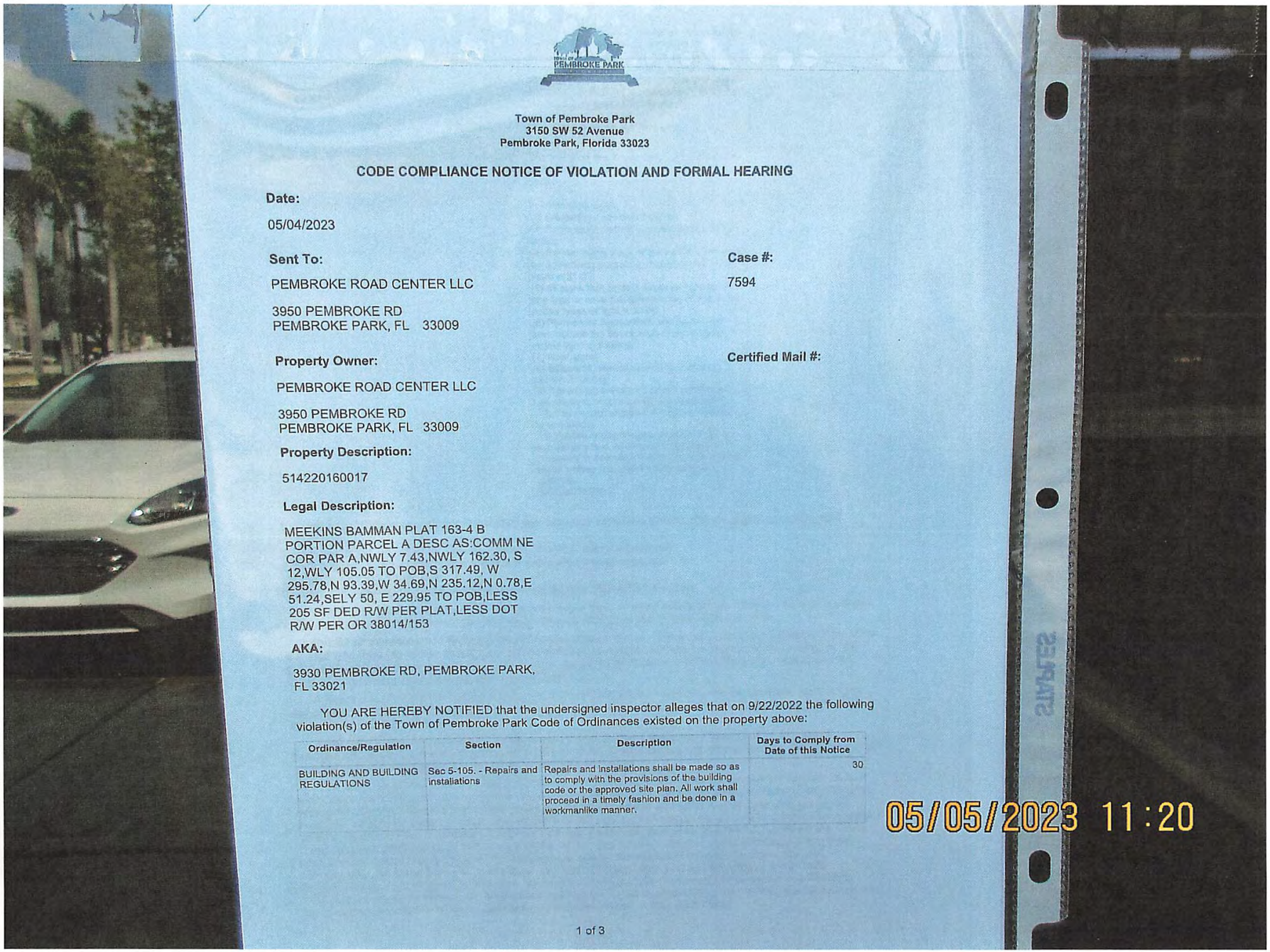
MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 152.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB.LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

**AKA:**

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2022 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 |



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

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**Date:**

05/04/2023

**Sent To:**

PEMBROKE ROAD CENTER LLC

3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

**Case #:**

7594

**Property Owner:**

PEMBROKE ROAD CENTER LLC

3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

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05/05/2023 11:20

1 of 3

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

## CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/04/2023

**Case #:**

7594

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3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

**Certified Mail #:**

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3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

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COR PAR A,NWLY 7.43,NWLY 162.30, S
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| | | | |
|---|---|---|---|
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| 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 30 |

1. Contractor "Strong electric Inc." installed two awnings without a permit. Obtain plans for permit and inspections.
2. Banners hung on property. Banners are prohibited, remove banners.
3. Snipe signs on property. Snipe signs are prohibited, remove signs.

Double permit fee assessed.

Contact the Building Dept. for permit information at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

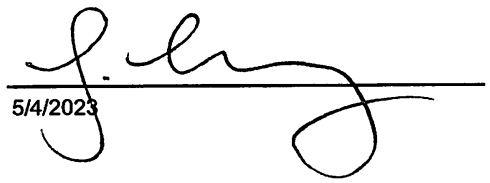
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



5/4/2023

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021

Respondent(s)

**Case #:**

7594

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | PEMBROKE ROAD CENTER LLC |
| **Address:** | 3950 PEMBROKE RD PEMBROKE PARK, FL 33009 |
| **Folio:** | 514220160017 |
| **Site Address:** | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 |
| **Legal Description:** | MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 |

| 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: 5/4/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/4/2023 |
| 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... | 5/4/2023 |

Notes/Means of Correction:

1. Contractor "Strong electric Inc." installed two awnings without a permit. Obtain plans for permit and inspections. In-complete.
2. Banners hung on property. Banners are prohibited, remove banners. Corrected.
3. Snipe signs on property. Snipe signs are prohibited, remove signs. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

| Sent To: | Case #: | Date: |
|---|---|---|
| PEMBROKE ROAD CENTER LLC<br>3950 PEMBROKE RD<br>PEMBROKE PARK, FL 33009 | 7594 | 09/22/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| PEMBROKE ROAD CENTER LLC<br>3950 PEMBROKE RD<br>PEMBROKE PARK, FL 33009 | 514220160017 | |

| Legal Description: | AKA: |
|---|---|
| MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 | 3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2022 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 30 |

Notes/Means of Correction:

1. Contractor "Strong electric Inc." installed two awnings without a permit. Obtain plans for permit and inspections.
2. Banners hung on property. Banners are prohibited, remove banners.
3. Snipe signs on property. Snipe signs are prohibited, remove signs.

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

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

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

Joseline Ramirez
Chief Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 |
| Property Owner | PEMBROKE ROAD CENTER LLC |
| Mailing Address | 12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201 |

| | |
|---|---|
| ID # | 5142 20 16 0017 |
| Millage | 0613 |
| Use | 11-03 |

| | |
|---|---|
| Abbr Legal Description | MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153 |

**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 Value**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2022* | $918,020 | $2,863,230 | $3,781,250 | $3,323,500 | |
| 2021 | $918,020 | $2,615,930 | $3,533,950 | $3,021,370 | $68,285.69 |
| 2020 | $918,020 | $2,707,260 | $3,625,280 | $2,746,700 | $64,994.08 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $3,781,250 | $3,781,250 | $3,781,250 | $3,781,250 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $3,323,500 | $3,781,250 | $3,323,500 | $3,323,500 |
| 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 | $3,323,500 | $3,781,250 | $3,323,500 | $3,323,500 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 9/12/2003 | SWD | $1,335,000 | 36083 / 759 |
| | | | |
| | | | |
| | | | |
| | | | |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $9.00 | 102,002 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 19887 |
| Eff./Act. Year Built: 2006/2005 | | |

**Special Assessments**

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

# Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L03000033006 |
| **FEI/EIN Number** | 61-1457085 |
| **Date Filed** | 09/02/2003 |
| **Effective Date** | 09/02/2003 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 10/02/2013 |
| **Event Effective Date** | NONE |

**Principal Address**

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

**Mailing Address**

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

**Registered Agent Name & Address**

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

**Authorized Person(s) Detail**

**Name & Address**

Title MGR.

SPR Development Corporation

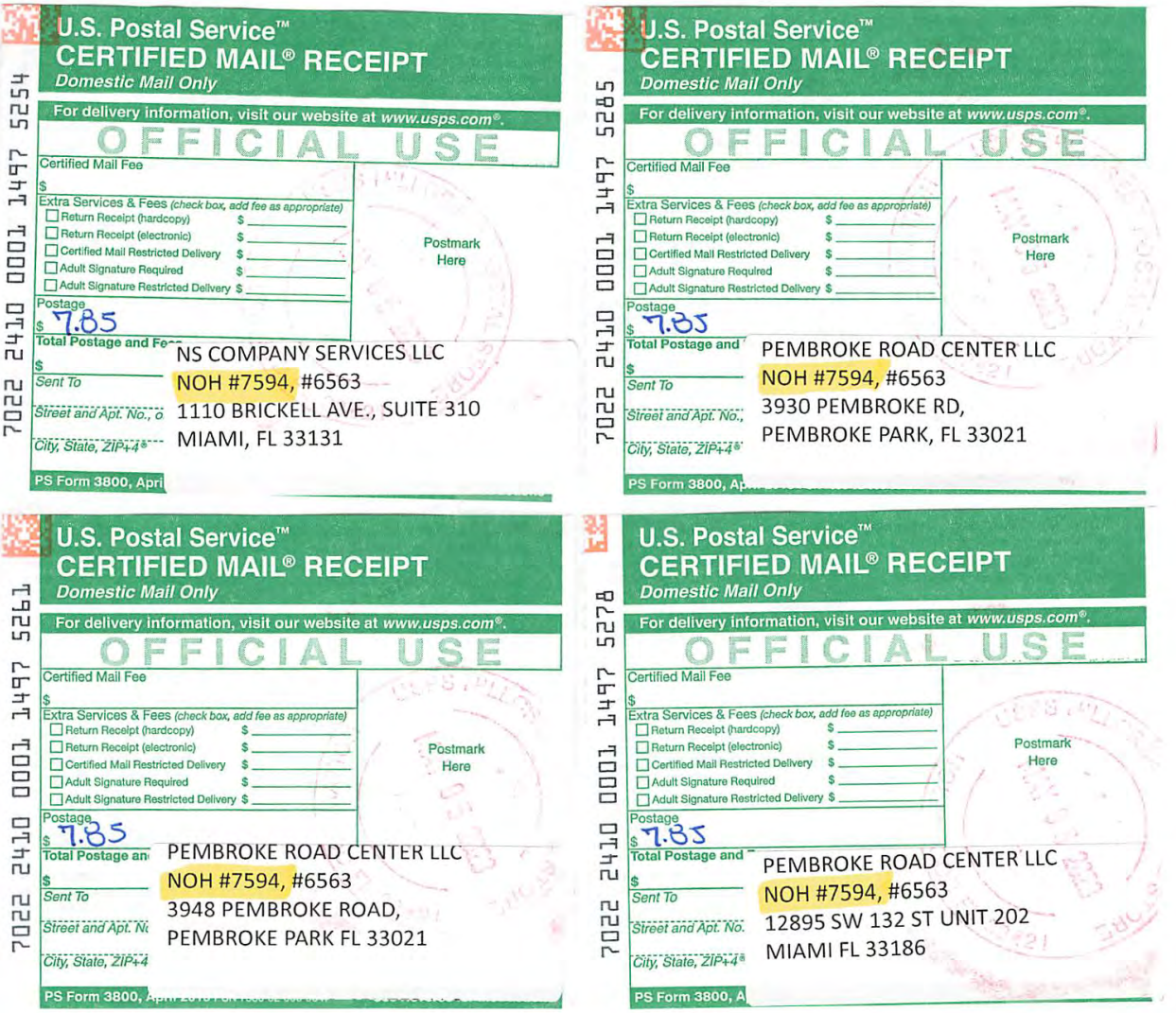
12895 SW 132ND STREET, UNIT 203
MIAMI, FL 33186

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 05/28/2020 |
| 2021 | 04/14/2021 |
| 2022 | 04/09/2022 |

**Document Images**

| | |
|---|---|
| 04/09/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 09/11/2019 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 04/22/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2014 -- ANNUAL REPORT | View image in PDF format |
| 10/02/2013 -- LC Amendment | View image in PDF format |
| 04/26/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2009 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/22/2005 -- ANNUAL REPORT | View image in PDF format |
| 05/04/2004 -- ANNUAL REPORT | View image in PDF format |
| 09/02/2003 -- Florida Limited Liabilites | View image in PDF format |



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

Sent To
NS COMPANY SERVICES LLC
NOH #7594, #6563

Street and Apt. No., or PO Box No.
1110 BRICKELL AVE., SUITE 310

City, State, ZIP+4®
MIAMI, FL 33131

PS Form 3800, April

7022 2410 0001 1497 5254

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
$ 7.85

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
NOH #7594, #6563

Street and Apt. No.,
3930 PEMBROKE RD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

PS Form 3800, Ap

7022 2410 0001 1497 5285

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
$ 7.85

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
NOH #7594, #6563

Street and Apt. No.
3948 PEMBROKE ROAD,

City, State, ZIP+4
PEMBROKE PARK FL 33021

PS Form 3800,

7022 2410 0001 1497 5261

Postmark Here

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
NOH #7594, #6563

Street and Apt. No.
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI FL 33186

PS Form 3800, A

7022 2410 0001 1497 5278

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:

EMBROKE ROAD CENTER LLC
H #7594, #6563
948 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

9590 9402 7581 2098 7758 43

2. Article Number (Transfer from service label)
7022 2410 0001 1497 5261

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MRC
☐ Agent
☐ Addressee

B. Received by (Printed Name)
MC

C. Date of Delivery
05/10/23

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

3948

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- 0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7594

Hasler FIRST CLASS MAIL
09/23/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

**Sent To:**
PEMBROKE ROAD CENTER LLC
3950 PEMBROKE RD
PEMBROKE PARK, FL 33009

**Case #:**
7594

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7594

Hasler FIRST CLASS MAIL
09/23/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

NS Company Services LLC
1110 Brickell Ave Suite 310
Miami, FL 33131

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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 ROAD CENTER LLC
NOH #7594, #6563
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7758 50

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5278

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

**TOWN OF PEMBROKE PARK**

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

NOV 7594

Hasler FIRST CLASS MAIL
09/23/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Pembroke Park Center LLC
12895 SW 132nd St Unit 202
Miami, FL 33186

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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 ROAD CENTER LLC
NOH #7594, #6563
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7758 67

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

7022 2410 0001 1497 5285

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)* MC

C. Date of Delivery 05/10/23

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

3930

3. Service Type

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

Domestic Return Receipt

Debra Allan

# Town of Pembroke Park
## Notice of Violation Notice

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

Olga Perez
Contractor Strong Electric Inc. EC13006196

Name Pembroke Road Center LLC Date 9/22/22

Site Address 3950 Pembroke Rd Case # 7594

Pembroke Park, FL 33009 Sub/Park

Permit #

- ☑ *STOP ALL WORK
- ☑ No Building Permit
- ☐ Violation of Florida Building Code #
- ☑ 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)

Replacing two awnings without a permit.
Banners hung on property. Snipe Signs

Corrective Action(s)

Obtain plans for permit and inspections.
Banners are prohibited remove banners.
Snipe signs are prohibited remove signs.

- ☑ Structural
- ☑ Code Enforcement
- ☐ Plumbing
- ☑ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☑ Electrical
- ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

- ☑ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☑ Building Dept. Ext. 211/227 182
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

DO NOT
ENTER
09/22/2022 10:06

09/22/2022 10:06

TEREX 786-587-2550
09/22/2022 10:06

TEREX 786-587-2550
09/22/2022 10:07

09/22/2022 10:07

09/22/2022 10:09

09/22/2022 10:09

09/22/2022 10:12

09/22/2022 10:13

3950
09/22/2022 10:14

3950
11238
11239
11240
COOKIES
99¢
FRENCH TOAST STYLE STICKS
6 FOR $5
COOKIE BUNDLES
09/22/2022 10:14

GO FISH
CRISPY PANKO FISH
09/22/2022 10:14

3938
STRONG ELECTRIC, INC.
Relax... we are Coming!
ELECTRICAL CONTRACTOR
MAINTENANCE & LIGHTING
BUCKET TRUCK SERVICE
NEW CONSTRUCTION
REMODELING
24 HOURS SERVICE
(786) 251-4724
STRONG ELECTRIC
EC 13006196
STRONG ELECTRIC, INC.
ELECTRICAL CONTRACTOR
(786) 251-4724
Relax... we are Coming!
09/22/2022 10:15

4
DORAL, FLORIDA
HPG X84
SUNSHINE STATE
09/22/2022 10:15

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT | PO BOX 85278 HALLANDALE BEACH, FL 33008 | 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 |

**Folio**

514221280026

**Legal Description**

**Case Status** Open **Case #** 7876 **Date Next Inspection** 5/17/2023

**Notes** 1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 11/14/2022 | | Notice of Violation | Regular Mail |
| 5/5/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/5/2023 | 5/17/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 5/17/2023 |

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

## CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/05/2023

**Sent To:**

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

PO BOX 85278
HALLANDALE BEACH, FL 33008

**Case #:**

7876

**Property Owner:**

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

PO BOX 85278
HALLANDALE BEACH, FL 33008

**Certified Mail #:**

**Property Description:**

514221280026

**Legal Description:**

MEEKINS ADD NO 1 26-5 B TR B S 100 OF
N 841.5,LESS E 30

**AKA:**

1950 SW 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2022 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 4 |

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of May, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

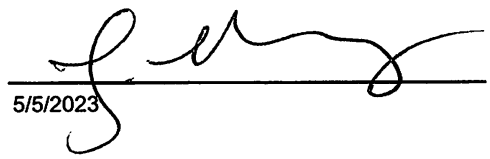
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



5/5/2023

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT

1950 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

**Case #:**

7876

On 5/5/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

**Owner Name:** 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT

**Address:** PO BOX 85278 HALLANDALE BEACH, FL 33008

**Folio:** 514221280026

**Site Address:** 1950 SW 30 AVE, PEMBROKE PARK, FL 33009

**Legal Description:** MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30

| 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: 5/5/2023 |

Notes/Means of Correction:

1. Hung banner on property. Remove banner, they are prohibited according to Town Ordinance21-19. Banner has not been removed, must show proof of permit for the duration that it was on property and current permit (none on file).

Further, Affiant sayeth naught

STATE OF FLORIDA

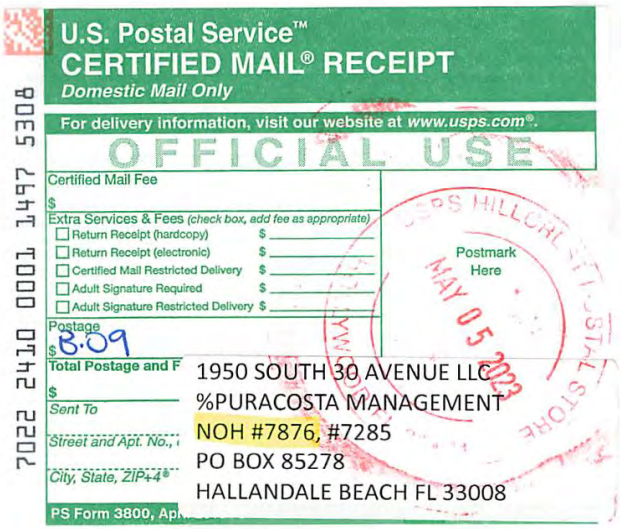
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/5/2023

NOTARY PUBLIC, STATE OF FLORIDA

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and F
$

Sent To
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285

Street and Apt. No.,
PO BOX 85278

City, State, ZIP+4®
HALLANDALE BEACH FL 33008

PS Form 3800, Ap

Postmark Here
USPS HILLCREST STATION
MAY 05 2023

7022 2410 0001 1497 5308

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.09

Total Postage and
$

Sent To
GONZALEZ, MARIA
NOH #7876, #7285

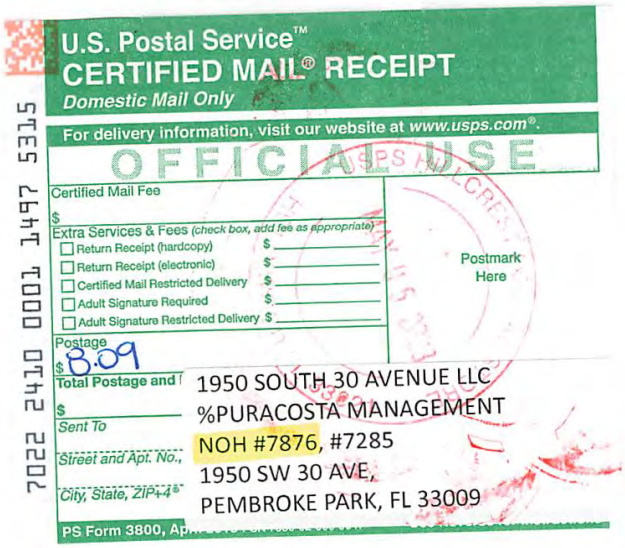
Street and Apt. No.
1015 S 13TH AVE

City, State, ZIP+4
HOLLYWOOD, FL 33019

PS Form 3800, April

Postmark Here
USPS HILLCREST POSTAL STORE
MAY 05 2023

7022 2410 0001 1497 5292



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

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

Postage
$ 8.09

Total Postage and
$

Sent To
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285

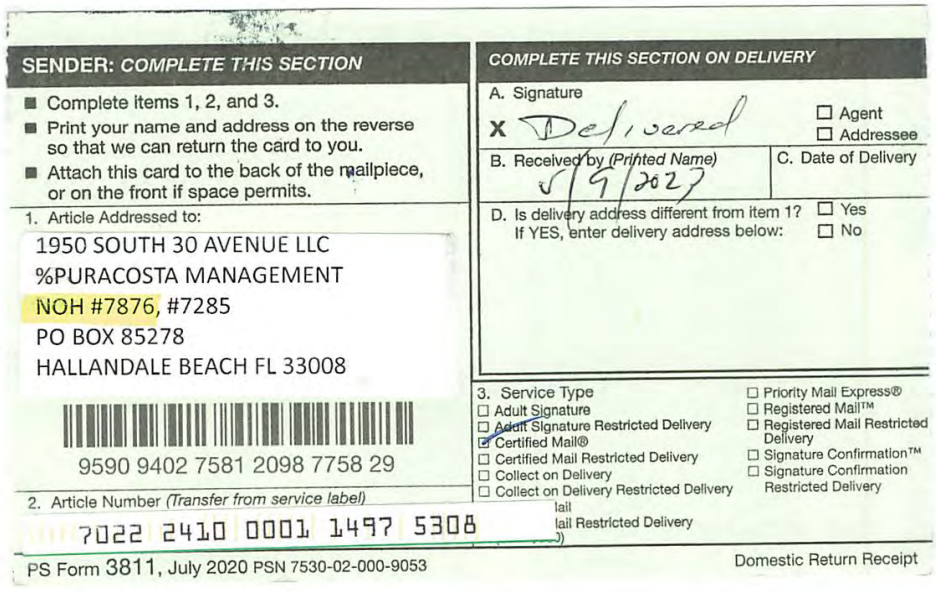
Street and Apt. No.,
1950 SW 30 AVE,

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

PS Form 3800, Ap

Postmark Here

7022 2410 0001 1497 5315



**SENDER: *COMPLETE THIS SECTION***

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

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
PO BOX 85278
HALLANDALE BEACH FL 33008

9590 9402 7581 2098 7758 29

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

7022 2410 0001 1497 5308

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X Delivered ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* 5/9/2022 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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

lail
lail Restricted Delivery

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

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT<br><br>PO BOX 85278<br>HALLANDALE BEACH, FL 33008 | 7876 | 11/14/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT<br><br>PO BOX 85278<br>HALLANDALE BEACH, FL 33008 | 514221280026 | |

| Legal Description: | AKA: |
|---|---|
| MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30 | 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/14/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Hung banner on property. Remove banner, banners are prohibited according to Town Ordinance 21-19.

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

Joseline Ramirez
Chief Code Enforcement Officer

# Detail by Entity Name

Florida Limited Liability Company
1950 SOUTH 30 AVENUE, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L08000014366 |
| **FEI/EIN Number** | 33-1203583 |
| **Date Filed** | 02/08/2008 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC DISSOCIATION MEM |
| **Event Date Filed** | 06/21/2022 |
| **Event Effective Date** | NONE |

**Principal Address**

10911 North Bayshore Drive
Miami, FL 33161

Changed: 01/23/2022

**Mailing Address**

C/o Puracosta Management
PO Box 85278
Hallandale, FL 33008

Changed: 01/23/2022

**Registered Agent Name & Address**

Piccolo, Maria
1015 S 13th Ave
Hollywood, FL 33019

Name Changed: 01/23/2022

Address Changed: 01/23/2022

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BAILEY, BRETT T

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 1950 SW 30 AVENUE, PEMBROKE PARK FL 33009 |
| Property Owner | 1950 SOUTH 30 AVENUE LLC<br>%PURACOSTA MANAGEMENT |
| Mailing Address | PO BOX 85278 HALLANDALE BEACH FL 33008 |

| | |
|---|---|
| ID # | 5142 21 28 0026 |
| Millage | 0613 |
| Use | 48-10 |

| | |
|---|---|
| Abbr Legal Description | MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30 |

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

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

**Property Assessment Values**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2023 | $150,540 | $790,100 | $940,640 | $940,640 | |
| 2022 | $150,540 | $790,100 | $940,640 | $888,360 | $19,083.43 |
| 2021 | $150,540 | $657,060 | $807,600 | $807,600 | $17,367.11 |

**2023 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $940,640 | $940,640 | $940,640 | $940,640 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $940,640 | $940,640 | $940,640 | $940,640 |
| 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 | $940,640 | $940,640 | $940,640 | $940,640 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 2/9/2008 | QCD-T | $100 | 45130 / 778 |
| 3/14/2006 | QCD | $100 | 41968 / 1364 |
| 10/31/2002 | SWD | $426,500 | 34098 / 619 |
| 4/30/1999 | TD* | $440,000 | 29583 / 213 |
| 5/12/1998 | WD* | $100 | 28258 / 661 |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $9.00 | 16,727 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 8765 |
| Eff./Act. Year Built: 1970/1969 | | |

**Special Assessments**

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

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7876

Hasler FIRST CLASS MAIL
11/14/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

1950 South 30th Ave LLC
% Piracasta Management
1950 SW 30th Ave
Pembroke Park, FL 33009

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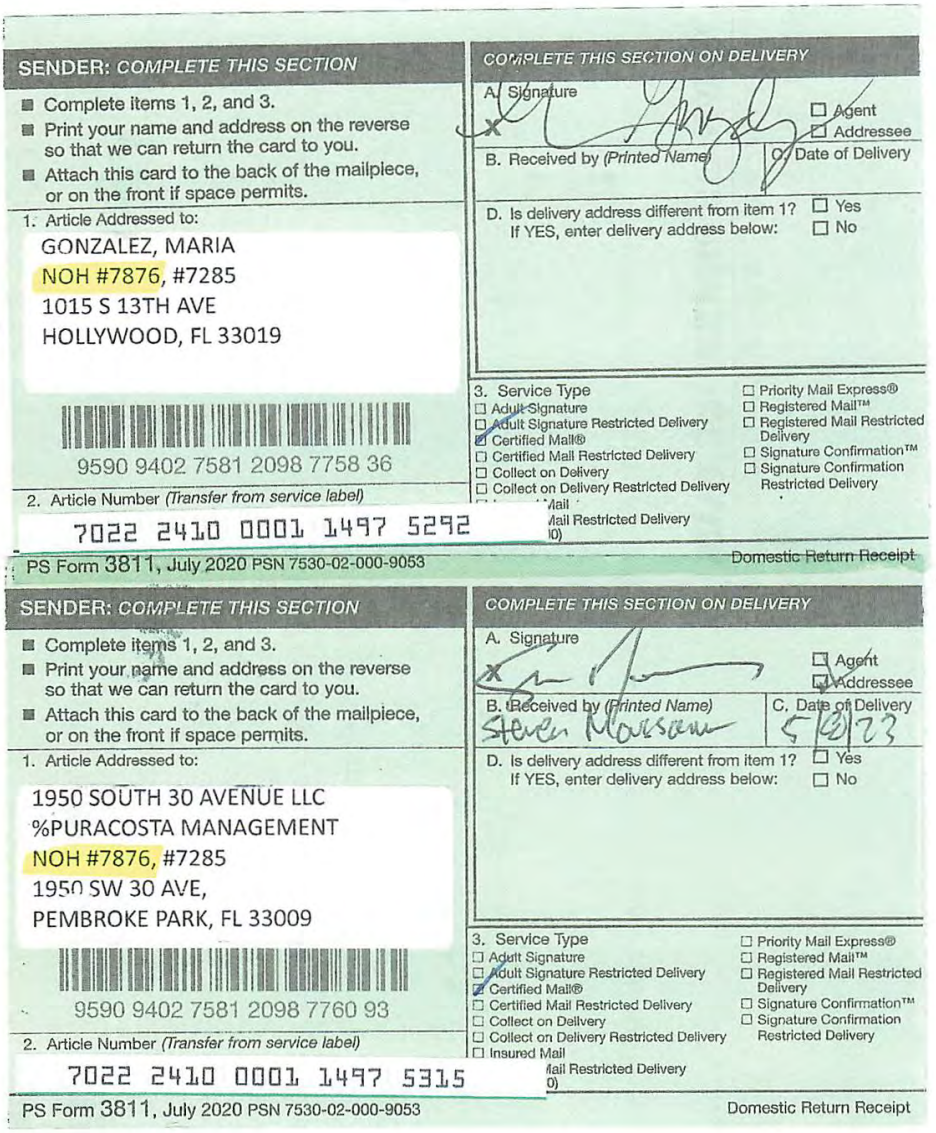
**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7876

Hasler FIRST CLASS MAIL
11/14/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

Piccolo, Maria
1015 S. 13th Ave
Hollywood, FL 33019



SENDER: COMPLETE THIS SECTION

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

GONZALEZ, MARIA
NOH #7876, #7285
1015 S 13TH AVE
HOLLYWOOD, FL 33019

9590 9402 7581 2098 7758 36

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5292

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
NOH #7876, #7285
1950 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7760 93

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5315

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☑ Addressee

B. Received by (Printed Name) Steven Mouzon

C. Date of Delivery 5/8/23

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

3. Service Type

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

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

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7876

Hasler FIRST-CLASS MAIL
11/14/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

**Sent To:**

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

PO BOX 85278
HALLANDALE BEACH, FL 33008

**Case #:**

7876

FOR SALE
954·453·1000
RE/MAX 5 STAR REALTY
JOHN DEMARCO
RE/MAX
COMMERCIAL
MDX
CX-5
Jeep

1950
OPEN
1950
05/05/2023 10:59

OFFICE
FURNITURE
FOR SALE
RE/MAX
954·453·1000
JOHN DEMARCO
305-303-5487
MDX
05/05/2023 10:59

FOR SALE
954·453·1000
RE/MAX
JOHN DEMARCO
Miami Air Solution
SERVICE AND REPAIR
305-219-5134 305-303-5487
LICENSED & INSURED
05/05/2023 10:59

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| Robert Monasterio Garcia | 107 Lori Lane Pembroke Park, FL 33009 | 2701 S PARK RD, PEMBROKE PARK, FL 33009 #107 Lori Lane, Pembroke Park, FL 33009 |

**Folio**

514229000030

**Legal Description**

**Case Status** Open **Case #** 4883 **Date Next Inspection** 5/5/2023

**Notes** Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbor's fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

Previous Owner Carlos Gonzalez

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 1/30/2020 | | Notice of Violation | Posted to Property<br>Regular Mail |
| 1/10/2023 | 1/25/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 1/26/2023 | 1/25/2023 | Final Order | Certified Mail |
| 4/10/2023 | 5/17/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 5/5/2023 | | Affidavit of Non-Compliance | Certified Mail |

### Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/5/2023 |
| 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. | 5/5/2023 |

### Fines

## Case Overview

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $4,900.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$5,000.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$5,000.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 10, 2023
**INVOICE #** 320
**FOR:**

Case # 4883
ROBERT MONASTERIO GARCIA
107 LORI LANE,
PEMBROKE PARK, FL 33009

**Bill To:**
ROBERT MONASTERIO GARCIA
107 LORI LANE,
PEMBROKE PARK, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-105 and 13-2** | | |
| | **Amended Final Order** on 01/25/2023 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 51 | Day(s) of Per Diem from (03/27/2023-05/17/2023) | $ 100.00 | $ 5,100.00 |
| | | **Balance** | $ 5,200.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

ROBERT MONASTERIO GARCIA CASE NO. 4883

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ROBERT MONASTERIO GARCIA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 107 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROBERT MONASTERIO GARCIA AT 10:45 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

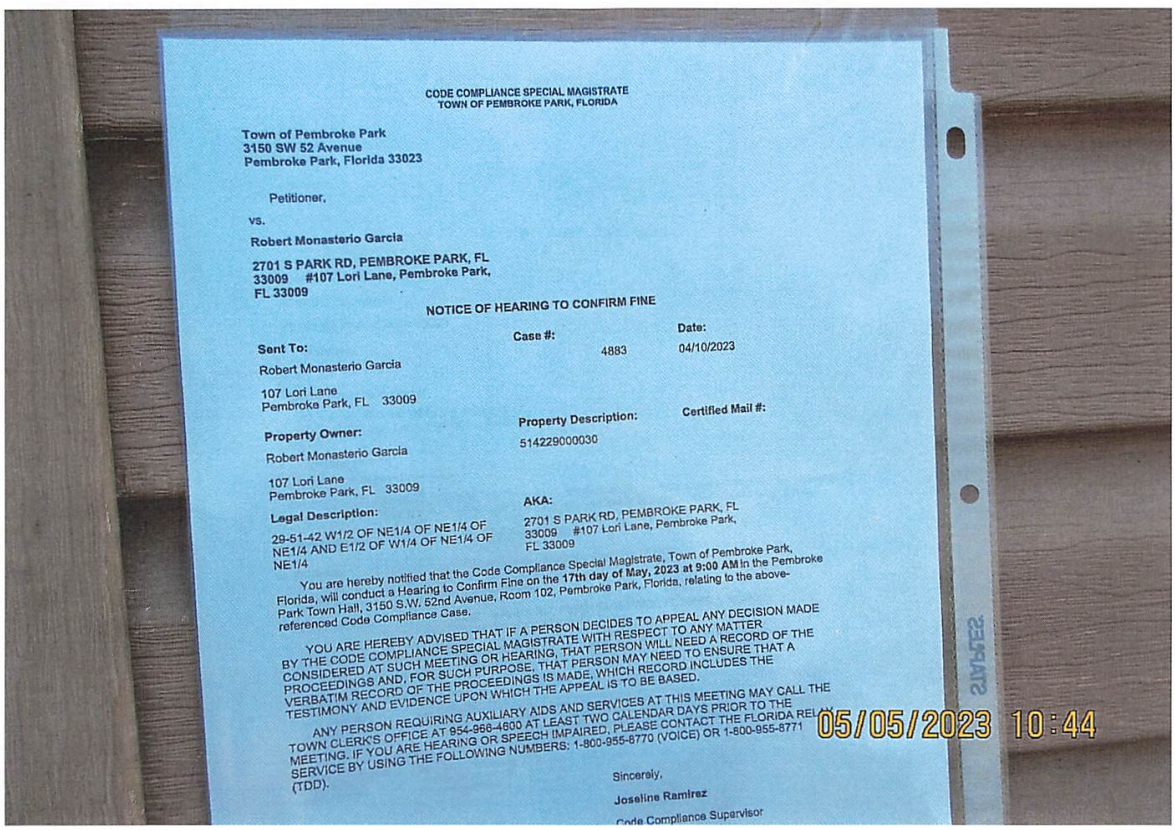
Nazly Dayana CA

Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

107
05/05/2023 10:45


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Robert Monasterio Garcia
2701 S PARK RD, PEMBROKE PARK, FL
33009 #107 Lori Lane, Pembroke Park,
FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Case #:
4883
Date:
04/10/2023
Sent To:
Robert Monasterio Garcia
107 Lori Lane
Pembroke Park, FL 33009
Property Description:
514229000030
Certified Mail #:
Property Owner:
Robert Monasterio Garcia
107 Lori Lane
Pembroke Park, FL 33009
AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #107 Lori Lane, Pembroke Park,
FL 33009
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
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of May, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
05/05/2023 10:44

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

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

Petitioner,

vs.

**Robert Monasterio Garcia**

**2701 S PARK RD, PEMBROKE PARK, FL 33009 #107 Lori Lane, Pembroke Park, FL 33009**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| Robert Monasterio Garcia<br><br>107 Lori Lane<br>Pembroke Park, FL 33009 | 4883 | 04/10/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| Robert Monasterio Garcia<br><br>107 Lori Lane<br>Pembroke Park, FL 33009 | 514229000030 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4 | 2701 S PARK RD, PEMBROKE PARK, FL 33009 #107 Lori Lane, Pembroke Park, FL 33009 |

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

# AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Robert Monasterio Garcia

2701 S PARK RD, PEMBROKE PARK, FL 33009 #107 Lori Lane, Pembroke Park, FL 33009

Respondent(s)

**Case #:**

4883

On 5/5/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

**Owner Name:** Robert Monasterio Garcia

**Address:** 107 Lori Lane Pembroke Park, FL 33009

**Folio:** 514229000030

**Site Address:** 2701 S PARK RD, PEMBROKE PARK, FL 33009 #107 Lori Lane, Pembroke Park, FL 33009

**Legal Description:** 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/5/2023 |
| 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. | 5/5/2023 |

Notes/Means of Correction:

Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits.
Abandon vehicle prohibited.
No permits have been obtained.
Abandon vehicles have been removed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/5/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

ROBERT MONASTERIO GARCIA
Respondent(s)

Case No.: 4883

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 25, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 107 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: ROBERT MONASTERIO GARCIA

FOLIO NO.: 5142 29 00 0030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 13-2. 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 and 13-2 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 25th day of January 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 25th day of January 2023.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 27 day of January, 2023.

Nazly Dayana A.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7022 2410 0002 7328 9216
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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Adult Signature Required
Adult Signature Restricted Delivery
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Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7022 2410 0002 7328 9223
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

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Adult Signature Required
Adult Signature Restricted Delivery
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Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
7022 2410 0002 7328 9230
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC
FO #4883, #4882
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

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Adult Signature Required
Adult Signature Restricted Delivery
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City, State, ZIP+4
PS Form 3800, Ap
Postmark Here
7022 2410 0002 7328 9247
ROBERT MONASTERIO GARCIA
CARLOS GONZALEZ
FO #4883
107 LORI LANE,
PEMBROKE PARK FL 33009

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| Robert Monasterio Garcia | 107 Lori Lane Pembroke Park, FL 33009 | 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane |

**Folio**

514229000030

**Legal Description**

**Case Status** Open **Case #** 4883 **Date Next Inspection** 1/25/2023

**Notes** Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbor's fence. Must remove or repair/update abandon vehicle.

↓ Removed

↑ Removed

Double permit fee has been assessed.

Previous Owner Carlos Gonzalez

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 1/30/2020 | | Notice of Violation | Posted to Property 1/30/20<br>Regular Mail 2/20/20 |
| 1/10/2023 | 1/25/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 1/13/23<br>Certified Mail 1/11/23 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 1/25/2023 |
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Adult Signature Required
Adult Signature Restricted Delivery
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Sent To
Street and Apt. No.
City, State, ZIP+4®
PS Form 3800, A
Postmark Here
APR 11 2023
HOLLYWOOD FL 33021
VCORP SERVICES, LLC
HCF #4883
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
7022 2410 0001 1497 0181

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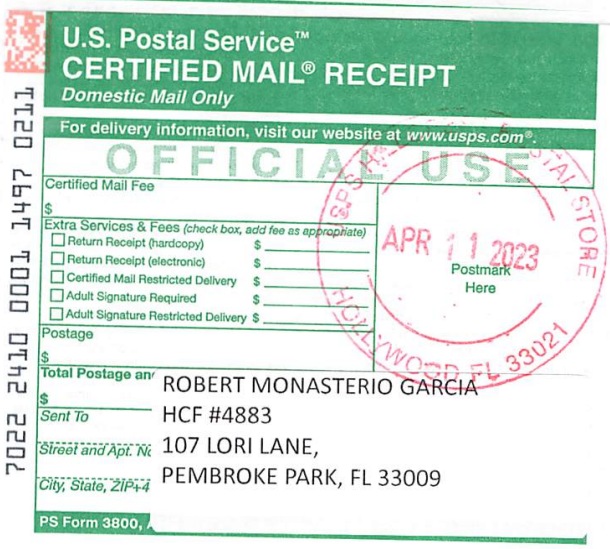
Postmark Here
APR 11 2023
LAKESHORE MOBILE HOME PARK LLC
HCF #4883
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
7022 2410 0001 1497 0198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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A
Postmark Here
APR 11 2023
HOLLYWOOD FL 33021
ROBERT MONASTERIO GARCIA
HCF #4883
107 LORI LANE,
PEMBROKE PARK, FL 33009
7022 2410 0001 1497 0211

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Street and Apt. N
City, State, ZIP+4
PS Form 3800,
Postmark Here
APR 11 2023
LAKESHORE MOBILE HOME PARK LLC
HCF #4883
2701 S PARK RD,
PEMBROKE PARK, FL 33009
7022 2410 0001 1497 0204

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Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.
NOH #4883, #4882
2701 S PARK ROAD,

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7955

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

Postage
$ 7.82

Total Postage and
$

Sent To
VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC

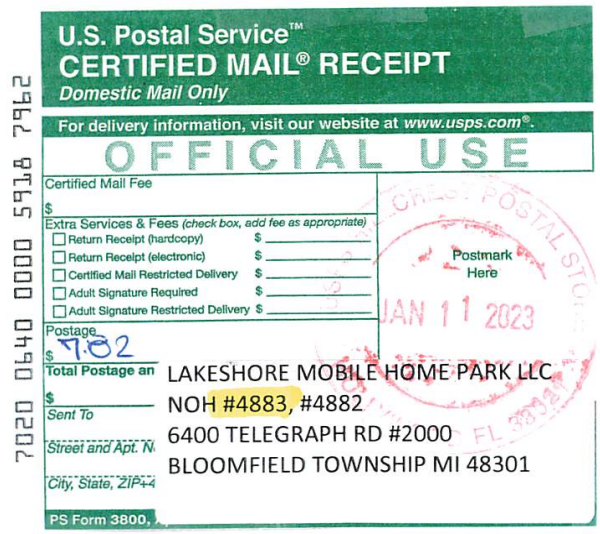
Street and Apt. No.
NOH #4883, #4882
1200 S PINE ISLAND ROAD

City, State, ZIP+4
PLANTATION, FL 33324

PS Form 3800, A

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7979



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

Sent To
LAKESHORE MOBILE HOME PARK LLC

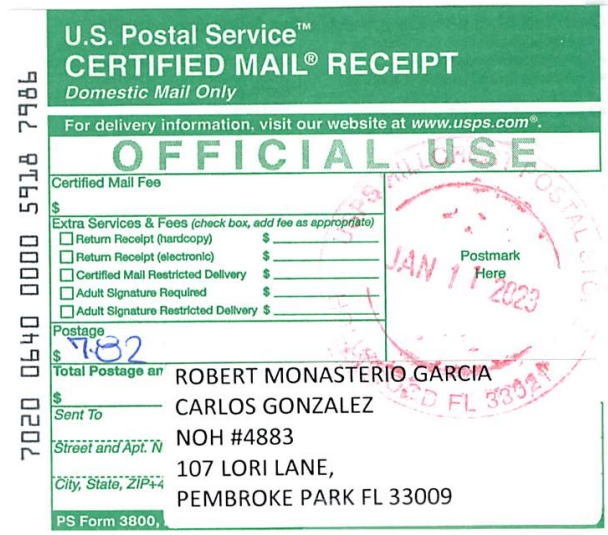
Street and Apt. N
NOH #4883, #4882
6400 TELEGRAPH RD #2000

City, State, ZIP+4
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7962



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage an
$

Sent To
ROBERT MONASTERIO GARCIA
CARLOS GONZALEZ

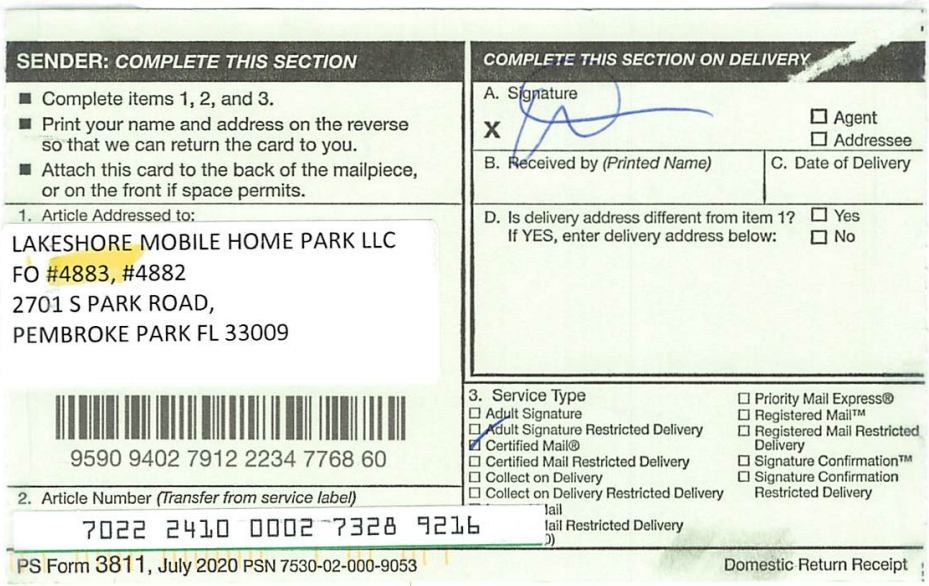
Street and Apt. N
NOH #4883
107 LORI LANE,

City, State, ZIP+4
PEMBROKE PARK FL 33009

PS Form 3800,

Postmark Here
JAN 11 2023

7020 0640 0000 5918 7986



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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
FO #4883, #4882
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 7912 2234 7768 60

2. Article Number (Transfer from service label)
7022 2410 0002 7328 9216

COMPLETE THIS SECTION ON DELIVERY

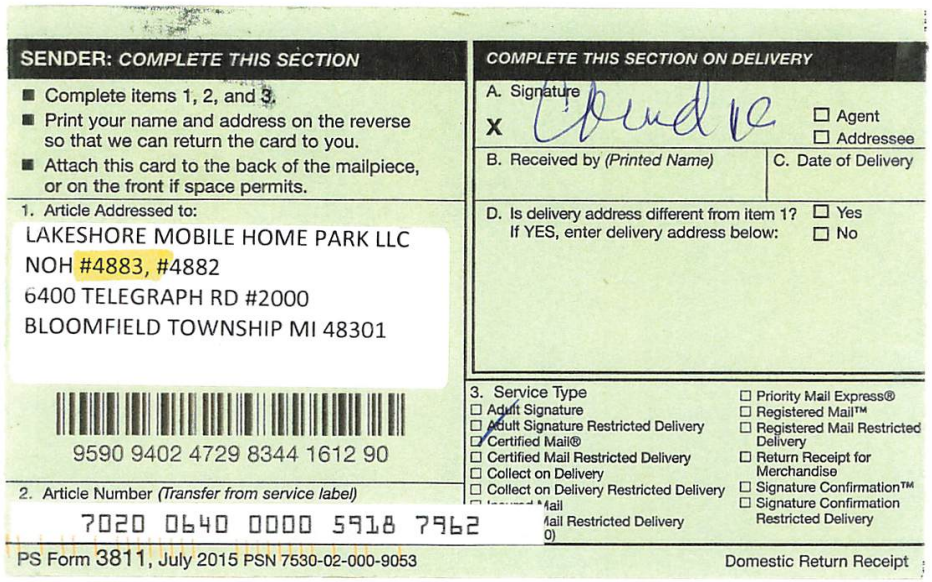
A. Signature
X
☐ Agent
☐ Addressee

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:

LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 4729 8344 1612 90

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

7020 0640 0000 5918 7962

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

VCORP SERVICES, LLC
LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 6655 1060 4523 38

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

7020 0640 0000 5918 7979

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X RECEIVED ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* JUN 17 22 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:

LAKESHORE MOBILE HOME PARK LLC
NOH #4883, #4882
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 6655 1060 4523 21

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

7020 0640 0000 5918 7955

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Carlos Alvarez 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

**TOWN OF PEMBROKE PARK**

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

NOV Case #4883

Hasler FIRST-CLASS MAIL
02/05/2020
US POSTAGE $000.95⁰

ZIP 33023
011D10656696

Carlos Gonzalez
107 Lozi Lane
Pembroke Park FL. 33009

**TOWN OF PEMBROKE PARK**

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

NOV Case #4883

Hasler FIRST-CLASS MAIL
02/05/201
US POS 000.95⁰

ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
2701 S Park Rd
Pembroke Park, FL. 33009

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

ROBERT MONASTERIO GARCIA CASE NO. 4883

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 107 LORI LANE, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 107 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ROBERT MONASTERIO GARCIA AT 10:21 A.M. ON THE 13TH DAY OF JANUARY 2023.

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

TYPE OF SERVICE

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

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

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

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

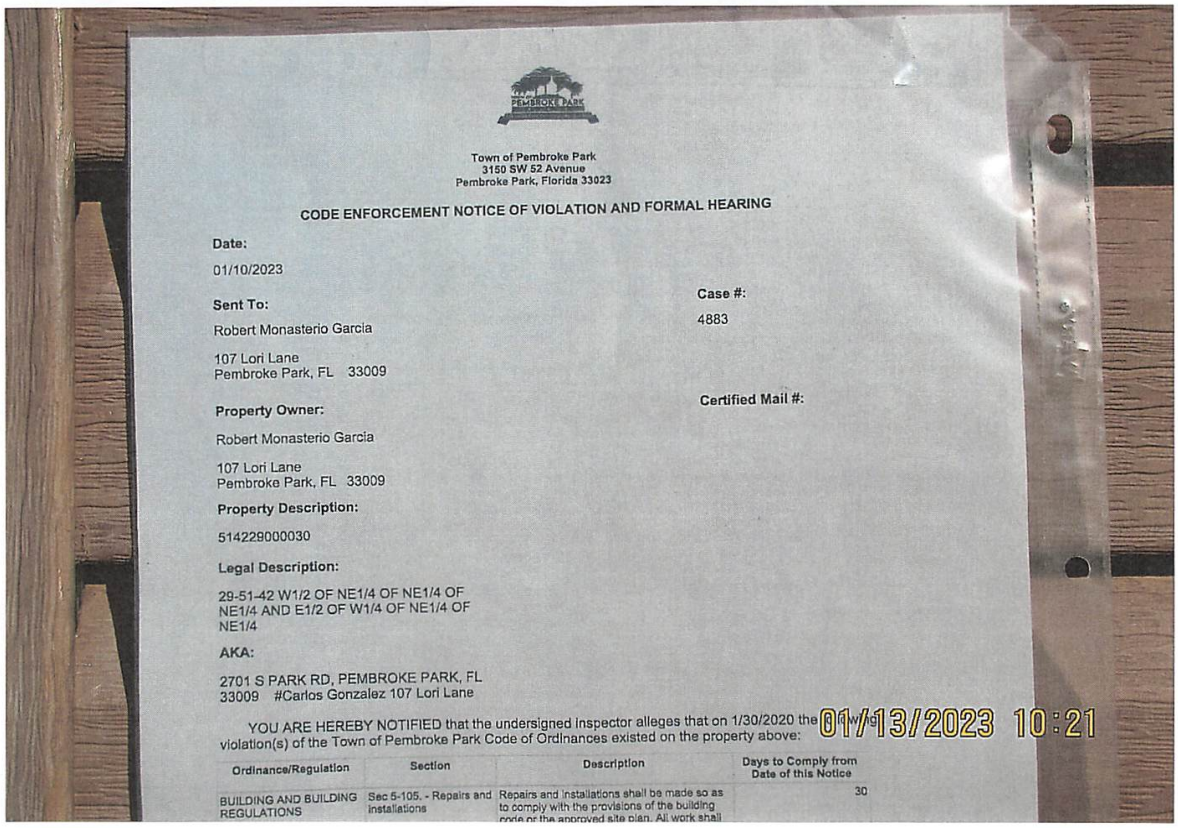
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Jan, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 202
Bonded through National Notary Ass



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

**CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING**

**Date:**

01/10/2023

**Case #:**

4883

**Sent To:**

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

**Certified Mail #:**

**Property Owner:**

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

**Property Description:**

514229000030

**Legal Description:**

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

**AKA:**

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane

01/13/2023 10:21

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the 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 | 30 |

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

01/10/2023

**Sent To:**

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

**Case #:**

4883

**Property Owner:**

Robert Monasterio Garcia

107 Lori Lane
Pembroke Park, FL 33009

**Certified Mail #:**

**Property Description:**

514229000030

**Legal Description:**

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

**AKA:**

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane

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| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
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| JUNKED, WRECKED, ABANDONED PROPERTY | Sec. 13-2. - Storage of abandoned property in the open prohibited | No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same. | 30 |

Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbor's fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

Previous Owner Carlos Gonzalez

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 25th day of January, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

1/10/2023

# 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 |

10/20/20
No Permit

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| Carlos Gonzalez<br>107 Lori Lane<br>Pembroke Park, FL 33009 | 4883 | 01/30/2020 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| Carlos Gonzalez<br>107 Lori Lane<br>Pembroke Park, FL 33009 | 514229000030 | |

| Legal Description: | AKA: |
|---|---|
| 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4 | 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Carlos Gonzalez 107 Lori Lane |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 30 |
| JUNKED, WRECKED, ABANDONED PROPERTY | Sec. 13-2. - Storage of abandoned property in the open prohibited | No person shall deposit, store, keep or permit to be deposited, stored or kept in the open, abandoned property upon public or private property within the Town limits. The term "abandoned property" shall not include any abandoned property located upon private property which is kept, parked or stored in a fully enclosed building or is stored in connection with a business enterprise lawfully situated and licensed for same. | 30 |

Notes/Means of Correction:

Two additions, front patio, roof over, fence, light fixtures, vinyl siding, a/c wall units done without permits. Abandon vehicle prohibited.

Must obtain permits from the Building Dept. for all work done. Must remove string of lights from neighbors fence. Must remove or repair/update abandon vehicle.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

MARTY 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).**

Property Assessment Values

| Year | Land | Building / Improvement | Just / Market Value | **Assessed / SOH Value** | **Tax** |
|---|---|---|---|---|---|
| 2020 | $1,876,680 | $217,900 | $2,094,580 | $2,094,580 | |
| 2019 | $1,876,680 | $217,900 | $2,094,580 | $1,974,760 | $43,924.42 |
| 2018 | $1,787,770 | $7,470 | $1,795,240 | $1,795,240 | $38,646.32 |

2020 Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $2,094,580 | $2,094,580 | $2,094,580 | $2,094,580 |
| **Portability** | 0 | 0 | 0 | 0 |
| **Assessed/SOH** | $2,094,580 | $2,094,580 | $2,094,580 | $2,094,580 |
| **Homestead** | 0 | 0 | 0 | 0 |
| **Add. Homestead** | 0 | 0 | 0 | 0 |
| **Wid/Vet/Dis** | 0 | 0 | 0 | 0 |
| **Senior** | 0 | 0 | 0 | 0 |
| **Exempt Type** | 0 | 0 | 0 | 0 |
| Taxable | $2,094,580 | $2,094,580 | $2,094,580 | $2,094,580 |

Sales History

| 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** |
| | | | **6299 / 977** |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

| Price | Factor | **Type** |
|---|---|---|
| $5.25 | 355,645 | SF |
| $0.10 | 95,400 | SF |
| | | |
| | | |
| **Adj. Bldg. S.F.** (Card, Sketch) | | 550 |
| **Eff./Act. Year Built: 1973/1972** | | |

**Special Assessments**

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

# Town of Pembroke Park Violation Notice

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

Name Carlos Gonzalez
Site Address 107 Lori Lane
Permit # _____

Date 1/30/20
Case # 4793
Sub/Park Lakeshore M.H.P.

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☐ Violation of Town Ordinance # 5-105
- ☐ NFPA # _____ 13-2
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

(2) Addition, front patio, roof over, fence, light fixtures, vinyl siding & a/c wall units done without permits
Abandon vehicle prohibited.

Corrective Action(s)

Must obtain permits from the Building Dept for all work done. Must remove string of lights from neighbors fence
Must remove abandon vehicle.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☒ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

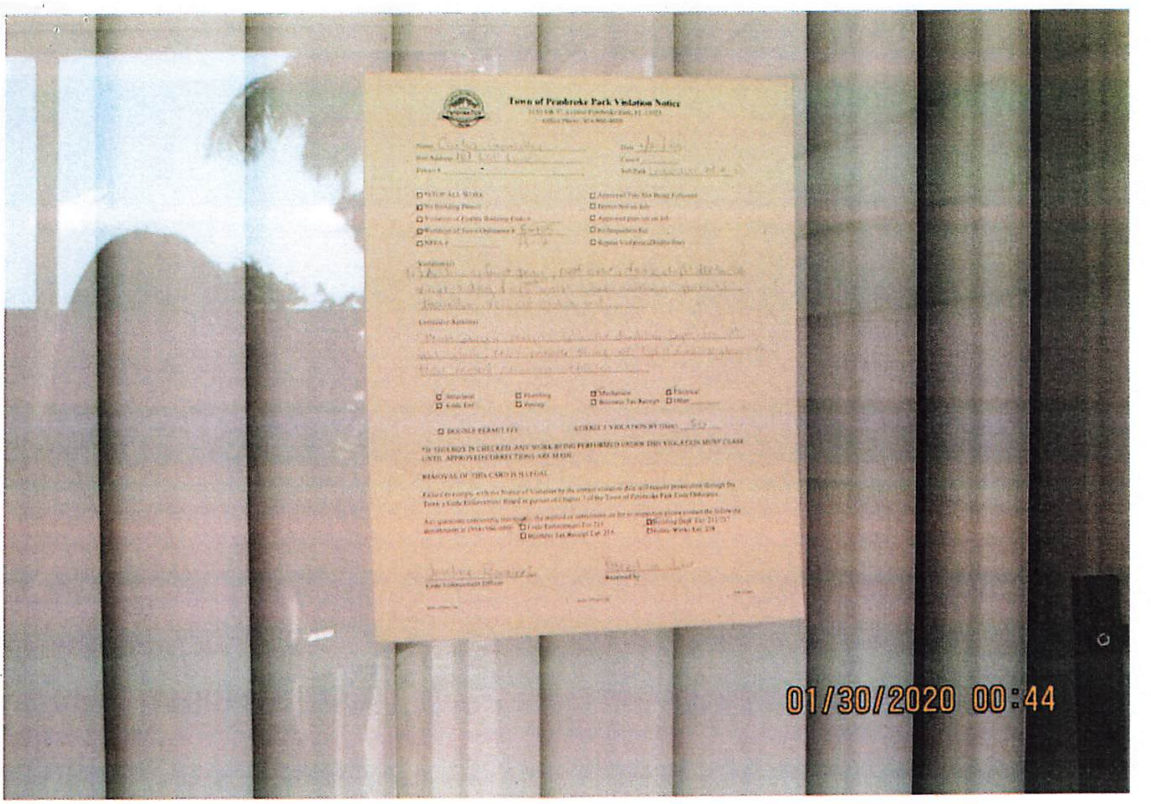
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy  Yellow: Officer's Copy  Pink: Violator


Town of Pembroke Park Violation Notice
01/30/2020 00:44

01/30/2020 00:21

01/30/2020 00:21

107
01/30/2020 00:22

01/30/2020 00:22

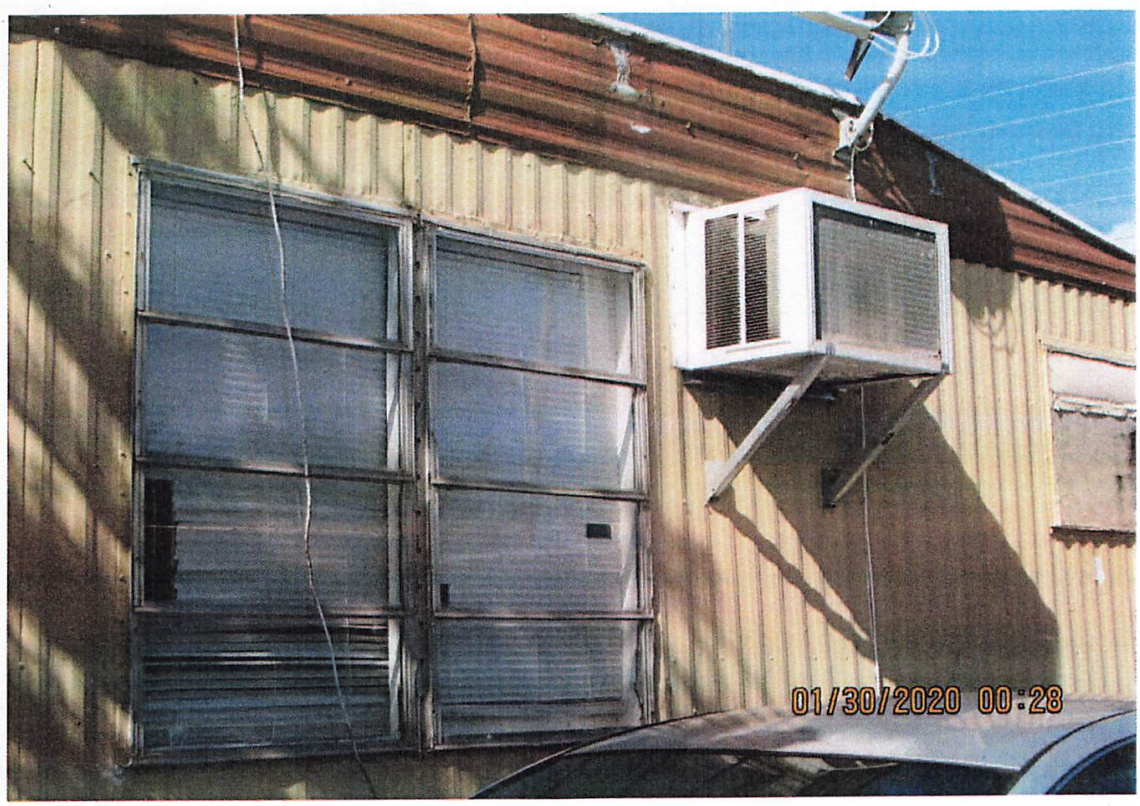
01/30/2020 00:22

01/30/2020 00:22

01/30/2020 00:22

01/30/2020 00:28

01/30/2020 00:28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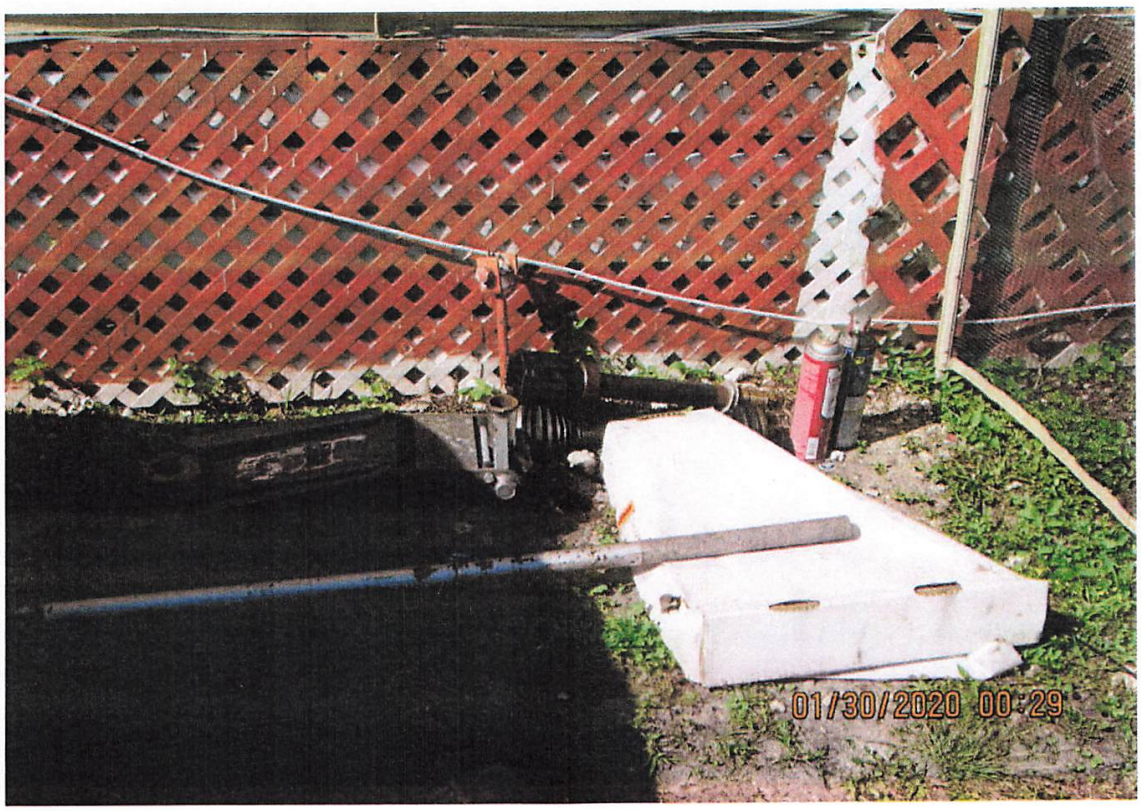
01/30/2020 00:29

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FLORIDA.COM
09-19
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SUNSHINE STATE
01/30/2020 00:29

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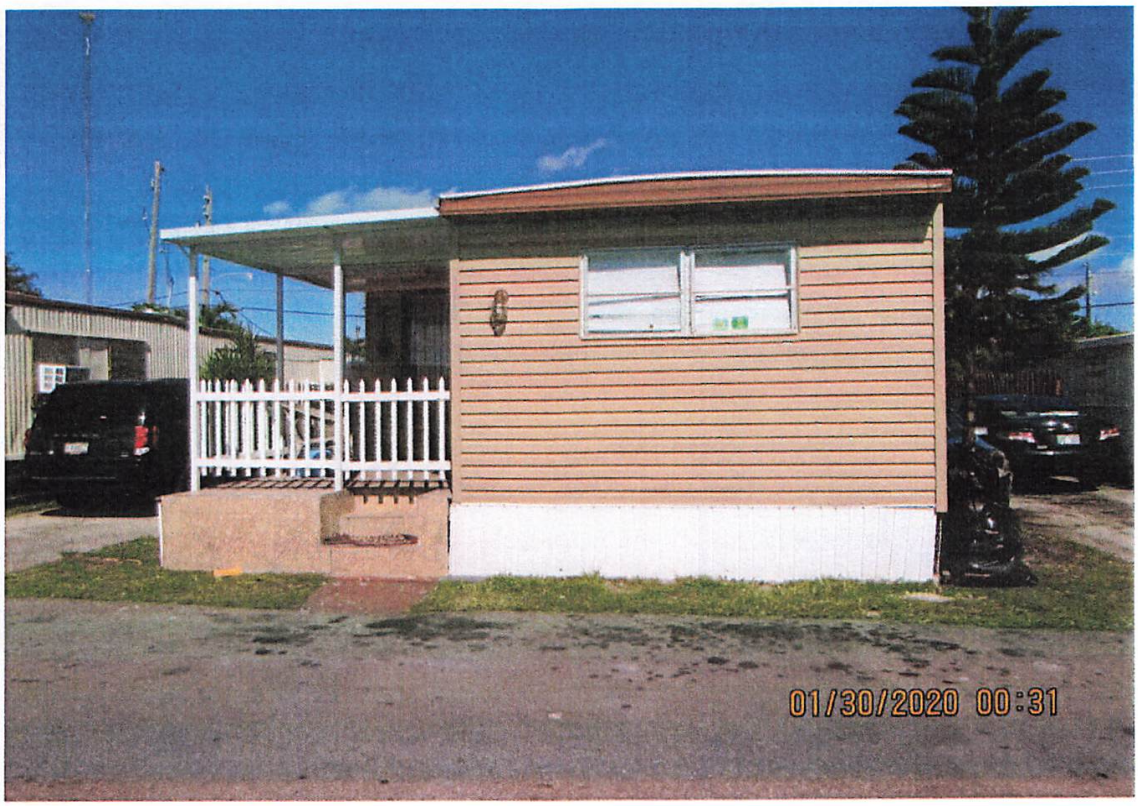
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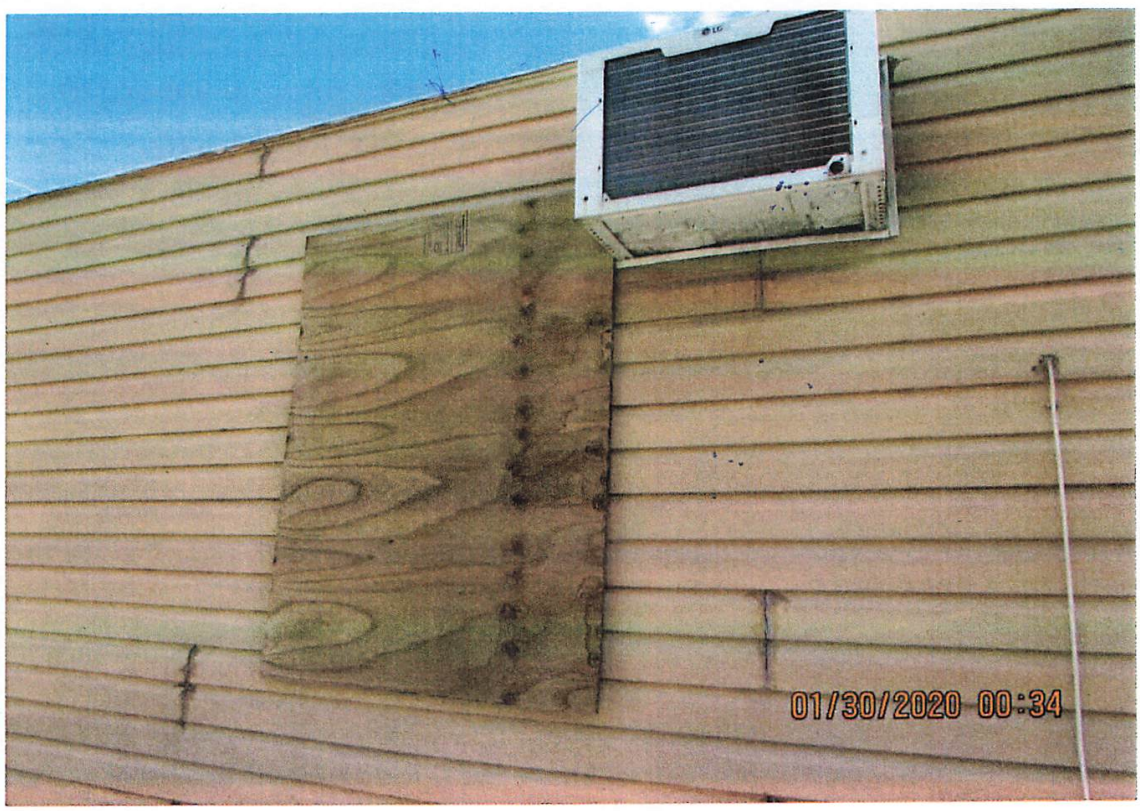
01/30/2020 00:34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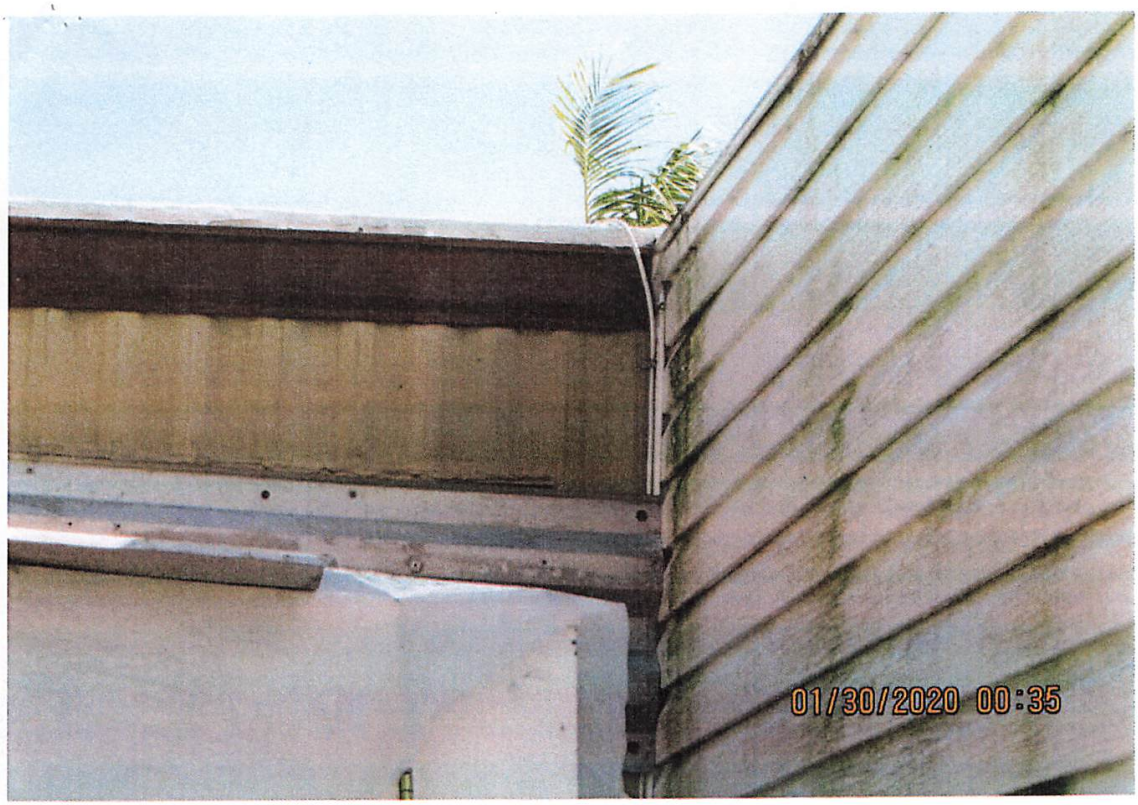
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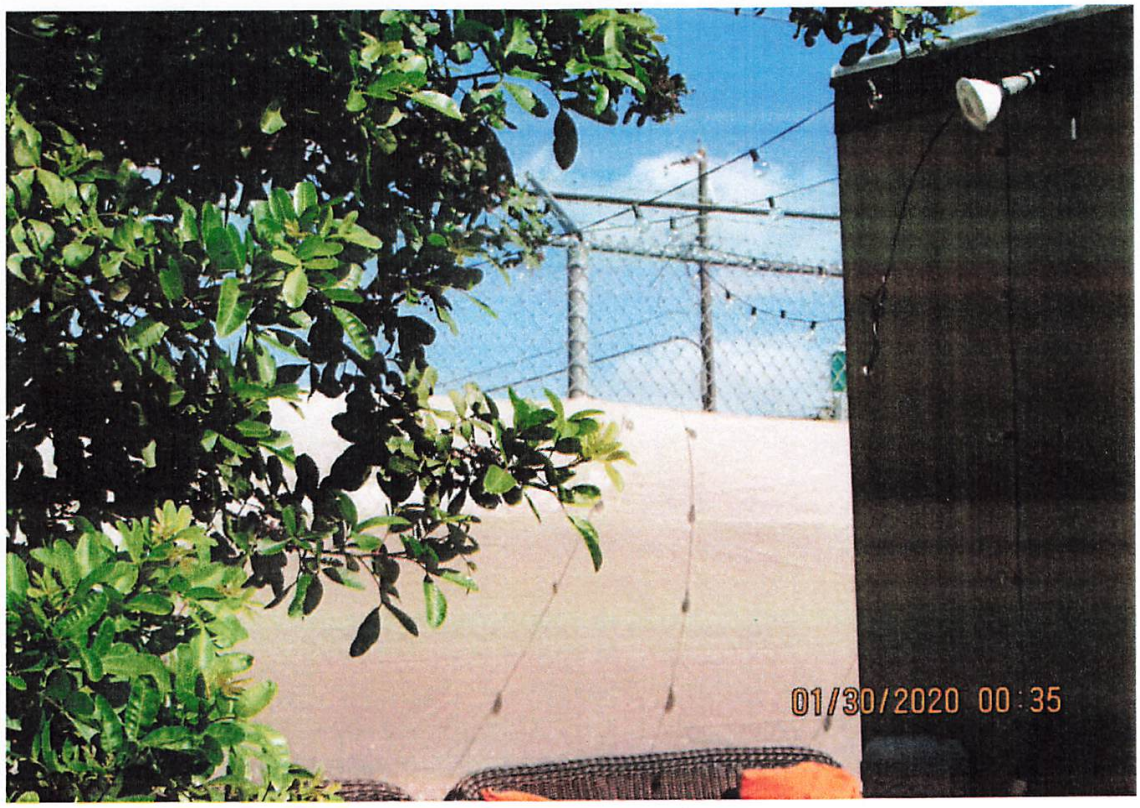
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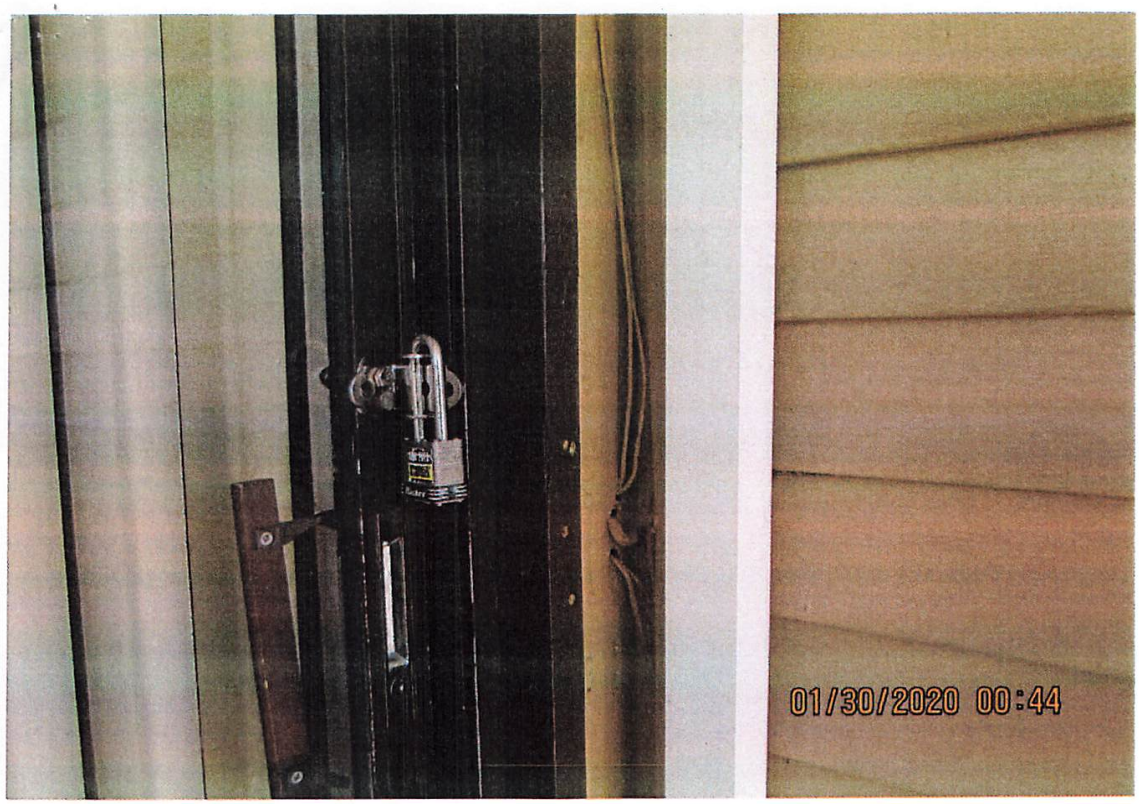

01/30/2020 00:44

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| Pembroke Crown III LLC | 2533 S Park Rd Pembroke Park, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

**Folio**

514229000058

**Legal Description**

**Case Status** Open **Case #** 5445 **Date Next Inspection** 5/3/2023

**Notes**
1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 11/18/2020 | | Notice of Violation | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/21/2022 | 7/20/2022 | Final Order | Certified Mail<br>Hand |
| 5/3/2023 | 5/17/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 5/3/2023 | | Affidavit of Non-Compliance | 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: 5/3/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-177. - Initial certificate of use. | The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98) | Not in Compliance - Reinspection Date: 5/3/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58) | Not in Compliance - Reinspection Date: 5/3/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-28. - Display. | Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14) | Not in Compliance - Reinspection Date: 5/3/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $52,000.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$52,100.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$52,100.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 16, 2023
INVOICE # 320
FOR:

Case # 5445
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

**Bill To:**
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.15-17; 15-177; 15-24 and 15-28.**<br><br>**Final Order 07/20/2022** | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 210 | Day(s) of Per Diem from (10/19/2022-05/17/2023) | $ 250.00 | $ 52,500.00 |
| | | **Balance** | $ 52,600.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5445

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:50 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

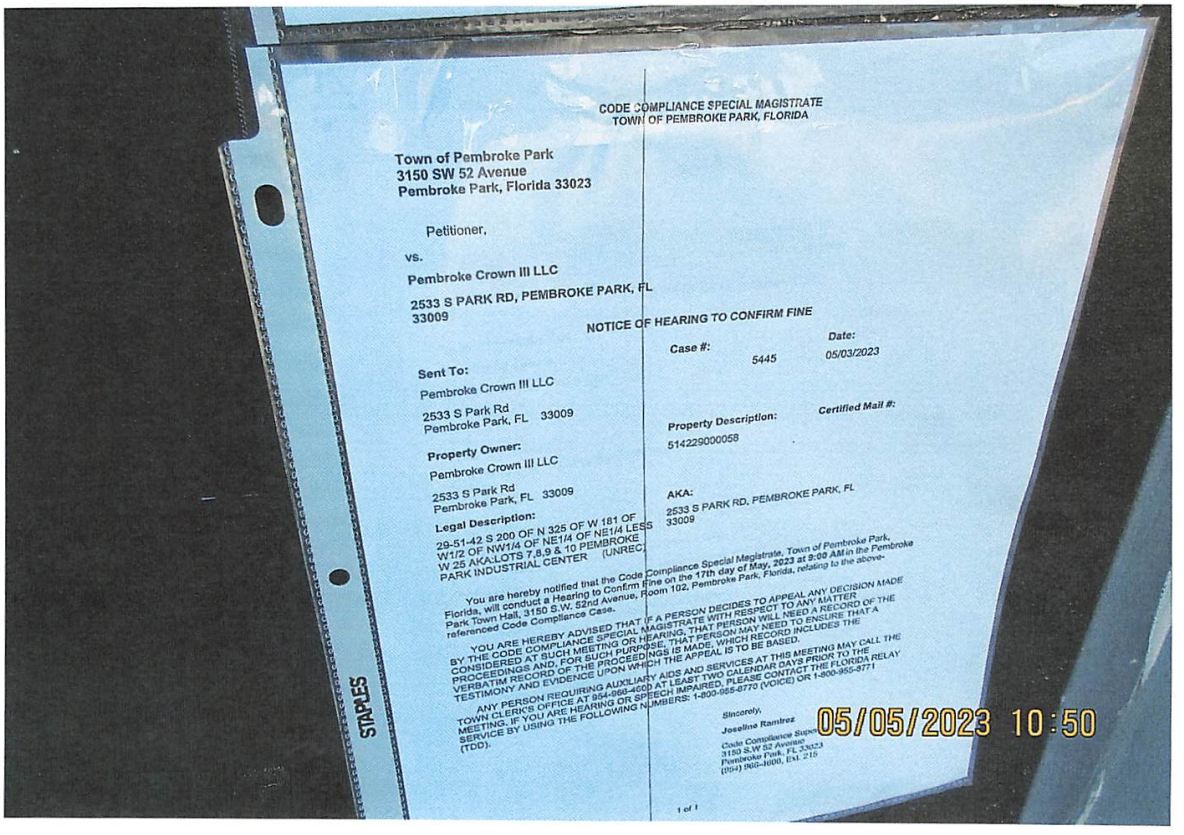
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of MAY, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

2533
05/05/2023 10:51


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
Pembroke Crown III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Case #: 5445
Date: 05/03/2023
Sent To:
Pembroke Crown III LLC
2533 S Park Rd
Pembroke Park, FL 33009
Property Description:
514229000058
Certified Mail #:
Property Owner:
Pembroke Crown III LLC
2533 S Park Rd
Pembroke Park, FL 33009
AKA:
2533 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA-LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 17th day of May, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
STAPLES
05/05/2023 10:50

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

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

Petitioner,

vs.

**Pembroke Crown III LLC**

**2533 S PARK RD, PEMBROKE PARK, FL 33009**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| Pembroke Crown III LLC<br>2533 S Park Rd<br>Pembroke Park, FL 33009 | 5445 | 05/03/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| Pembroke Crown III LLC<br>2533 S Park Rd<br>Pembroke Park, FL 33009 | 514229000058 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

# AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

Pembroke Crown III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

**Case #:**
5445

On 5/3/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | Pembroke Crown III LLC |
| **Address:** | 2533 S Park Rd Pembroke Park, FL 33009 |
| **Folio:** | 514229000058 |
| **Site Address:** | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |
| **Legal Description:** | 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) |

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
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| LICENSES AND BUSINESS REGULATIONS | Sec. 15-28. - Display. | Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14) | Not in Compliance - Reinspection Date: 5/3/2023 |

Notes/Means of Correction:

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations. Business has continued to operate without a BTR.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. In-complete.
3. Display Business License within unit. Call for re-inspection for when BTR is displayed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

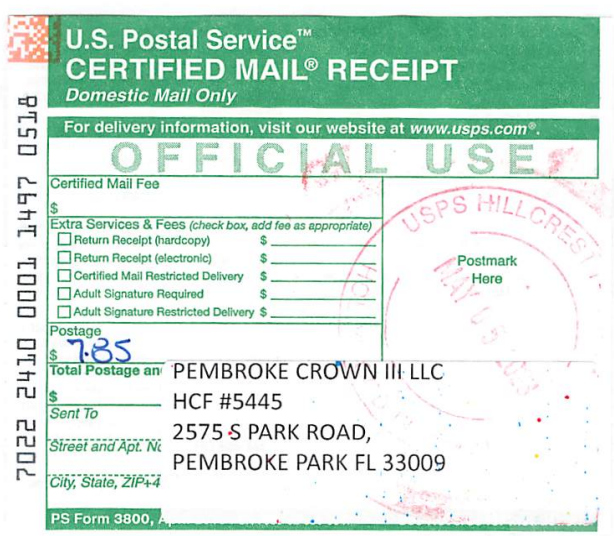
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/3/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN III LLC
HCF #5445

Street and Apt. No 2575 S PARK ROAD,

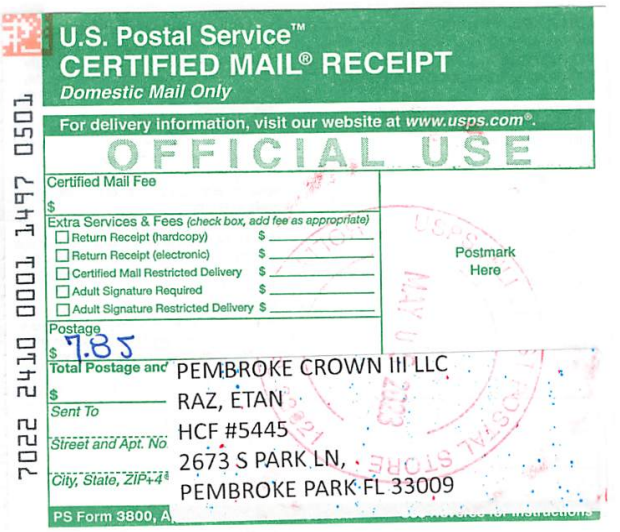
City, State, ZIP+4 PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

USPS HILLCREST

7022 2410 0001 1497 0518



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Sent To PEMBROKE CROWN III LLC
RAZ, ETAN

Street and Apt. No HCF #5445

City, State, ZIP+4 2673 S PARK LN,
PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

7022 2410 0001 1497 0501

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To PEMBROKE CROWN III LLC
HCF #5445

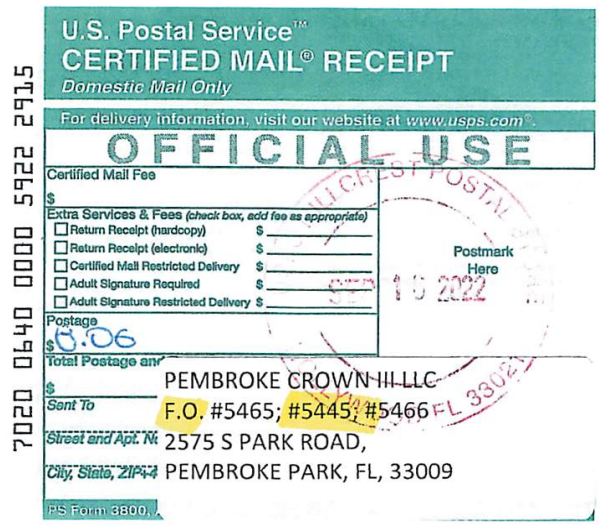
Street and Apt. No., 2533 S PARK RD,

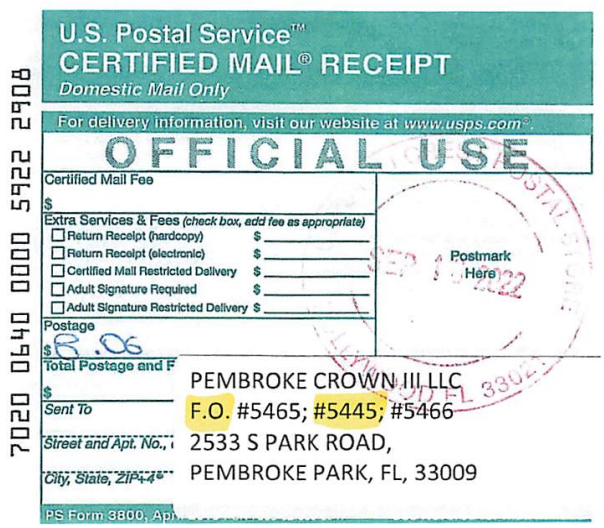
City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800, Apr

Postmark Here

7022 2410 0001 1497 0532


7020 0640 0000 5922 2915
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$8.06
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
PS Form 3800,
Postmark Here
PEMBROKE CROWN III LLC
F.O. #5465; #5445; #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009


7020 0640 0000 5922 2908
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$8.06
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4
PS Form 3800, Apr
Postmark Here
PEMBROKE CROWN III LLC
F.O. #5465; #5445; #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

**SENDER: *COMPLETE THIS SECTION***

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
RAZ, ETAN
F.O #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

9590 9402 6921 1104 9860 96

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

7021 1970 0000 4565 6308

***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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage and Fees
$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No.,
RAZ, ETAN
F.O #5465, #5445, #5466

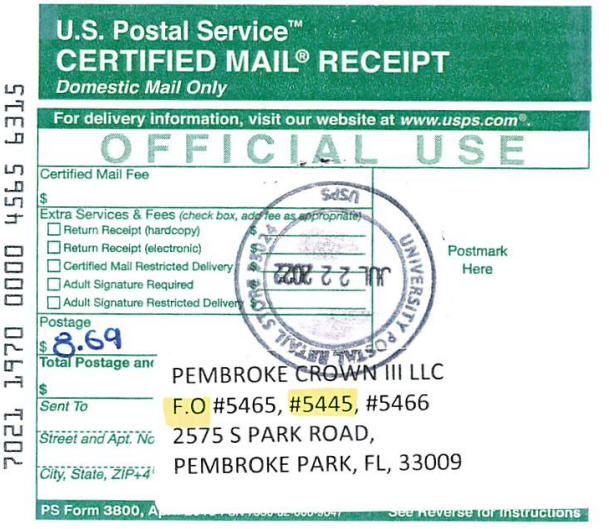
City, State, ZIP+4®
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, Ap

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6308



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 8.69

Total Postage and
$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No
F.O #5465, #5445, #5466
2575 S PARK ROAD,

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

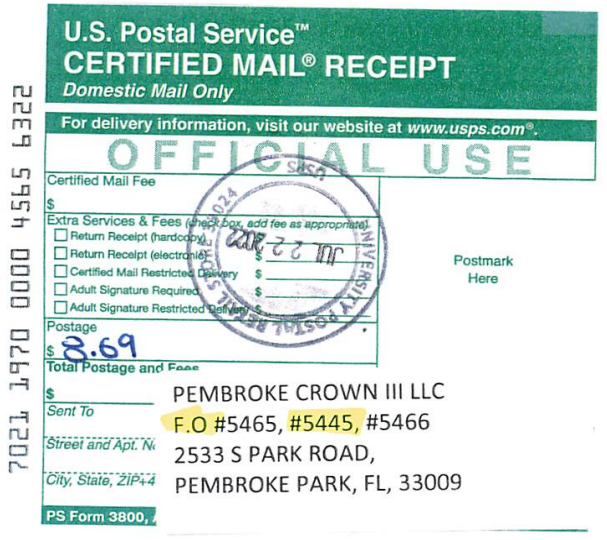
PS Form 3800, A

See Reverse for Instructions

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6315



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

Postage
$ 8.69

Total Postage and Fees
$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No
F.O #5465, #5445, #5466
2533 S PARK ROAD,

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

PS Form 3800,

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6322

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

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, ) Case No.: 5445

vs.

PEMBROKE CROWN III LLC
Respondent(s)

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2533 S PARK ROAD, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 15-17; 15-177; 15-24 and 15-28. 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) 15-17; 15-177; 15-24 and 15-28 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 July 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____
I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

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 |
|---|---|---|
| Pembroke Crown III LLC | 2533 S Park Rd Pembroke Park, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

Rec. 45 days
$ 250
$ 100

**Legal Description**

**Case Status** Open **Case #** 5445 **Date Next Inspection** 7/20/2022

**Notes**
1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

NO BTR as of 7/19/22

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 11/18/2020 | | Notice of Violation | Affidavit of Service/Posted to Property<br>Certified Mail Regular Mail 11/18/20 |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 7/7/22<br>Certified Mail 7/1/22 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | Not in Compliance - Reinspection Date: 7/20/2022 |
| 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: 7/20/2022 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58) | Not in Compliance - Reinspection Date: 7/20/2022 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-28. - Display. | Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14) | Not in Compliance - Reinspection Date: 7/20/2022 |

7021 1970 0000 4565 4977

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

Postage
$

Total Postage an
$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN

Street and Apt. N
N.O.H #5465, #5445, #5466
2673 S PARK LN,

City, State, ZIP+4
PEMBROKE PARK, FL, 33309

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

UNIVERSITY POSTAL RETAIL STORE 33024
JUL – 1 2022
USPS
Postmark Here

7021 1970 0000 4565 6827

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

Postage
$

Total Postage and
$

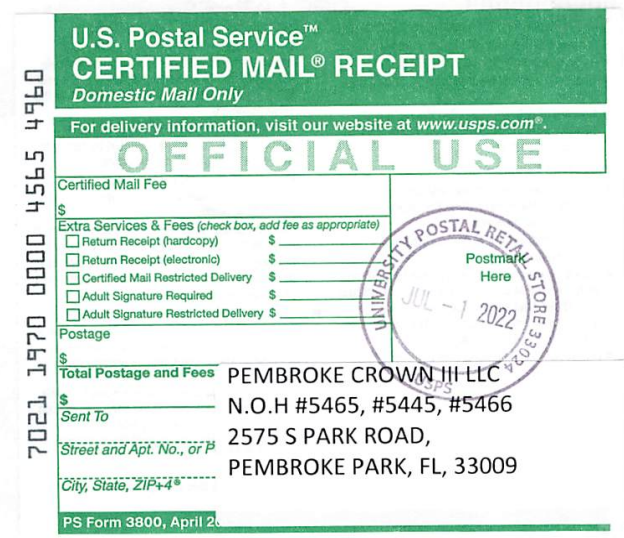
Sent To
PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466

Street and Apt. No
2533 S PARK ROAD,

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

PS Form 3800, A

UNIVERSITY POSTAL RETAIL STORE 33024
JUL – 1 2022
USPS
Postmark Here



7021 1970 0000 4565 4960

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

Postage
$

Total Postage and Fees
$

Sent To
PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466

Street and Apt. No., or P
2575 S PARK ROAD,

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

PS Form 3800, April 2

UNIVERSITY POSTAL RETAIL STORE 33024
JUL – 1 2022
USPS
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:

PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5445
2673 S PARK LN,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7759 59

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

7022 2410 0001 1497 0501

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)* RAZ E

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

Code Dept.
**OF PEMBROKE PARK**
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown III LLC/Blanco By Nature
2533 S Park Rd
Pembroke Park, FL 33009

5445

**Property Owner:**

Code Dept.
**OF PEMBROKE PARK**
AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV # 5445

Hasler FIRST-CLASS MAIL
11/18/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Pembroke Crown LLC
2673 S Park Lane
Pembroke Park, FL 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009 | ID # | 5142 29 00 0058 |
| Property Owner | PEMBROKE CROWN III LLC | Millage | 0613 |
| Mailing Address | 2673 S PARK LN PEMBROKE PARK FL 33309 | Use | 48-01 |
| Abbr Legal Description | 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | | |

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

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

**Property Assessment Values**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2022* | $218,400 | $1,576,800 | $1,795,200 | $1,795,200 | |
| 2021 | $218,400 | $1,459,460 | $1,677,860 | $1,677,860 | $36,081.71 |
| 2020 | $218,400 | $1,401,600 | $1,620,000 | $1,620,000 | $34,962.51 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/10/2019 | WD-D | $1,800,000 | 115807445 |
| 3/5/2007 | DRR-T | $100 | 43729 / 1475 |
| 8/29/2005 | DRR | $500,000 | 40514 / 1013 |
| 7/1/2005 | WD | $100 | 40142 / 427 |
| 5/24/2002 | QCD | $725,000 | 33200 / 1854 |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $7.00 | 31,200 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 20033 |
| Eff./Act. Year Built: 1969/1968 | | |

**Special Assessments**

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

# Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000019800 |
| **FEI/EIN Number** | N/A |
| **Date Filed** | 01/17/2019 |
| **Effective Date** | 01/18/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Mailing Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Registered Agent Name & Address**

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

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

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

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 03/19/2020 |
| 2021 | 01/11/2021 |
| 2022 | 01/27/2022 |

**Document Images**

| | |
|---|---|
| 01/27/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2019 -- Florida Limited Liability | View image in PDF format |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5445

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:14 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

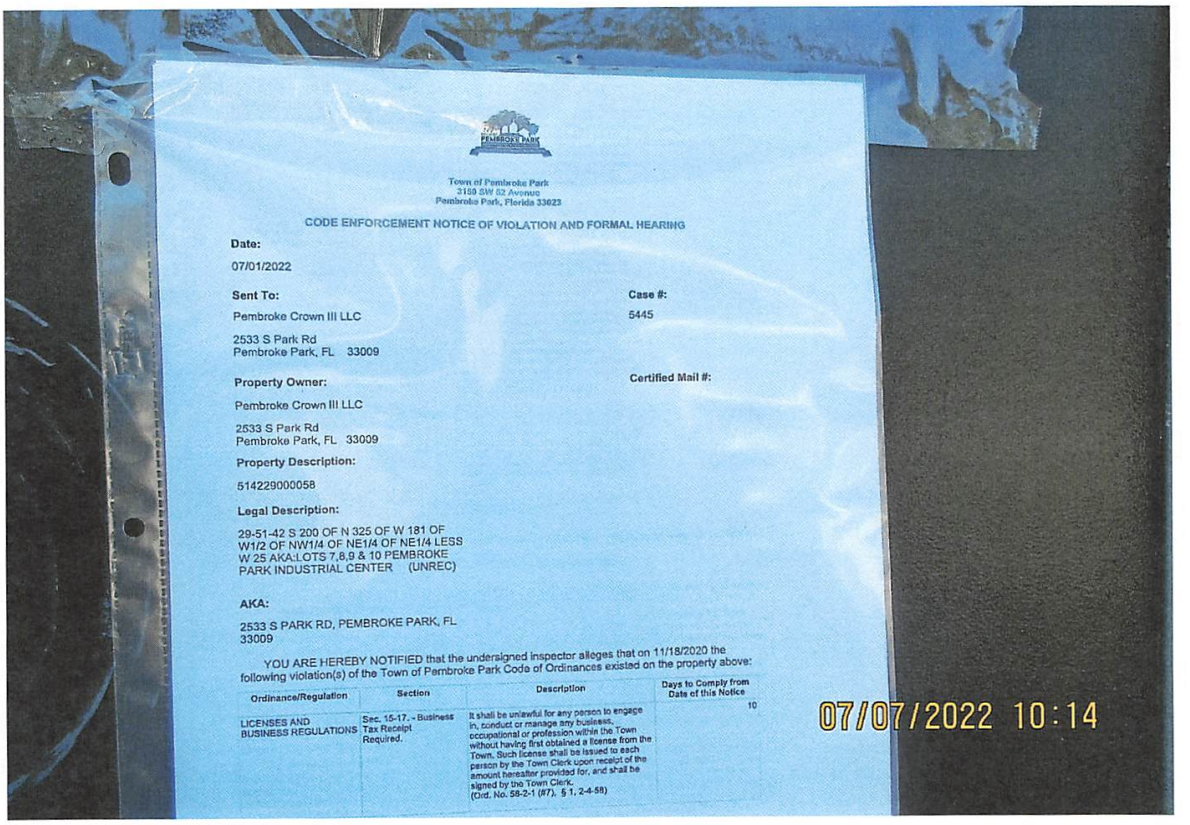
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 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:**

07/01/2022

**Sent To:**

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

**Case #:**

5445

**Property Owner:**

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

**Certified Mail #:**

**Property Description:**

514229000058

**Legal Description:**

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

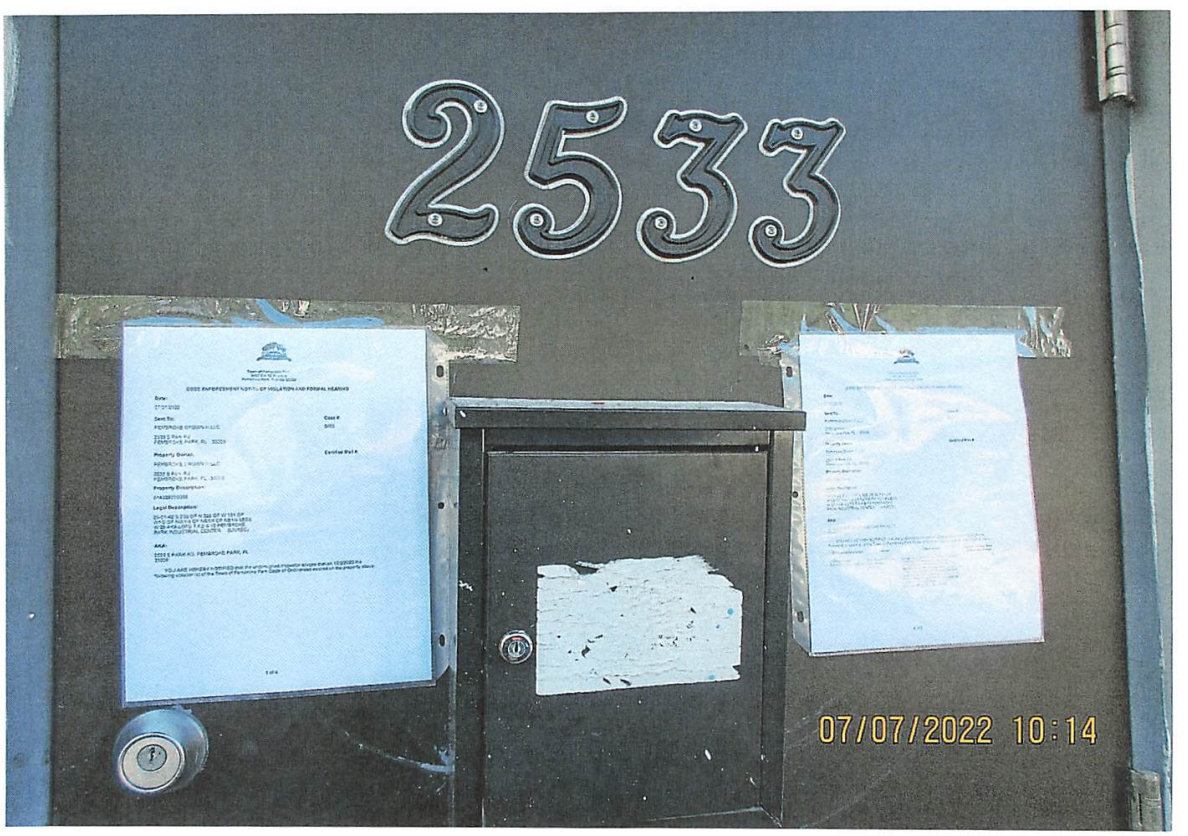
**AKA:**

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | 10 |

07/07/2022 10:14



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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

07/01/2022

**Sent To:**

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

**Case #:**

5445

**Property Owner:**

Pembroke Crown III LLC

2533 S Park Rd
Pembroke Park, FL 33009

**Certified Mail #:**

**Property Description:**

514229000058

**Legal Description:**

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/18/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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| | | | |
|---|---|---|---|
| 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.<br><br>(Ord. No. 98-7-1, § 3, 7-8-98) | 10 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.<br>(Ord. No. 58-2-1(#7), § 6, 2-4-58) | 10 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-28. - Display. | Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town.<br><br>(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14) | 10 |

1. Blanco by Nature, White by Mazouz Inc. Operating without a Business Tax Receipt. Stop all business operations.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

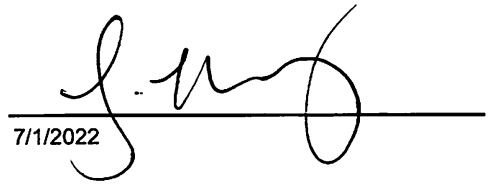
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

Town of Pembroke Park
Business Tax / Billing Division

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

**Customer Number** **133840**

# APPLICATION FORM

**Application Category:** Wholesale/Distributors **Application Date:** 11/20/2020

## *Business Owner Information ( Residential Usage )*

**Business Name:** WHITE BY MAZUOZ INC

**Business Owner/Corporation/Partnership:**

**Business Address:** 2533 S PARK RD

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

**Business Phone:** **Other Phone:** 9542618954 **Fax #:**

**E-Mail:** blancobynature@gmail.com **Contact Person's Name:** YEHUDA COHEN

## *Parcel Information*

**Folio Number:** 514229000064 **Legal Description:**

**Prior Use:** IMPORT/DIST - ELECTRONICS

**Current Use:** WHOLESALE/DIST - CLOTHING

## *Contact Information*

**Name:**

**Mailing Address:** 2533 S PARK RD

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

**Business Description:**

WHOLESALE - CLOTHING

**Limitations:**

(NO BTR - STILL IN PROCESS)

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| Pembroke Crown III LLC/Blanco By Nature<br>2533 S Park Rd<br>Pembroke Park, FL 33009 | 5445 | 11/18/2020 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| Pembroke Crown III LLC/Blanco By Nature<br>2533 S Park Rd<br>Pembroke Park, FL 33009 | 514229000058 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

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| | | | |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.<br>(Ord. No. 58-2-1(#7), § 6, 2-4-58) | 10 |

Notes/Means of Correction:

1. Stop all business operations.
2. Obtain a Business Tax Receipt License and inspections.

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

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

Joseline Ramirez
Code Enforcement Officer

2533
LANCO
BY NATURE
11/30/2020 13:59

EXIT
11/30/2020 14:01

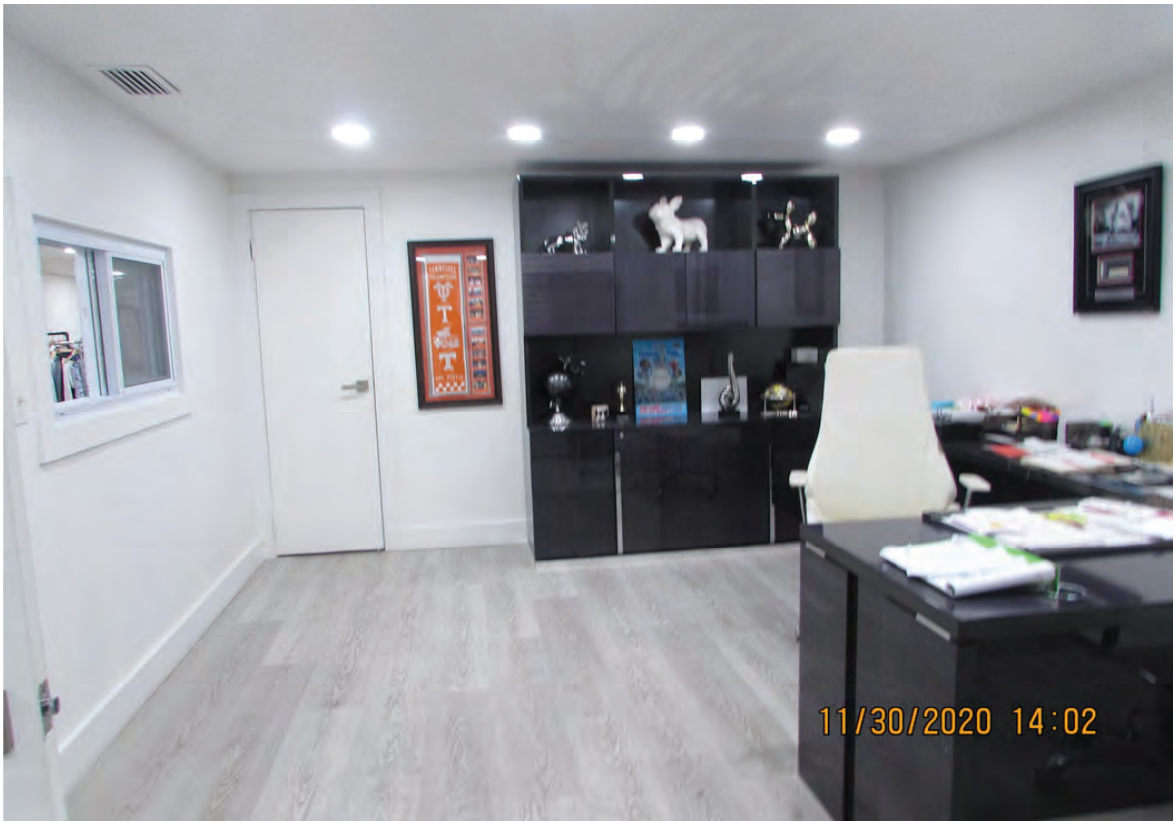
EXIT
11/30/2020 14:01

11/30/2020 14:01

11/30/2020 14:01

11/30/2020 14:01

STEELO
11/30/2020 14:01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EXIT
11/30/2020 14:02

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11/30/2020 14:02

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11/30/2020 14:03

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11/30/2020 14:03

11/30/2020 14:03

11/30/2020 14:03

WATCH
YOUR
STEP
11/30/2020 14:03

ENVY
11/30/2020 14:04

11/30/2020 14:04

11/30/2020 14:06

ENVY
11/30/2020 14:06

11/30/2020 14:06

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| PEMBROKE CROWN III LLC | 2533 S Park Rd PEMBROKE PARK, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

**Folio**

514229000058

**Legal Description**

**Case Status** Open **Case #** 5465 **Date Next Inspection** 5/17/2023

**Notes**

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/2/2020 | | Notice of Violation | Hand |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/21/2022 | 7/20/2022 | Final Order | Certified Mail<br>Hand |
| 5/4/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>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. | 5/4/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/17/2023 |
| 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: 5/17/2023 |
| 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: 5/17/2023 |
| 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... | 5/4/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $52,000.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$52,100.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$52,100.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 16, 2023
**INVOICE #** 320
**FOR:**

Case # 5465
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

**Bill To:**
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-103(a); 5-105; 5-2(a)(b) and 21-19**<br><br>**Final Order 07/20/2022** | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 210 | Day(s) of Per Diem from (10/19/2022-05/17/2023) | $ 250.00 | $ 52,500.00 |
| | | **Balance** | $ 52,600.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5465

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:50 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

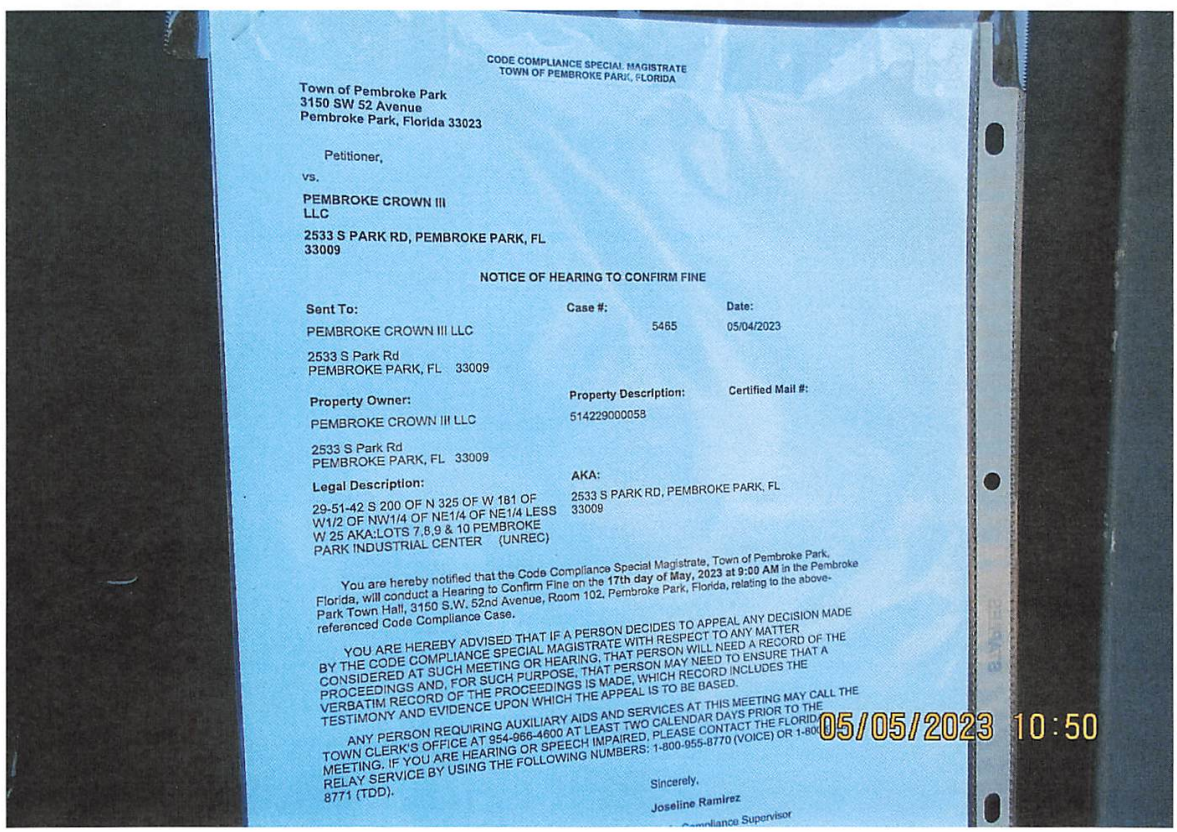
5/9/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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

NOTARY PUBLIC STATE OF FLORIDA
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE CROWN III LLC**

**2533 S PARK RD, PEMBROKE PARK, FL 33009**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5465 | 05/04/2023 |
| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
| PEMBROKE CROWN III LLC<br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |
| **Legal Description:** | **AKA:** | |
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 | |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

05/05/2023 10:50

Sincerely,

Joseline Ramirez
Compliance Supervisor

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

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

Petitioner,

vs.

**PEMBROKE CROWN III LLC**

**2533 S PARK RD, PEMBROKE PARK, FL 33009**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5465 | 05/04/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

**Case #:** 5465

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

**Owner Name:** PEMBROKE CROWN III LLC

**Address:** 2533 S Park Rd PEMBROKE PARK, FL 33009

**Folio:** 514229000058

**Site Address:** 2533 S PARK RD, PEMBROKE PARK, FL 33009

**Legal Description:** 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

| 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. | 5/4/2023 |

| | | | |
|---|---|---|---|
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| BUILDING AND BUILDING REGULATIONS | Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) | Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch... | Not in Compliance - Reinspection Date: 5/4/2023 |
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| 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... | 5/4/2023 |

Notes/Means of Correction:

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections. In-complete.
2. Built mezzanine without permits. Obtain after the fact permits and inspections. In-complete.
3. Altered electrical without permits. Obtain after the fact permits and inspections. In-complete.
4. Installed storage racks without permits. Obtain after the fact permits and inspections. In-complete.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections. In-complete.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy. Entire canopy was removed, provide demo permit.
7. Expose wire on exterior of Building. Cap correctly. Corrected.

Permit #2212196-0 Commercial Renovation - STRUCTURAL 2533 - 2575 S PARK RD Permit Issued - In-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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Postmark Here
Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN
Street and Apt. No.,
F.O #5465, #5445, #5466
City, State, ZIP+4®
2673 S PARK LN,
PEMBROKE PARK, FL, 33309
PS Form 3800,
7021 1970 0000 4565 6308

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F.O #5465, #5445, #5466
Street and Apt. No.
2575 S PARK ROAD,
City, State, ZIP+4
PEMBROKE PARK, FL, 33009
PS Form 3800,
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7021 1970 0000 4565 6322

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Adult Signature Restricted Delivery
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Postmark Here
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F.O. #5465; #5445; #5466
Street and Apt. No.,
2533 S PARK ROAD,
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009
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7020 0640 0000 5922 2908

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Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.09
Postmark Here
Sent To
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
Street and Apt. No.,
2533 S PARK RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33009
PS Form 3800,
7022 2410 0001 1497 5339

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F.O. #5465; #5445; #5466
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City, State, ZIP+4
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.09

Total Postage and F
$

Sent To
PEMBROKE CROWN III LLC
RAZ, ETAN

Street and Apt. No.,
HCF #5465, #5466, #5534
2673 S PARK LANE

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

PS Form 3800, Apr

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

Postage
$ 8.09

Total Postage and
$

Sent To
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534

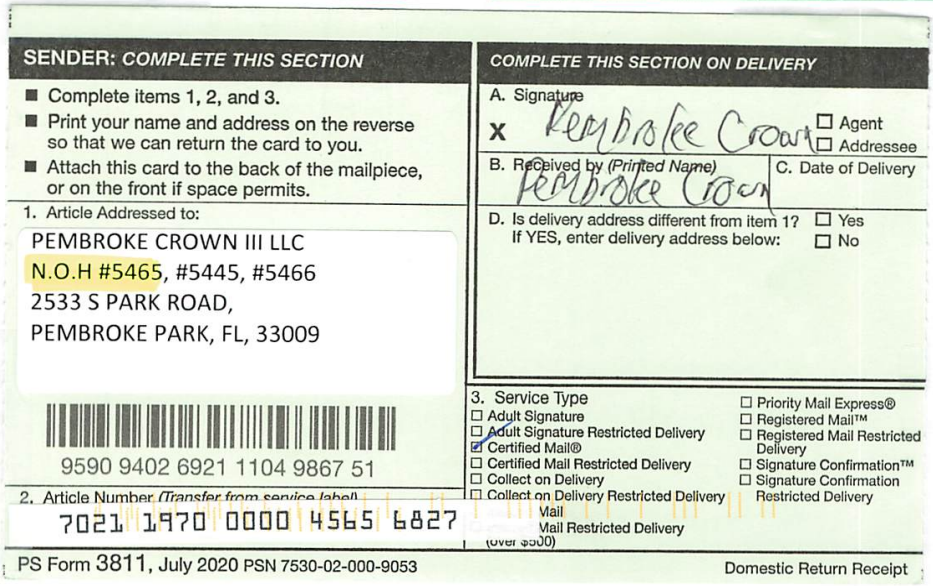
Street and Apt. No.
2575 S PARK RD,

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

PS Form 3800, April 2015

Postmark Here
USPS HILLCREST
MAY U 5 2023

7022 2410 0001 1497 5353



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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9867 51

2. Article Number (Transfer from service label)
7021 1970 0000 4565 6827

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X Pembroke Crown ☐ Agent ☐ Addressee

B. Received by (Printed Name) Pembroke Crown
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
(over $500)

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

Code Dept.

**OF PEMBROKE PARK**

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5466 ; # 5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.65⁰

ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

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Code Dept.

**OF PEMBROKE PARK**

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN III LLC
/Blanco by Nature

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

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PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7761 09

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

7022 2410 0001 1497 5322

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)* RAZ E

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

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

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
PEMBROKE CROWN III LLC
Respondent(s)

Case No.: 5465

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105; 5-2(a)(b) and 21-19. 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); 5-105; 5-2(a)(b) and 21-19 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $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 20th day of July 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

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 |
|---|---|---|
| PEMBROKE CROWN III LLC | 2533 S Park Rd PEMBROKE PARK, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

Rev. 45 days
$250.00
$100 admin

**Legal Description**

**Case Status** Open **Case #** 5465 **Date Next Inspection** 7/20/2022

**Notes**

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/2/2020 | | Notice of Violation | Regular Mail 12/02/20 |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 7/7/22<br>Certified Mail 7/1/22 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
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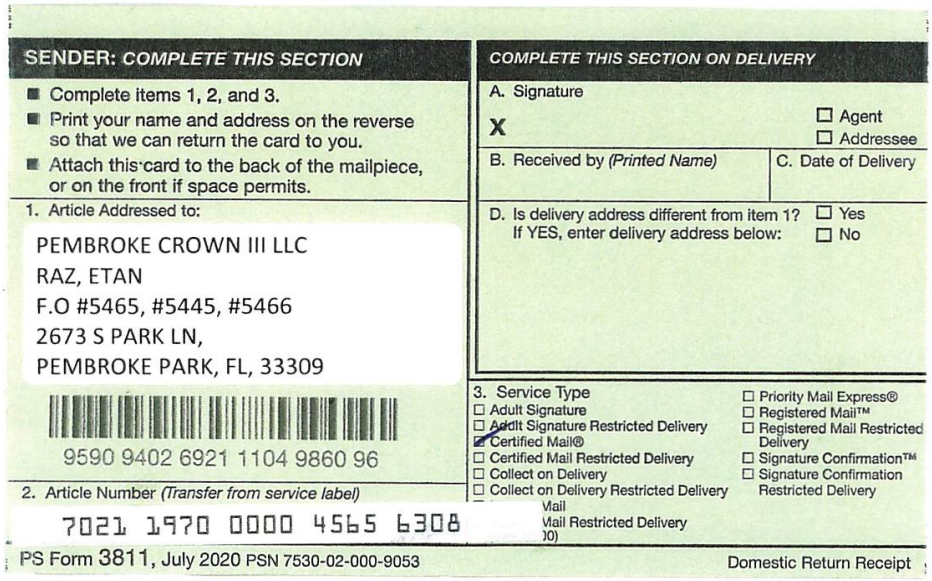

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PEMBROKE CROWN III LLC
RAZ, ETAN
F.O #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

9590 9402 6921 1104 9860 96

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

7021 1970 0000 4565 6308

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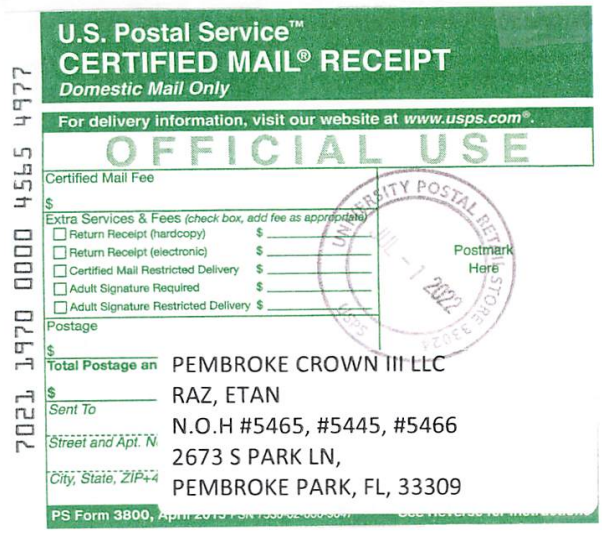
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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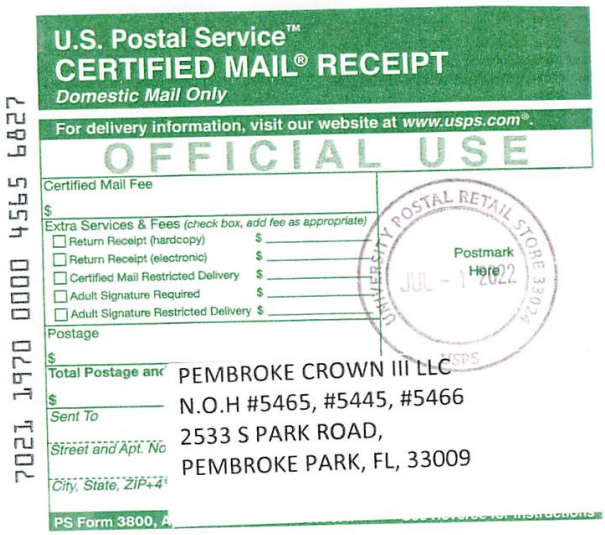
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April

7021 1970 0000 4565 4977



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
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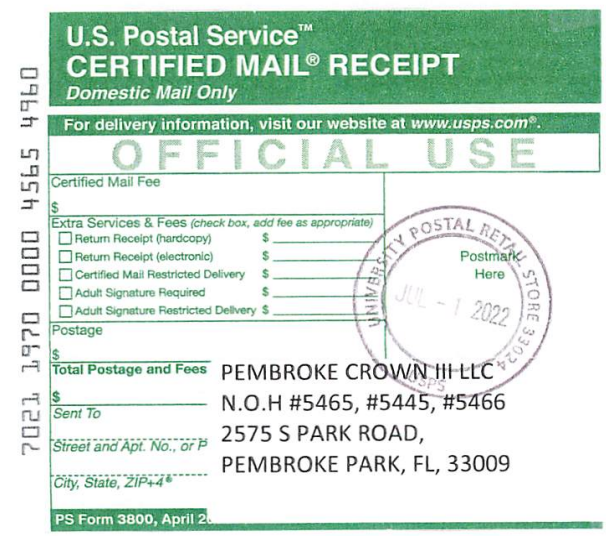
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 6827



U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Sent To
Street and Apt. No., or P
City, State, ZIP+4

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

7021 1970 0000 4565 4960

# Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000019800 |
| **FEI/EIN Number** | N/A |
| **Date Filed** | 01/17/2019 |
| **Effective Date** | 01/18/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Mailing Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Registered Agent Name & Address**

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

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

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

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 03/19/2020 |
| 2021 | 01/11/2021 |
| 2022 | 01/27/2022 |

**Document Images**

| | |
|---|---|
| 01/27/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2019 -- Florida Limited Liability | View image in PDF format |

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009 | ID # | 5142 29 00 0058 |
| Property Owner | PEMBROKE CROWN III LLC | Millage | 0613 |
| Mailing Address | 2673 S PARK LN PEMBROKE PARK FL 33309 | Use | 48-01 |

| | |
|---|---|
| Abbr Legal Description | 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) |

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

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

**Property Assessment Values**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2022* | $218,400 | $1,576,800 | $1,795,200 | $1,795,200 | |
| 2021 | $218,400 | $1,459,460 | $1,677,860 | $1,677,860 | $36,081.71 |
| 2020 | $218,400 | $1,401,600 | $1,620,000 | $1,620,000 | $34,962.51 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/10/2019 | WD-D | $1,800,000 | 115807445 |
| 3/5/2007 | DRR-T | $100 | 43729 / 1475 |
| 8/29/2005 | DRR | $500,000 | 40514 / 1013 |
| 7/1/2005 | WD | $100 | 40142 / 427 |
| 5/24/2002 | QCD | $725,000 | 33200 / 1854 |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $7.00 | 31,200 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 20033 |
| Eff./Act. Year Built: 1969/1968 | | |

**Special Assessments**

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

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| PEMBROKE CROWN III LLC | 2533 S Park Rd PEMBROKE PARK, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

**Legal Description**

**Case Status** Open **Case #** 5465 **Date Next Inspection** 7/20/2022

**Notes**

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/2/2020 | | Notice of Violation | Hand |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 7/1/22<br>Certified Mail 7/1/22 |

## 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: 7/20/2022 |
| 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: 7/20/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) | Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch... | Not in Compliance - Reinspection Date: 7/20/2022 |
| 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: 7/20/2022 |
| 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: 7/20/2022 |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5465

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:14 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

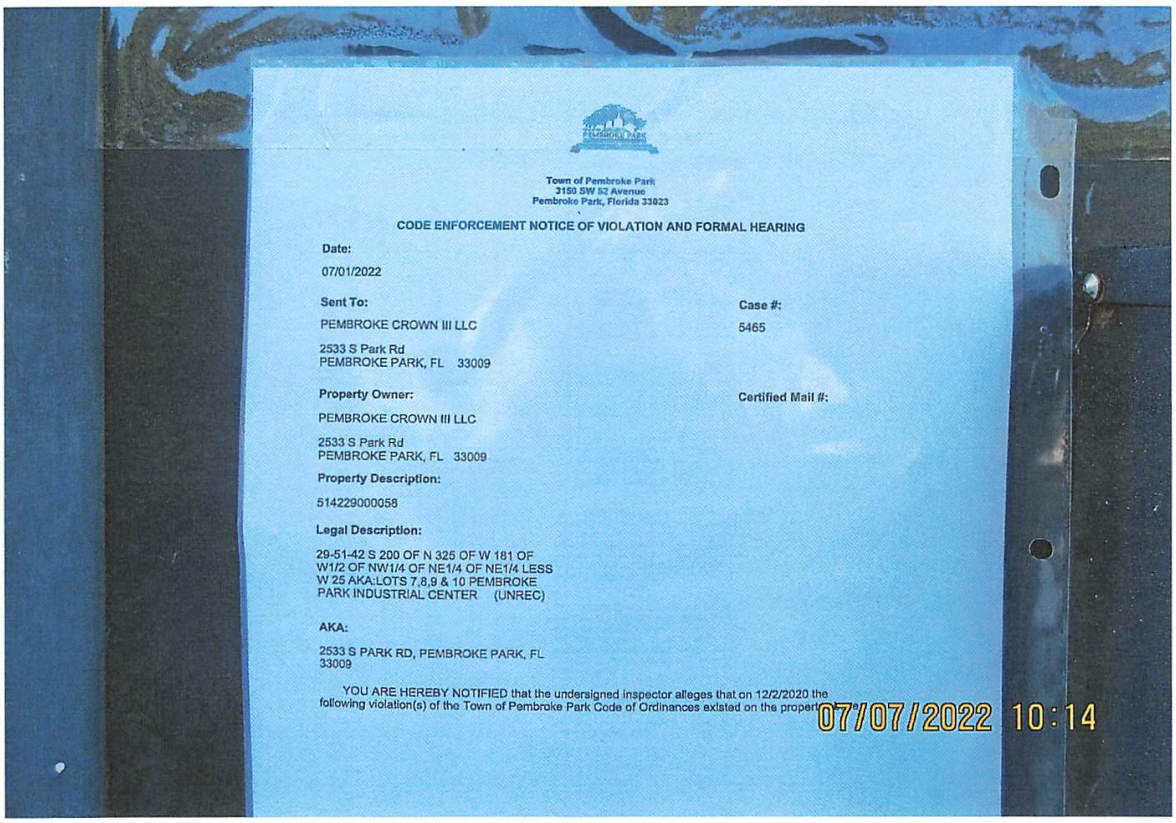
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 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:**
07/01/2022

**Sent To:**
PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

**Case #:**
5465

**Property Owner:**
PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

**Certified Mail #:**

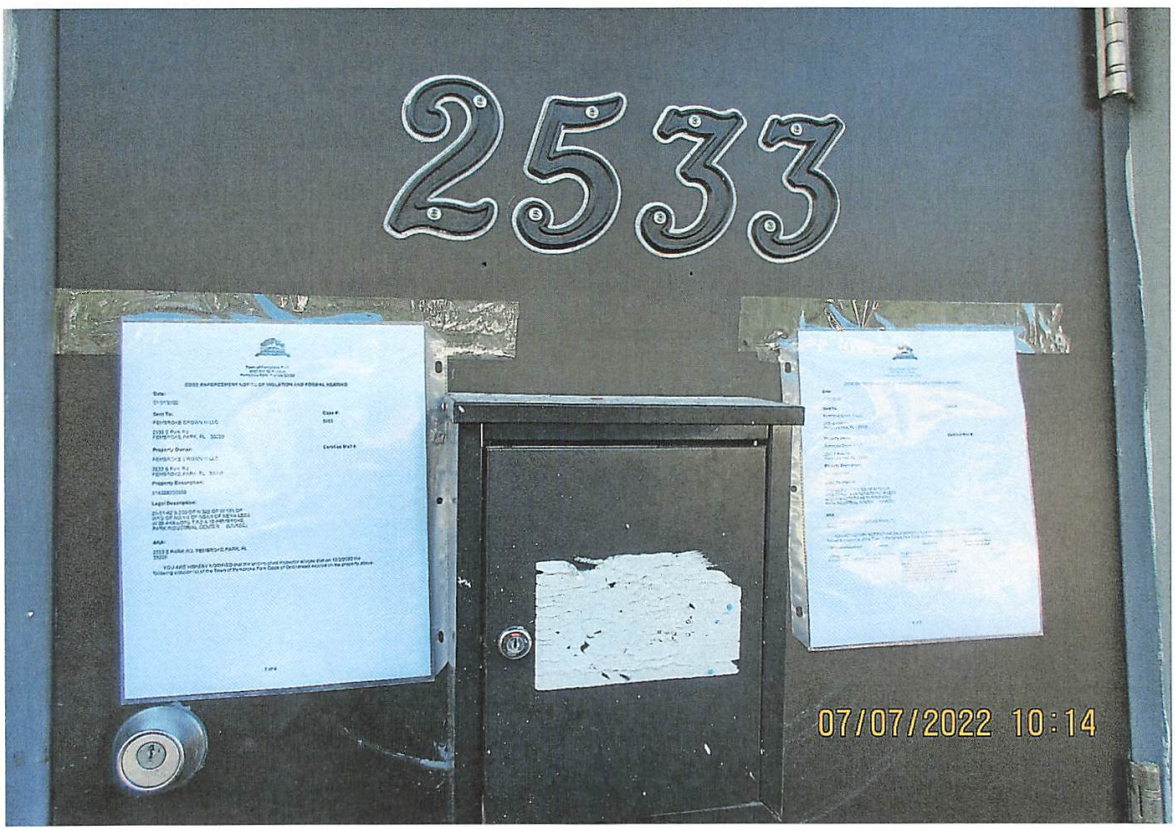
**Property Description:**
514229000058

**Legal Description:**
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**
2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property

07/07/2022 10:14



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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

07/01/2022

**Sent To:**

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

**Case #:**

5465

**Property Owner:**

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

**Certified Mail #:**

**Property Description:**

514229000058

**Legal Description:**

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 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. | 60 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>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.<br><br>(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)<br><br>Editor's note—<br><br>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.<br><br>Cross reference— Code enforcement, Ch. 7. | 60 |
| 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 60 |

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

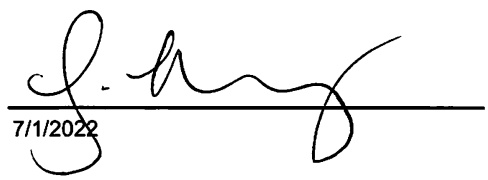
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>/Blanco by Nature<br><br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5465 | 12/02/2020 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>/Blanco by Nature<br><br>2533 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |

| Legal Description: | AKA: |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 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. | 60 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>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.<br><br>(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)<br><br>Editor's note—<br><br>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.<br><br>Cross reference— Code enforcement, Ch. 7. | 60 |

| | | | |
|---|---|---|---|
| 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 60 |

Notes/Means of Correction:

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
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.

Joseline Ramirez
Code Enforcement Officer

Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2575 S Park Rd

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

2533
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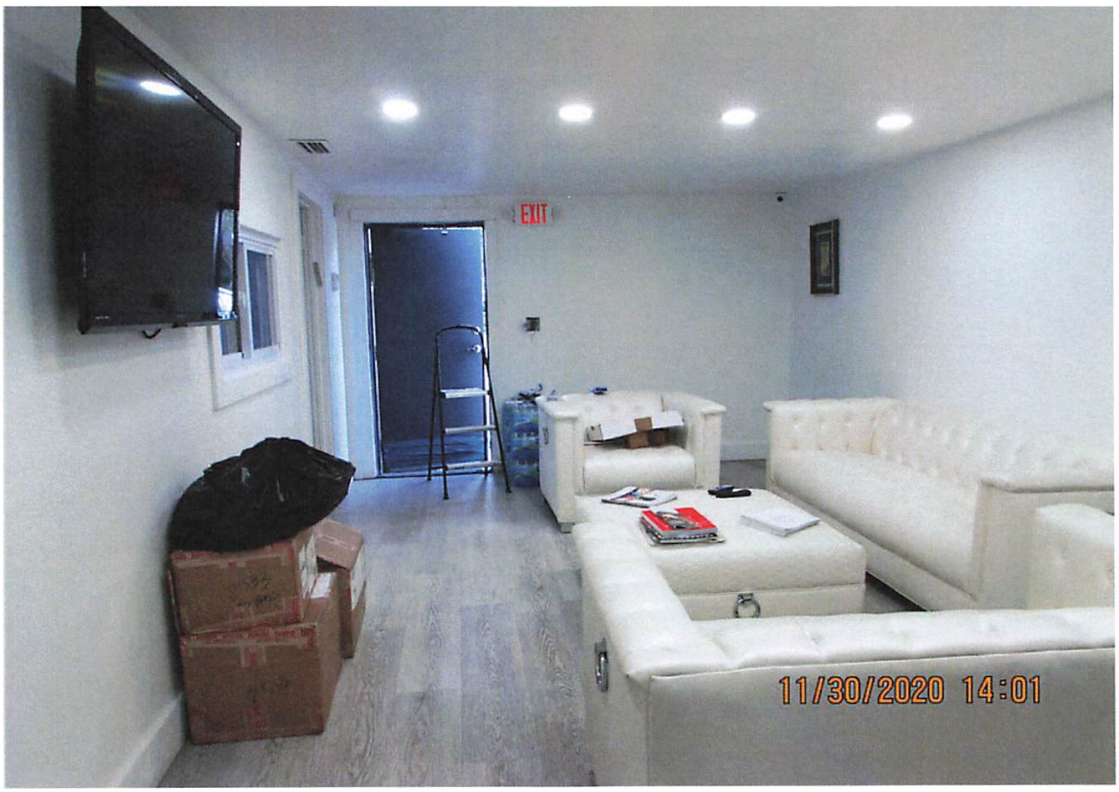
11/30/2020 13:59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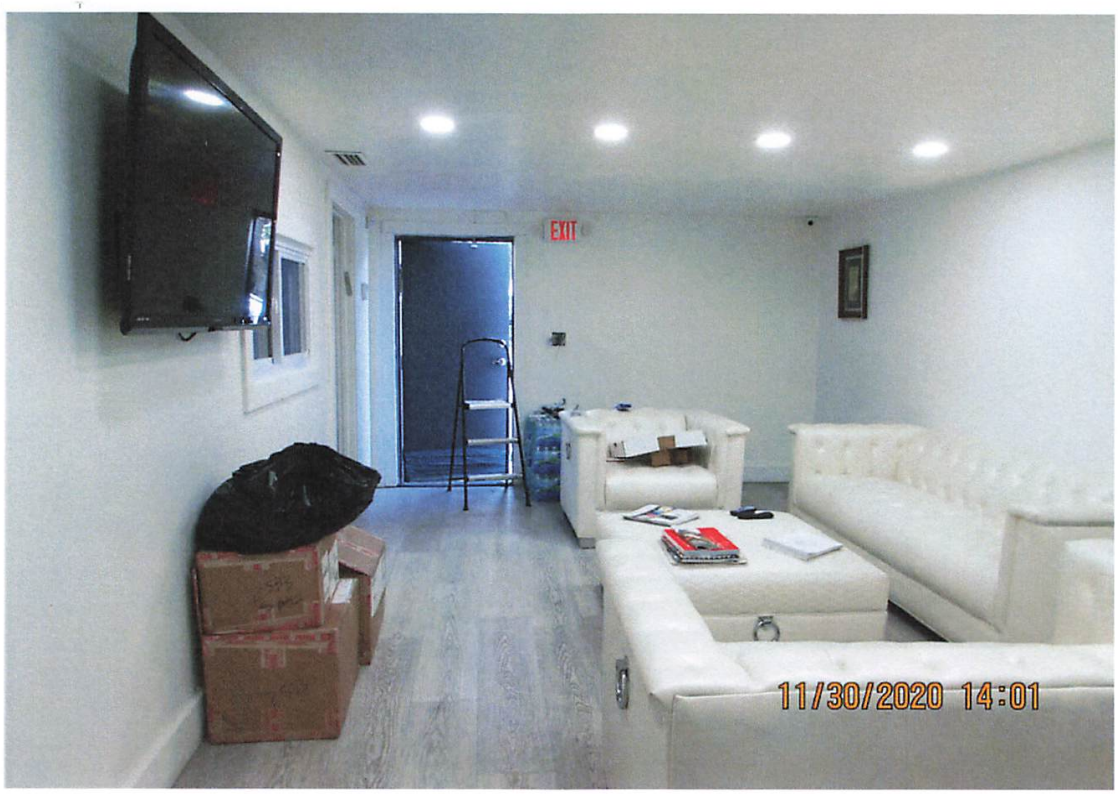
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WATCH
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FOR 32" - 80" TELEVISIONS
11/30/2020 14:10

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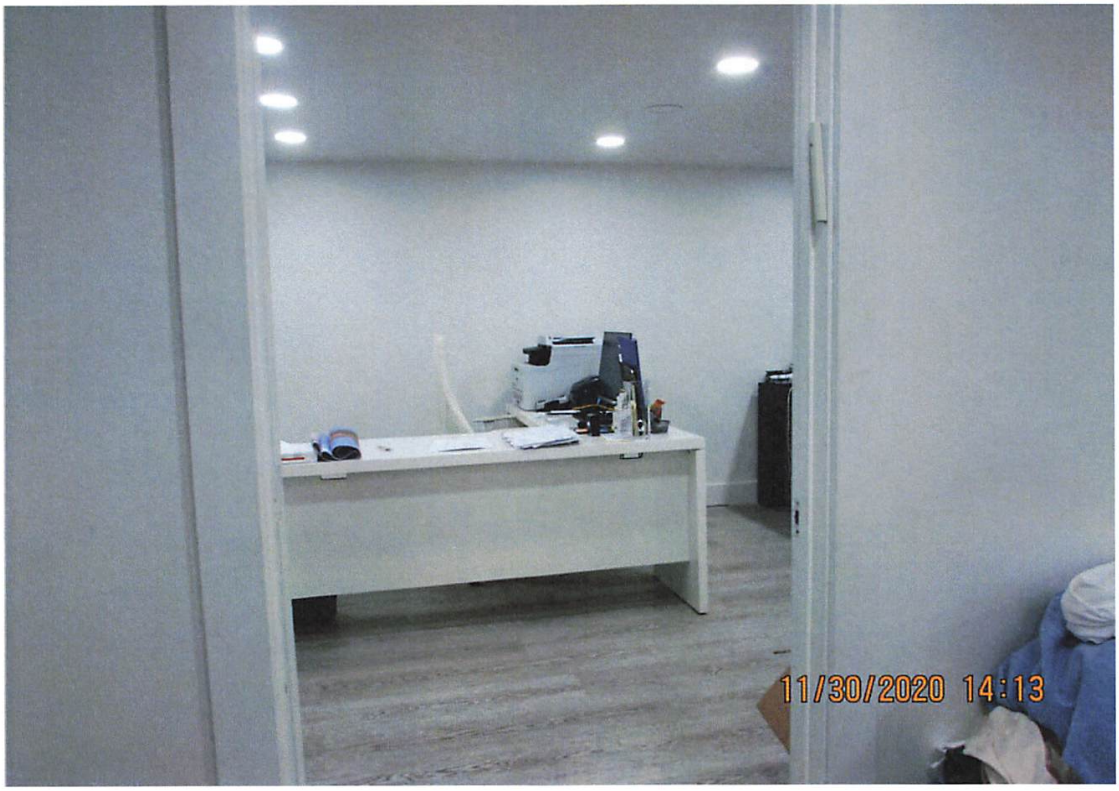
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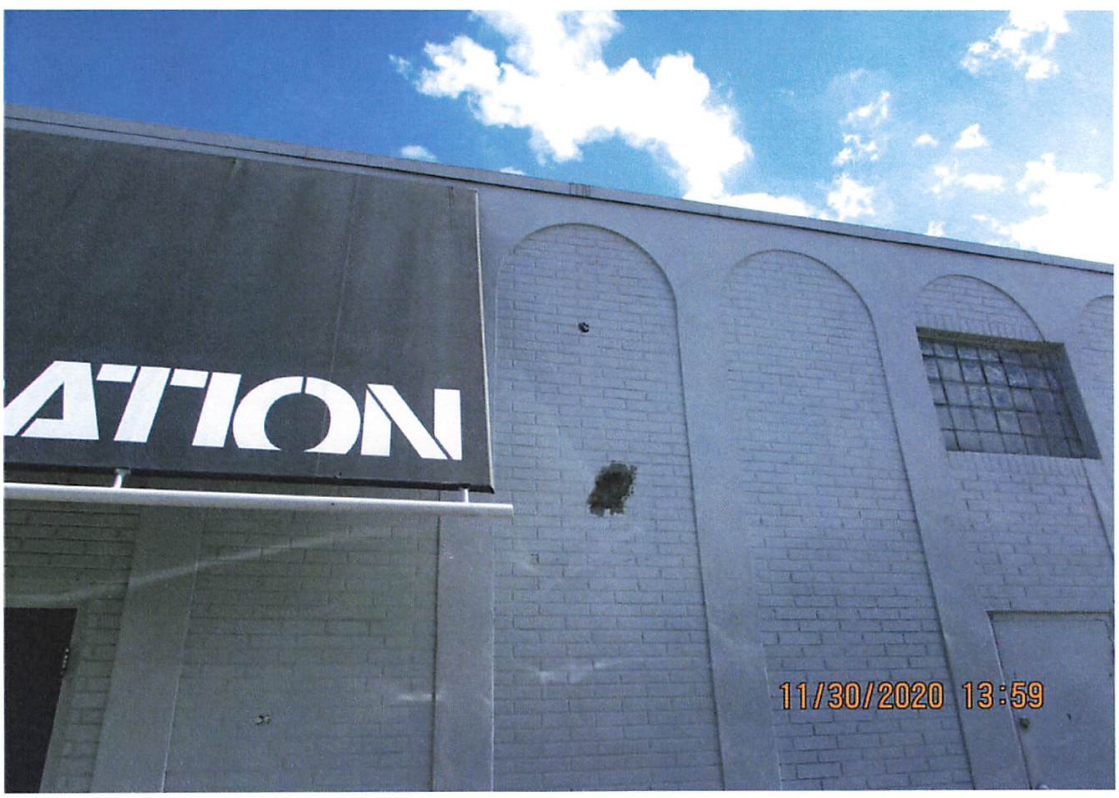
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Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

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Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

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Google Maps 2565 Park Ln

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Street View

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Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2575 S Park Rd

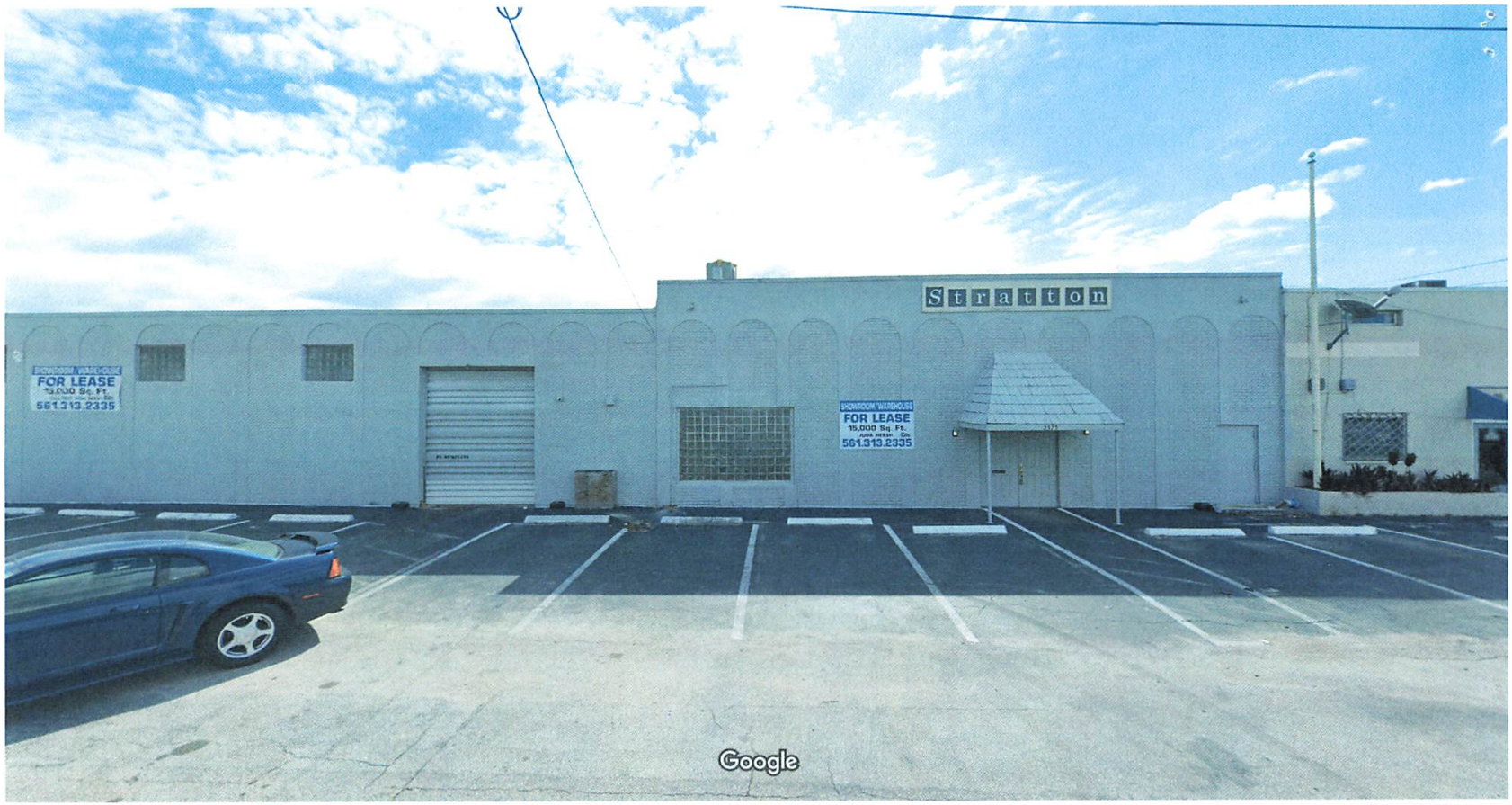



Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Town of Pembroke Park
Business Tax / Billing Division

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

**Customer Number** **133840**

# APPLICATION FORM

**Application Category:** Wholesale/Distributors **Application Date:** 11/20/2020

## *Business Owner Information ( Residential Usage )*

**Business Name:** WHITE BY MAZUOZ INC

**Business Owner/Corporation/Partnership:**

**Business Address:** 2533 S PARK RD

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

**Business Phone:** **Other Phone:** 9542618954 **Fax #:**

**E-Mail:** blancobynature@gmail.com **Contact Person's Name:** YEHUDA COHEN

## *Parcel Information*

**Folio Number:** 514229000064 **Legal Description:**

**Prior Use:** IMPORT/DIST - ELECTRONICS

**Current Use:** WHOLESALE/DIST - CLOTHING

## *Contact Information*

**Name:**

**Mailing Address:** 2533 S PARK RD

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

**Business Description:**

WHOLESALE - CLOTHING

**Limitations:**

(NO BTR - STILL IN PROCESS)

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| PEMBROKE CROWN III LLC | 2575 S Park Rd PEMBROKE PARK, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd |

**Folio**

514229000058

**Legal Description**

**Case Status** Open **Case #** 5466 **Date Next Inspection** 5/17/2023

**Notes**

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

No permit or BTR as of 07/01/2022.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/2/2020 | | Notice of Violation | Regular Mail |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/21/2022 | 7/20/2022 | Final Order | Affidavit of Service/Posted to Property<br>Certified Mail |
| 5/4/2023 | | Affidavit of Non-Compliance | Hand |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>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. | 5/4/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/17/2023 |
| 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: 5/17/2023 |
| 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: 5/17/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | Not in Compliance - Reinspection Date: 5/17/2023 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58) | |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $52,000.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$52,100.00** |

## Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$52,100.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 12, 2023
INVOICE # 320
FOR:

Case # 5466
PEMBROKE CROWN III LLC
2575 S PARK RD,
PEMBROKE PARK, FL 33009

**Bill To:**
PEMBROKE CROWN III LLC
2575 S PARK RD,
PEMBROKE PARK, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-103(a); 5-105; 5-2(a)(b); 5-17 and 15-24.**<br><br>**Final Order 07/20/2022** | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 210 | Day(s) of Per Diem from (10/19/2022-05/17/2023) | $ 250.00 | $ 52,500.00 |
| | | **Balance** | $ 52,600.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5466

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2575 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:49 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

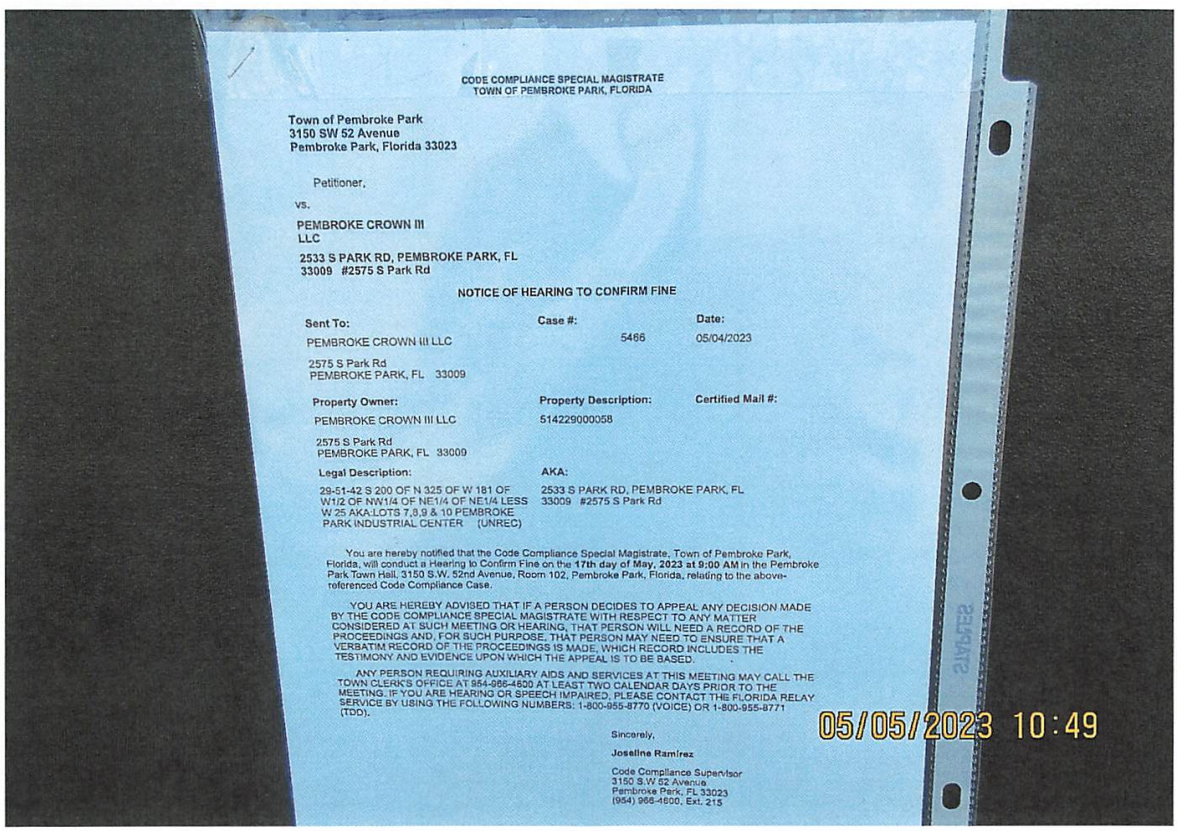
5/9/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by _____ as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

NOTICE OF HEARING TO CONFIRM FINE

| Sent To: | Case #: | Date: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5466 | 05/04/2023 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |

| Legal Description: | AKA: |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA-LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

05/05/2023 10:49

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

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

Petitioner,

vs.

**PEMBROKE CROWN III LLC**

**2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5466 | 05/04/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| PEMBROKE CROWN III LLC<br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd |

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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 CROWN III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

Respondent(s)

**Case #:**
5466

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | PEMBROKE CROWN III LLC |
| **Address:** | 2575 S Park Rd PEMBROKE PARK, FL 33009 |
| **Folio:** | 514229000058 |
| **Site Address:** | 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd |
| **Legal Description:** | 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) |

| 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. | 5/4/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/4/2023 |
| 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: 5/4/2023 |
| 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: 5/4/2023 |
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| | | | |
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Notes/Means of Correction:

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License. No BTR on file, call for re-inspection when BTR is displayed in unit.
2. Interior renovation done without permits. Obtain after the fact permits and inspections. In-complete, provide permit #.
3. Installed exterior cameras without permits. Verify electrical or wireless. In-complete, provide permit #.
4. PVC pipe is sticking out of exterior building. Remove and seal. In-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

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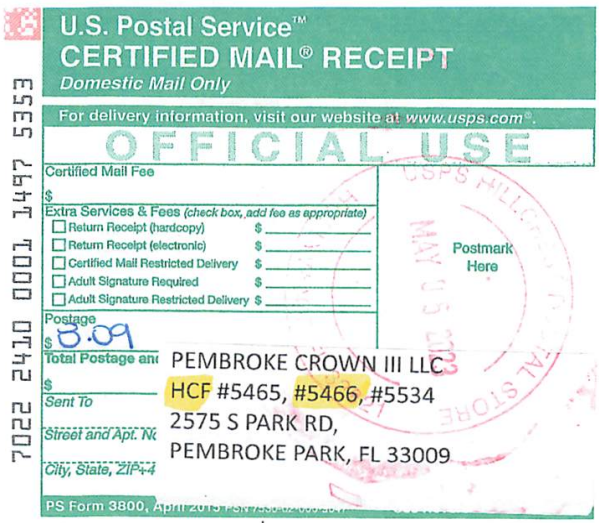
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
$8.09
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
Postmark Here
MAY 05
7022 2410 0001 1497 5339
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
2533 S PARK RD,
PEMBROKE PARK, FL 33009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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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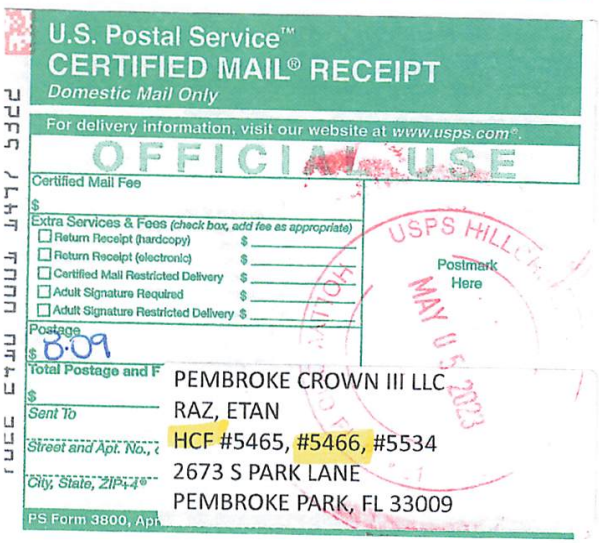
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4
PS Form 3800, April
Postmark Here
MAY 05
7022 2410 0001 1497 5353
PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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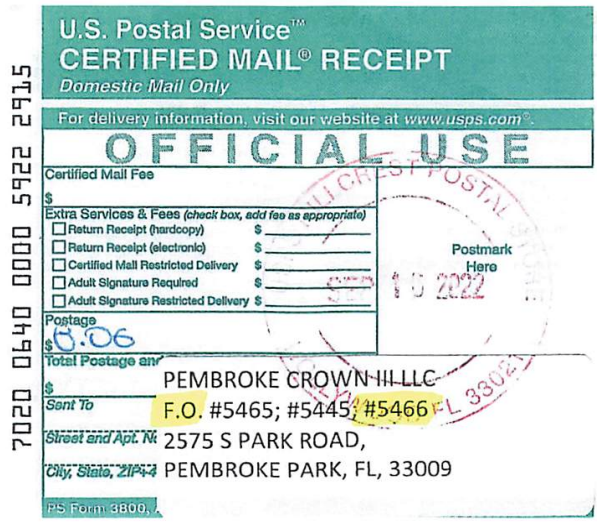
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Apr
Postmark Here
MAY 05 2023
7022 2410 0001 1497 5322
PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009



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OFFICIAL USE

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

Postage
$ 8.06

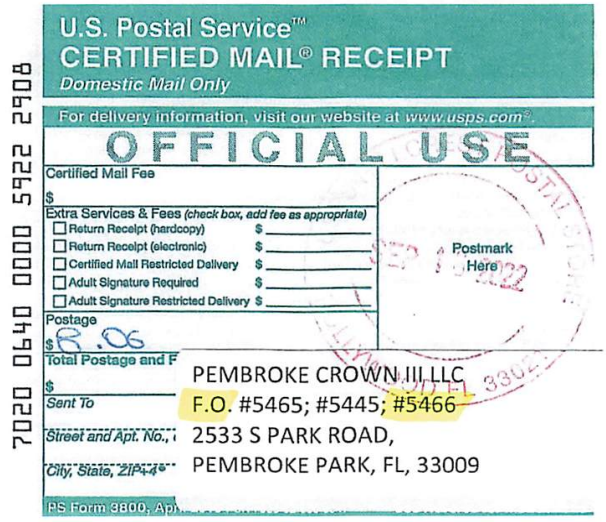
Total Postage and
$

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

Postmark Here
SEP 10 2022

PEMBROKE CROWN III LLC
F.O. #5465; #5445; #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800,



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OFFICIAL USE

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

Postmark Here
SEP 10 2022

PEMBROKE CROWN III LLC
F.O. #5465; #5445; #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

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

Postage
$ 8.69

Total Postage and Fees
$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No.,
RAZ, ETAN
F.O #5465, #5445, #5466

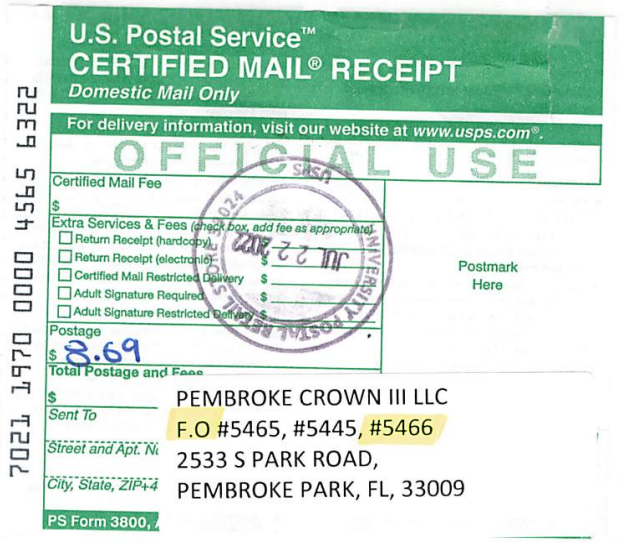
City, State, ZIP+4®
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, Ap

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6308



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

Postage
$ 8.69

Total Postage and Fees
$

Sent To
PEMBROKE CROWN III LLC

Street and Apt. No.,
F.O #5465, #5445, #5466
2575 S PARK ROAD,

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

PS Form 3800, A

See Reverse for Instructions

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6315



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Certified Mail Fee
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Postage
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Total Postage and Fees
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Sent To
PEMBROKE CROWN III LLC

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F.O #5465, #5445, #5466
2533 S PARK ROAD,

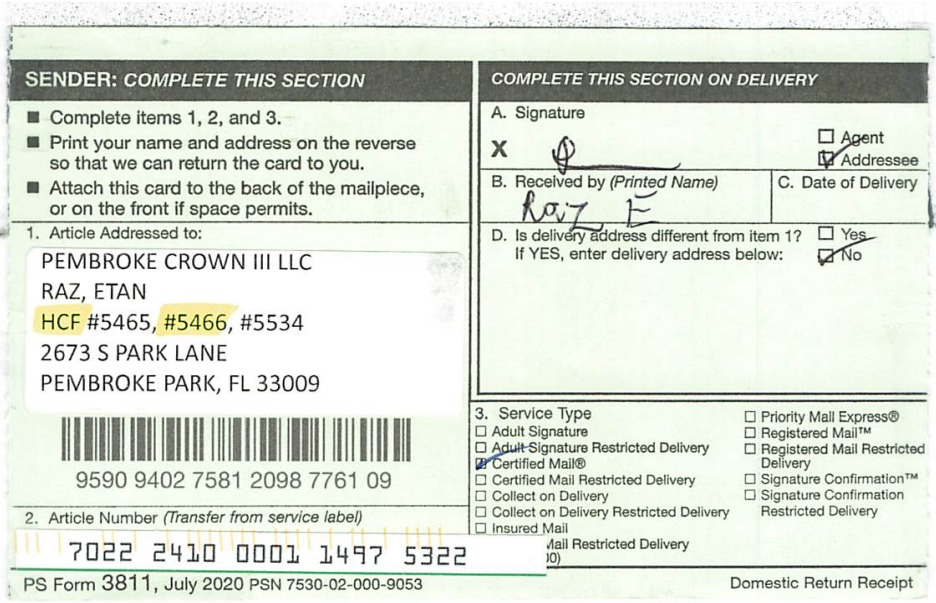
City, State, ZIP+4®
PEMBROKE PARK, FL, 33009

PS Form 3800,

Postmark Here

JUL 22 2024

7021 1970 0000 4565 6322



**SENDER: *COMPLETE THIS SECTION***

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7761 09

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

7022 2410 0001 1497 5322

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)* Raz, E

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ...ail Restricted Delivery ...0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>PEMBROKE CROWN III LLC<br>Respondent(s) | ) | Case No.: 5466 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105 and 5-2(a)(b); 5-17 and 15-24. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

**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); 5-105 and 5-2(a)(b); 5-17 and 15-24 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 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 July 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 22 day of July, 2022.

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 |
|---|---|---|
| PEMBROKE CROWN III LLC | 2575 S Park Rd PEMBROKE PARK, FL 33009 | 2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd |

**Legal Description**

**Case Status** Open **Case #** 5466 **Date Next Inspection** 7/20/2022

**Notes**

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

No permit or BTR as of 07/01/2022.

Rec. 45 days
$ 250.00
$ 100 admin

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 12/2/2020 | | Notice of Violation | Regular Mail 12/2/20 |
| 7/1/2022 | 7/20/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 7/7/22<br>Certified Mail 7/1/22 |

## 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: 7/20/2022 |
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

PEMBROKE CROWN III LLC CASE NO. 5466

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2575 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:12 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

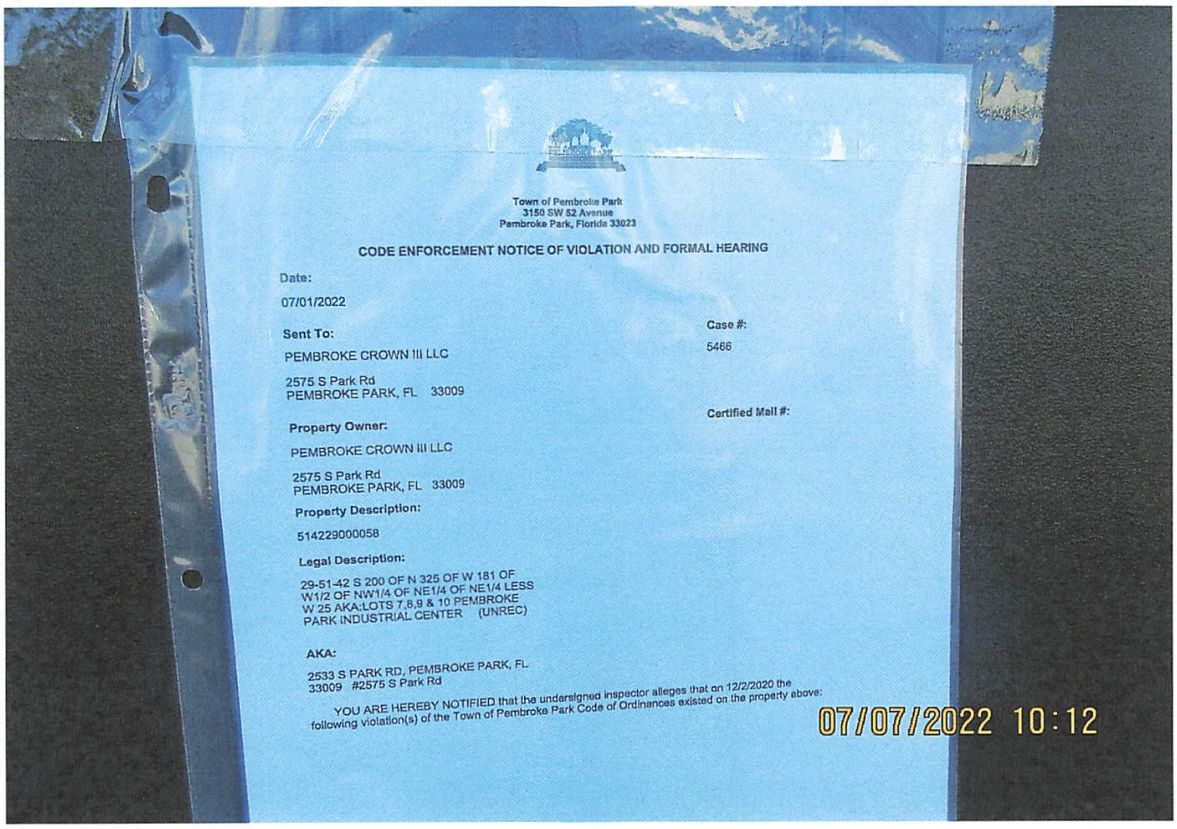
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

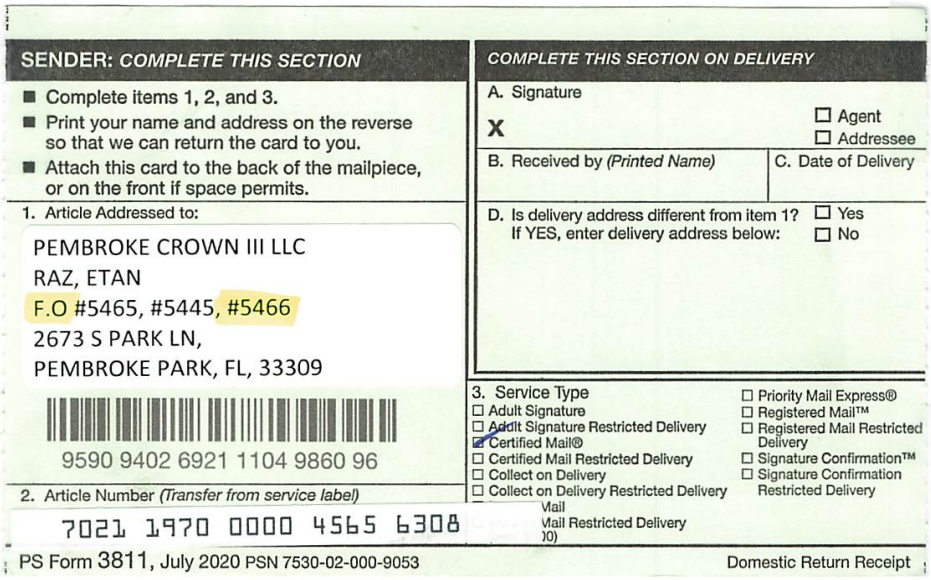
Signature

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.

2575
07/07/2022 10:12


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/01/2022
Sent To:
PEMBROKE CROWN III LLC
2575 S Park Rd
PEMBROKE PARK, FL 33009
Case #:
5466
Certified Mail #:
Property Owner:
PEMBROKE CROWN III LLC
2575 S Park Rd
PEMBROKE PARK, FL 33009
Property Description:
514229000058
Legal Description:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)
AKA:
2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
07/07/2022 10:12



**SENDER: *COMPLETE THIS SECTION***

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

1. Article Addressed to:

PEMBROKE CROWN III LLC
RAZ, ETAN
F.O #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

9590 9402 6921 1104 9860 96

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

7021 1970 0000 4565 6308

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X ☐ Agent ☐ Addressee

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

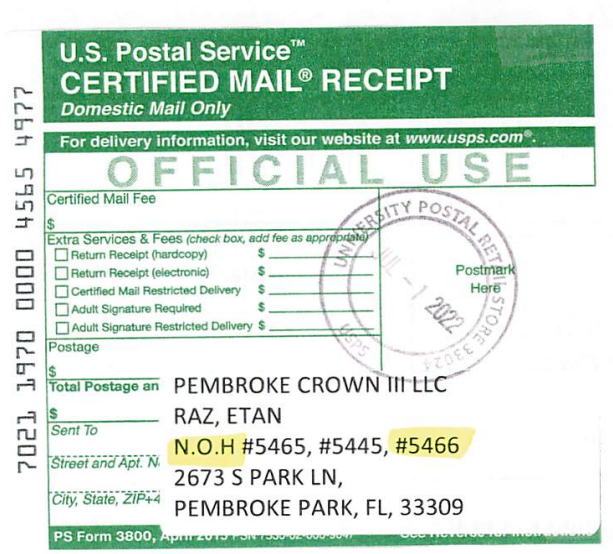
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

Mail
Mail Restricted Delivery
)0)

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

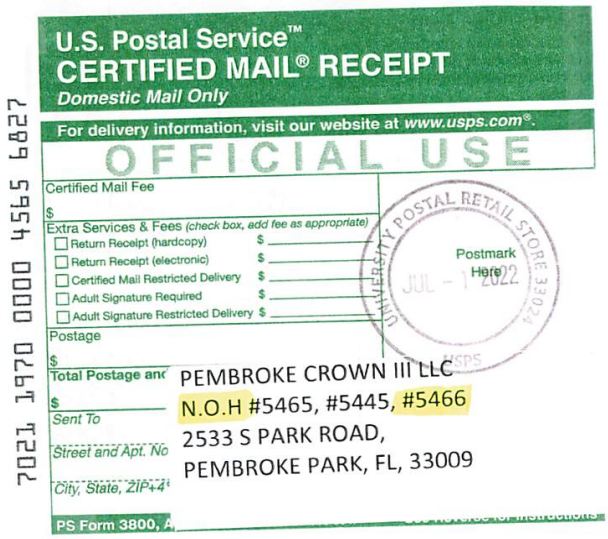
Postage
$

Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

PS Form 3800, April

7021 1970 0000 4565 4977



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

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

OFFICIAL USE

Certified Mail Fee
$

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

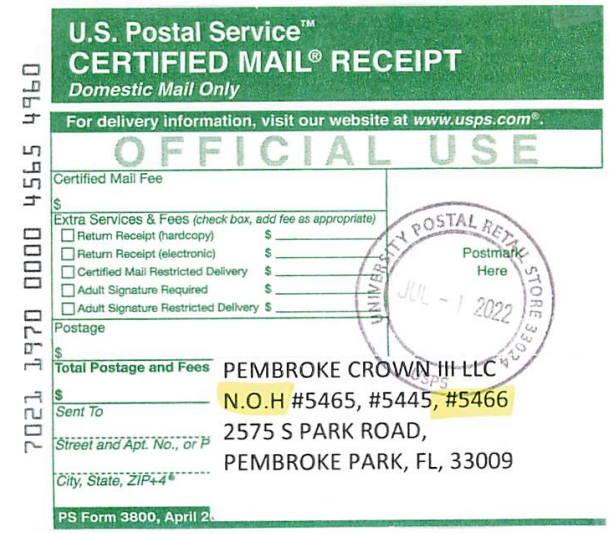
Postage
$

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

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 1970 0000 4565 6827



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

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

OFFICIAL USE

Certified Mail Fee
$

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

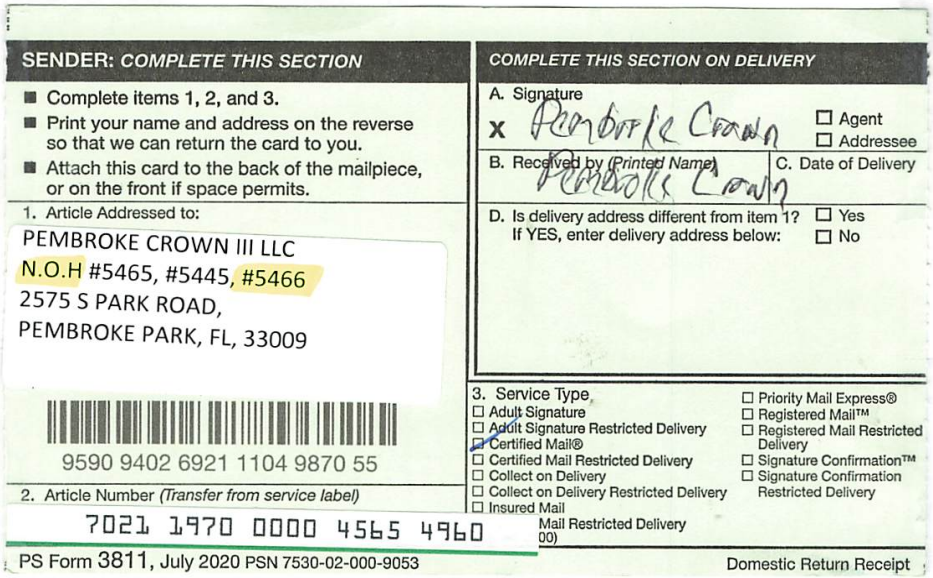
Postage
$

Total Postage and Fees
$
Sent To
Street and Apt. No., or P
City, State, ZIP+4

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

7021 1970 0000 4565 4960



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N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9870 55

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

7021 1970 0000 4565 4960

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature
X Pembroke Crown ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Pembroke Crown 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
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
00)

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

Code Dept.
**OF PEMBROKE PARK**
ID AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5466 & #5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

Code Dept.
**OF PEMBROKE PARK**
D AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #5466

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

**Sent To:**

PEMBROKE CROWN III LLC
/Current Tenant

2575 S Park Rd
PEMBROKE PARK, FL 33009

**Case #:**

5466

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

07/01/2022

**Sent To:**

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

**Case #:**

5466

**Property Owner:**

PEMBROKE CROWN III LLC

2575 S Park Rd
PEMBROKE PARK, FL 33009

**Certified Mail #:**

**Property Description:**

514229000058

**Legal Description:**

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**

2533 S PARK RD, PEMBROKE PARK, FL 33009 #2575 S Park Rd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 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. | 45 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 45 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) | Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch... | 45 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b) | Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.<br><br>(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)<br><br>Editor's note—<br><br>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.<br><br>Cross reference— Code enforcement, Ch. 7. | 45 |
| 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.<br>(Ord. No. 58-2-1 (#7), § 1, 2-4-58) | 10 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-24. - Tax payment required to engage in business. | Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear.<br>(Ord. No. 58-2-1(#7), § 6, 2-4-58) | 10 |

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless. Permit required.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

No permit or BTR as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

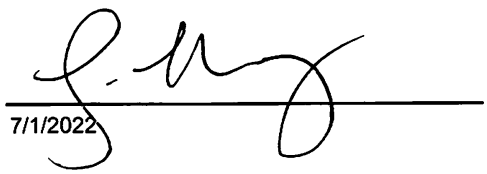
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement Officer



7/1/2022

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009 | ID # | 5142 29 00 0058 |
| Property Owner | PEMBROKE CROWN III LLC | Millage | 0613 |
| Mailing Address | 2673 S PARK LN PEMBROKE PARK FL 33309 | Use | 48-01 |
| Abbr Legal Description | 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | | |

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

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

**Property Assessment Value**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2022* | $218,400 | $1,576,800 | $1,795,200 | $1,795,200 | |
| 2021 | $218,400 | $1,459,460 | $1,677,860 | $1,677,860 | $36,081.71 |
| 2020 | $218,400 | $1,401,600 | $1,620,000 | $1,620,000 | $34,962.51 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,795,200 | $1,795,200 | $1,795,200 | $1,795,200 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/10/2019 | WD-D | $1,800,000 | 115807445 |
| 3/5/2007 | DRR-T | $100 | 43729 / 1475 |
| 8/29/2005 | DRR | $500,000 | 40514 / 1013 |
| 7/1/2005 | WD | $100 | 40142 / 427 |
| 5/24/2002 | QCD | $725,000 | 33200 / 1854 |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $7.00 | 31,200 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 20033 |
| Eff./Act. Year Built: 1969/1968 | | |

**Special Assessments**

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

# Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L19000019800 |
| **FEI/EIN Number** | N/A |
| **Date Filed** | 01/17/2019 |
| **Effective Date** | 01/18/2019 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Mailing Address**

2673 S PARK LANE
PEMBROKE PARK, FL 33009

**Registered Agent Name & Address**

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

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

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

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 03/19/2020 |
| 2021 | 01/11/2021 |
| 2022 | 01/27/2022 |

**Document Images**

| | |
|---|---|
| 01/27/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/11/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/17/2019 -- Florida Limited Liability | View image in PDF format |

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>/Current Tenant<br><br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 5466 | 12/02/2020 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| PEMBROKE CROWN III LLC<br>/Current Tenant<br><br>2575 S Park Rd<br>PEMBROKE PARK, FL 33009 | 514229000058 | |

| Legal Description: | AKA: |
|---|---|
| 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2533 S PARK RD, PEMBROKE PARK, FL 33009 |

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| | | | |
|---|---|---|---|
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Notes/Means of Correction:

1. No Business Tax Receipt. Must cease all operations until Business Owner obtains Business Tax Receipt License (10 days).
2. Interior renovation done without permits. Obtain after the fact permits and inspections.
3. Installed exterior cameras without permits. Verify electrical or wireless.
4. PVC pipe is sticking out of exterior building. Remove and seal.
5. Remove abandon "Stratton" sign. Obtain demolition permit and inspections.
6. Double permit fee assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

2575
11/30/2020 13:57

11/30/2020 13:57

11/30/2020 14:18

DAIKIN
11/30/2020 14:18

11/30/2020 14:19

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| EXCELENTE LLC | 2125 BISCAYNE BLVD, STE 301 MIAMI, FL 33137 | 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 |

**Folio**

514230090590

**Legal Description**

**Case Status** Open **Case #** 6999 **Date Next Inspection** 5/17/2023

**Notes** 1. Tenant build out done without a permit. Obtain plans, permit and inspection.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext 182.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 4/28/2022 | | Notice of Violation | Posted to Property |
| 5/26/2022 | 6/15/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 6/15/2022 | 6/15/2022 | Final Order | Certified Mail<br>Hand |
| 5/4/2023 | | Affidavit of Non-Compliance | Certified Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>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: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/17/2023 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $68,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$68,350.00** |

## Case Overview

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | Total Payments | $0.00 |
| | Fees Outstanding | $68,350.00 |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: May 15, 2023
INVOICE # 320
FOR:

Case # 6999
EXCELENTE LLC
4250 W HALLANDALE BEACH
BLVD #6,
PEMBROKE PARK, FL 33023

**Bill To:**
EXCELENTE LLC
4250 W HALLANDALE BEACH
BLVD #6,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-105 and 5-17.** | | |
| | **Final Order** on 06/15/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 275 | Day(s) of Per Diem from (08/15/2022-05/17/2023) | $ 250.00 | $ 68,750.00 |
| | | **Balance** | $ 68,850.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

EXCELENTE LLC CASE NO. 6999

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: EXCELENTE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4250 W HALLANDALE BEACH BLVD #6, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: EXCELENTE LLC AT 10:33 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

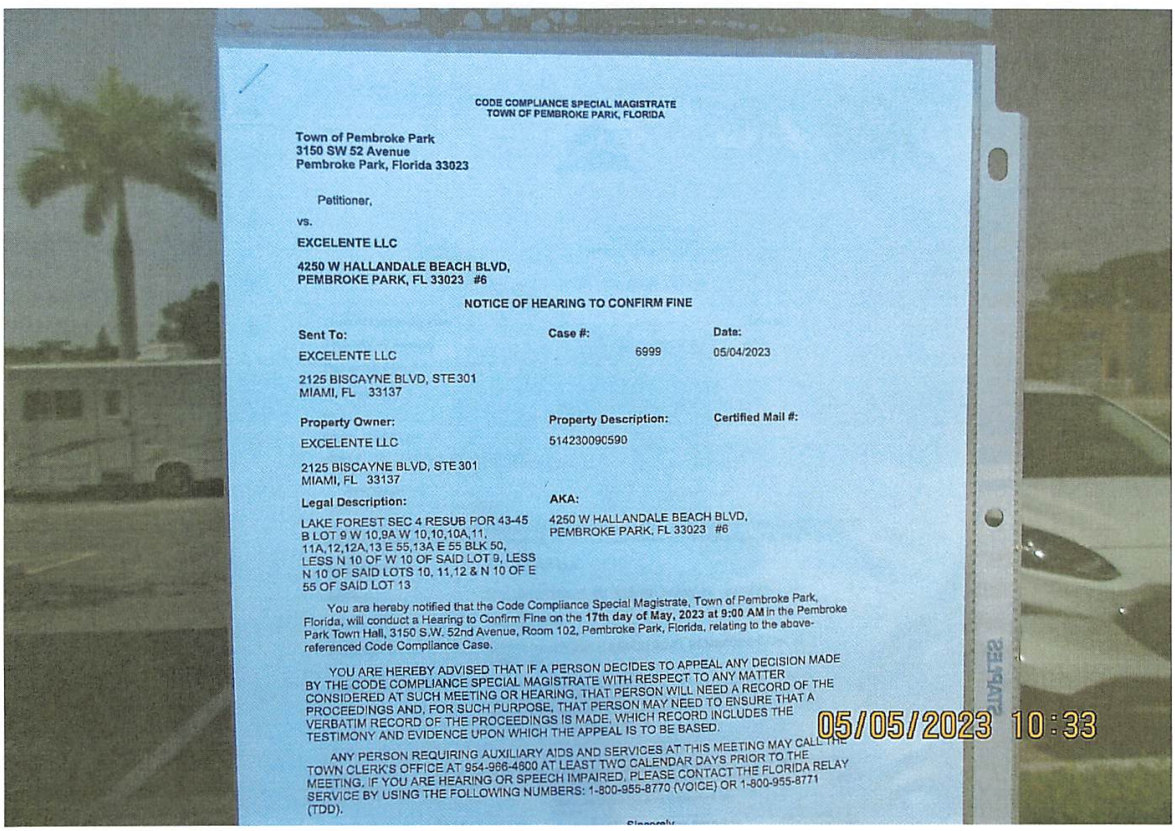
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.

Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15. 2027



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

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

Petitioner,

vs.

**EXCELENTE LLC**

**4250 W HALLANDALE BEACH BLVD,**
**PEMBROKE PARK, FL 33023 #6**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| EXCELENTE LLC | 6999 | 05/04/2023 |
| 2125 BISCAYNE BLVD, STE 301<br>MIAMI, FL 33137 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| EXCELENTE LLC | 514230090590 | |
| 2125 BISCAYNE BLVD, STE 301<br>MIAMI, FL 33137 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13 | 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely

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

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

Petitioner,

vs.

**EXCELENTE LLC**

**4250 W HALLANDALE BEACH BLVD,**
**PEMBROKE PARK, FL 33023 #6**

## NOTICE OF HEARING TO CONFIRM FINE

**Sent To:**

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

**Case #:**

6999

**Date:**

05/04/2023

**Property Owner:**

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

**Property Description:**

514230090590

**Certified Mail #:**

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

**AKA:**

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

## AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

EXCELENTE LLC

4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

Respondent(s)

**Case #:**

6999

On 5/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

**Owner Name:** EXCELENTE LLC

**Address:** 2125 BISCAYNE BLVD, STE 301 MIAMI, FL 33137

**Folio:** 514230090590

**Site Address:** 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6

**Legal Description:** LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

| 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: 5/4/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/4/2023 |

Notes/Means of Correction:

1. Tenant build out done without a permit. Obtain plans, permit and inspection. Permit application submitted, process #554725, in-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/4/2023

NOTARY PUBLIC, STATE OF FLORIDA

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, FLORIDA, Petitioner,
vs.
EXCELENTE LLC
Respondent(s)

Case No.: 6999

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: EXCELENTE LLC

FOLIO NO.: 5142 30 09 0590

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 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) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

## ORDER

**ORDER**

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 – PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of June 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 3123

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

Postage
$ 7.33

Total Postage and Fees
$

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

PS Form 3800, A

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998

EXCELENTE LLC
GLOBAL GROUP CONSULTANTS
F.O #6999
2125 BISCAYNE BLVD STE 301,
MIAMI, FL, 33137

7021 1970 0000 4565 3130

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$

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

PS Form 3800, A

USPS NORLAND BRANCH
JUN 16 2022
Postmark Here
MIAMI, FL 33169-9998

EXCELENTE LLC
F.O #6999
4250 W HALLANDALE BEACH BLVD #6,
PEMBROKE PARK FL 33023

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| EXCELENTE LLC | 2125 BISCAYNE BLVD, STE 301 MIAMI, FL 33137 | 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 |

**Legal Description**

**Case Status** Open **Case #** 6999 **Date Next Inspection** 6/15/2022

**Notes** 1. Tenant build out done without a permit. Obtain plans, permit and inspection.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext 182.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
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| 5/26/2022 | 6/15/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 6/15/2022 |
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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.33

Total Postage and
$

Sent To
EXCELENTE LLC

Street and Apt. No.
N.O.H #6999
4250 W HALLANDALE BEACH BLVD #6,

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

PS Form 3800, A

Postmark Here
MAY 2 / 2022
USPS HILLCREST POSTAL STORE

7021 1970 0000 4565 5899

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

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

Postage
$ 7.33

Total Postage and F
$

Sent To
EXCELENTE LLC
GLOBAL GROUP CONSULTANTS

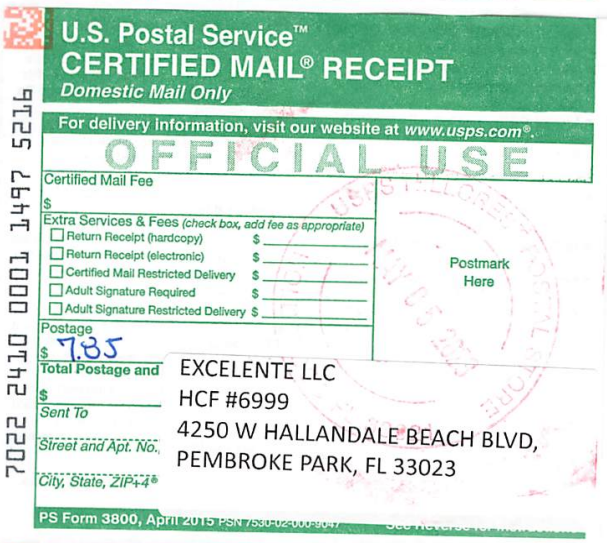
Street and Apt. No.,
N.O.H #6999
2125 BISCAYNE BLVD STE 301,

City, State, ZIP+4®
MIAMI, FL, 33137

PS Form 3800, Ap

Postmark Here
MAY 27 2022
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021

7021 1970 0000 4565 5882



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

Postage
$ 7.85

Total Postage and
$

Sent To
EXCELENTE LLC

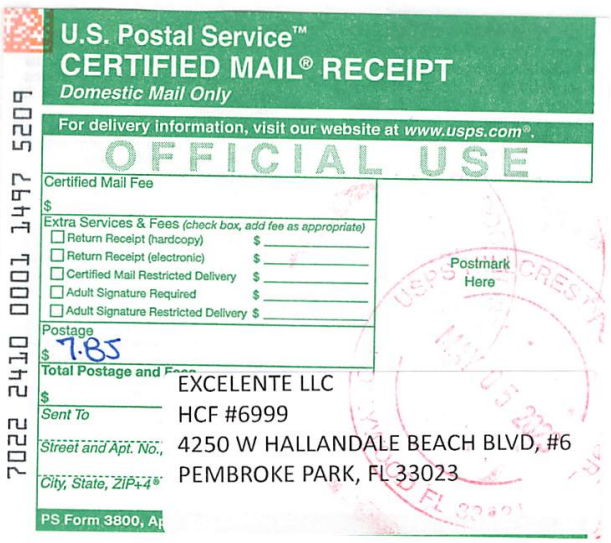
Street and Apt. No.
HCF #6999
4250 W HALLANDALE BEACH BLVD,

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

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

Postmark Here

7022 2410 0001 1497 5216



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OFFICIAL USE

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

Postage
$ 7.85

Total Postage and F
$

Sent To
EXCELENTE LLC

Street and Apt. No.,
HCF #6999
4250 W HALLANDALE BEACH BLVD, #6

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

PS Form 3800, Ap

Postmark Here

7022 2410 0001 1497 5209

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To
EXCELENTE LLC

Street and Apt. No.,
GLOBAL GROUP CONSULTANTS
HCF #6999
2125 BISCAYNE BLVD STE 301

City, State, ZIP+4®
MIAMI FL 33137

PS Form 3800, Ap

Postmark Here

2410 0001 1497 5193

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4250 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | EXCELENTE LLC |
| Mailing Address | 2125 BISCAYNE BLVD STE 301 MIAMI FL 33137 |

| | |
|---|---|
| ID # | 5142 30 09 0590 |
| Millage | 0613 |
| Use | 10 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 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* | $667,000 | | $667,000 | $532,660 | |
| 2021 | $550,280 | | $550,280 | $484,240 | $10,840.15 |
| 2020 | $533,600 | | $533,600 | $440,220 | $10,108.20 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $667,000 | $667,000 | $667,000 | $667,000 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $532,660 | $667,000 | $532,660 | $532,660 |
| 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 | $532,660 | $667,000 | $532,660 | $532,660 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 11/23/2015 | WD*-E | $700,000 | 113421067 |
| 3/8/2006 | WD* | $560,000 | 41879 / 131 |
| 11/8/1996 | WD* | $100 | 25705 / 202 |
| 7/27/1992 | WD* | $100 | 19784 / 850 |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $20.00 | 33,350 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

**Special Assessments**

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

# Detail by Entity Name

Florida Limited Liability Company
EXCELENTE, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L15000188534 |
| **FEI/EIN Number** | 30-0935344 |
| **Date Filed** | 11/06/2015 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 10/24/2016 |

**Principal Address**

2125 Biscayne Blvd
suite 301
MIAMI, FL 33137

Changed: 02/24/2021

**Mailing Address**

2125 Biscayne Blvd suite 301
SUITE 301
Miami, FL 33137

Changed: 02/24/2021

**Registered Agent Name & Address**

Global Group Consultants
2125 Biscayne Blvd
suite 301
Miami, FL 33137

Name Changed: 02/21/2020

Address Changed: 02/24/2021

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BLOUSSON, CONSTANZA
2125 Biscayne Blvd
suite 301
Miami, FL 33137

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 02/21/2020 |
| 2021 | 02/24/2021 |
| 2022 | 04/18/2022 |

**Document Images**

| | |
|---|---|
| 04/18/2022 -- ANNUAL REPORT | View image in PDF format |
| 02/24/2021 -- ANNUAL REPORT | View image in PDF format |
| 02/21/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/16/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/15/2017 -- ANNUAL REPORT | View image in PDF format |
| 10/28/2016 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 10/24/2016 -- REINSTATEMENT | View image in PDF format |
| 11/06/2015 -- Florida Limited Liability | View image in PDF format |

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

EXCELENTE LLC CASE NO. 6999

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4250 W HALLANDALE BEACH BOULEVARD,#6 PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4250 W HALLANDALE BEACH BOULEVARD, #6 PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: EXCELENTE LLC AT 9:00 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

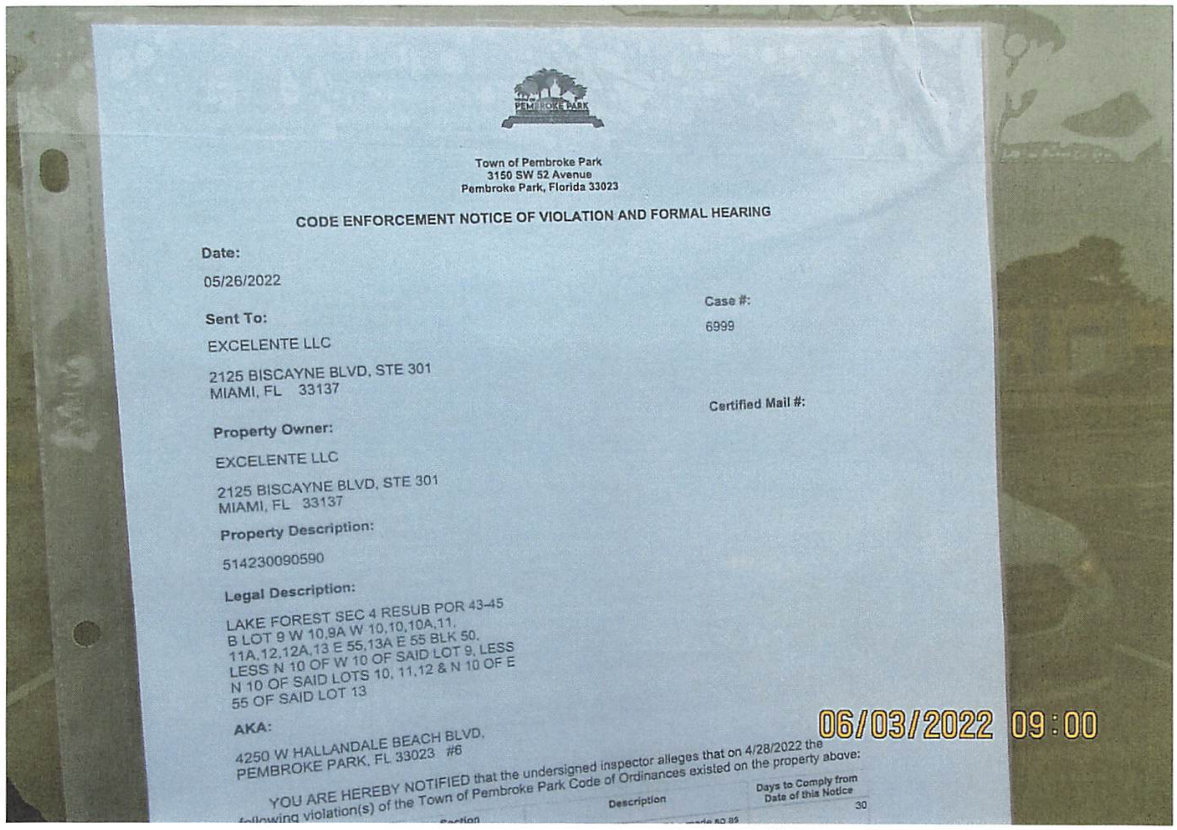
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization this 13 day of June, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

6
5
06/03/2022 09:00


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
05/26/2022
Case #:
6999
Sent To:
EXCELENTE LLC
2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137
Certified Mail #:
Property Owner:
EXCELENTE LLC
2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137
Property Description:
514230090590
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 9 W 10,9A W 10,10,10A,11,
11A,12,12A,13 E 55,13A E 55 BLK 50,
LESS N 10 OF W 10 OF SAID LOT 9, LESS
N 10 OF SAID LOTS 10, 11,12 & N 10 OF E
55 OF SAID LOT 13
AKA:
4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Description
Days to Comply from Date of this Notice
30
06/03/2022 09:00

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/26/2022

**Sent To:**

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

**Case #:**

6999

**Property Owner:**

EXCELENTE LLC

2125 BISCAYNE BLVD, STE 301
MIAMI, FL 33137

**Certified Mail #:**

**Property Description:**

514230090590

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 9 W 10,9A W 10,10,10A,11, 11A,12,12A,13 E 55,13A E 55 BLK 50, LESS N 10 OF W 10 OF SAID LOT 9, LESS N 10 OF SAID LOTS 10, 11,12 & N 10 OF E 55 OF SAID LOT 13

**AKA:**

4250 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #6

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Tenant build out done without a permit. Obtain plans, permit and inspection.
Double permit fee assessed.
Obtain permits at the Building Dept. at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of June, 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.

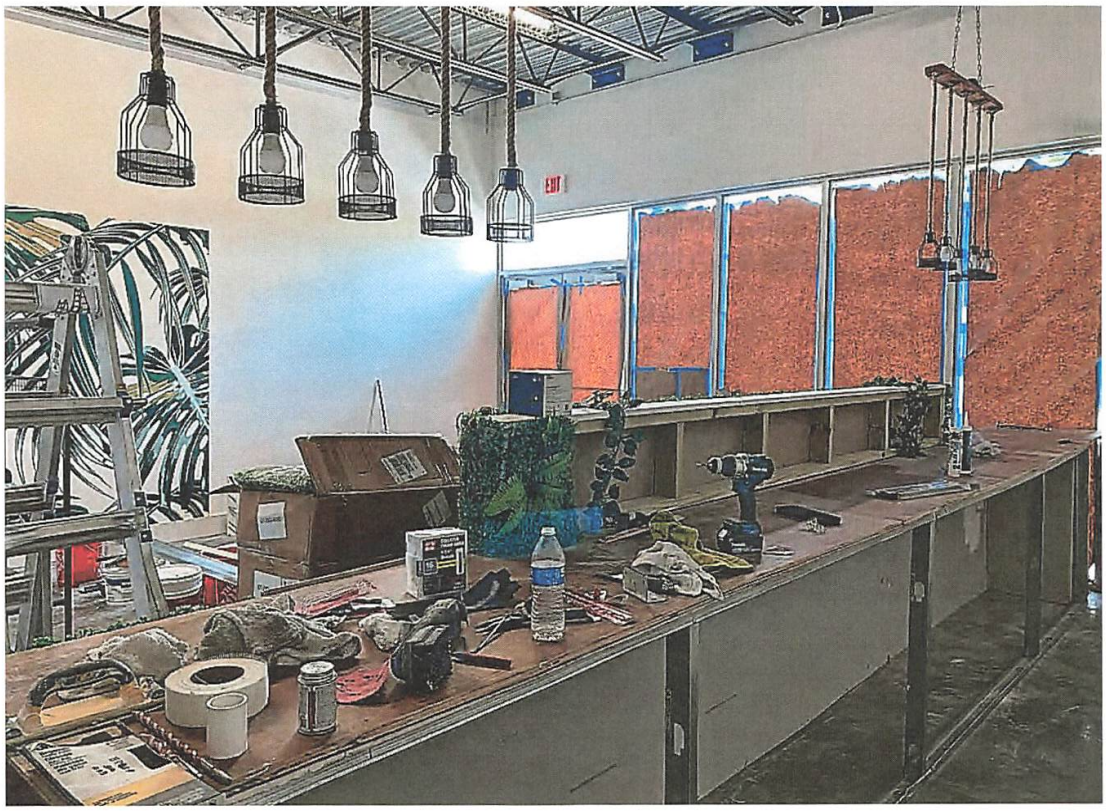
For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

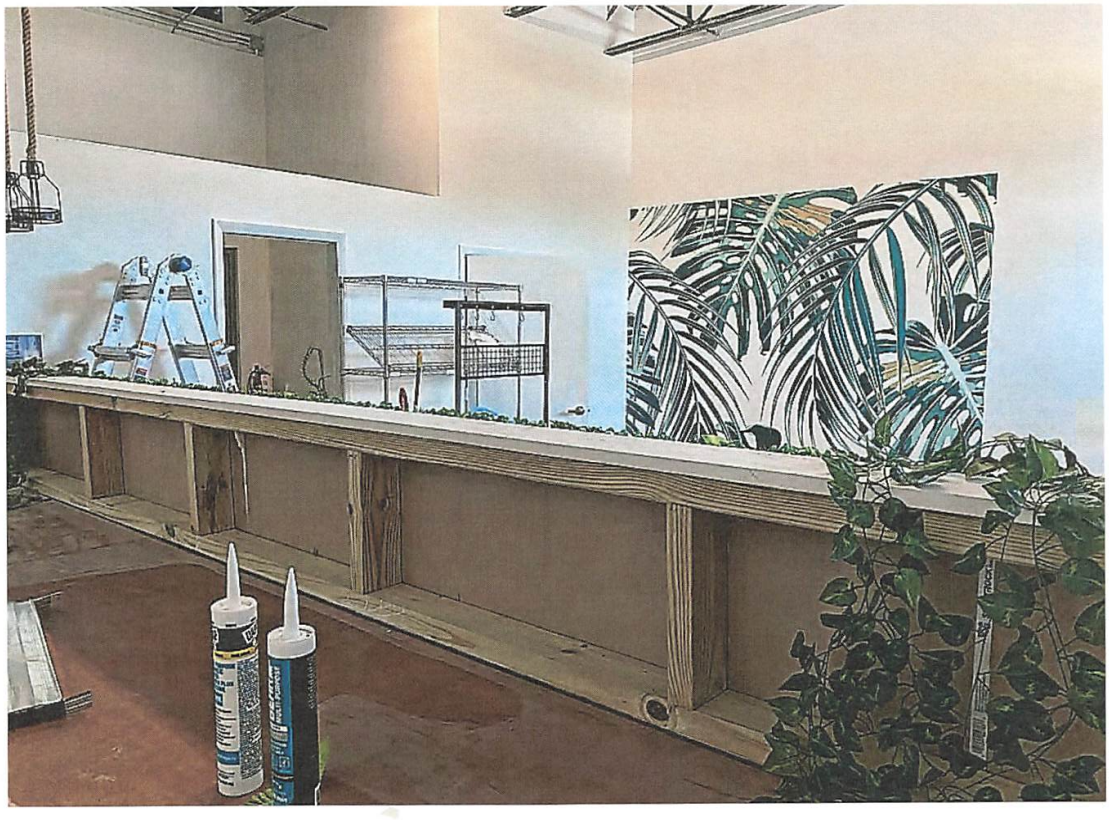
For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

5/26/2022


EXIT



## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC | 1922 NE 149 ST NORTH MIAMI, FL 33181 | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009 |

**Folio**

514229000068

**Legal Description**

**Case Status** Closed **Case #** 5070

**Notes** Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 5/8/2020 | | Notice of Violation | Regular Mail |
| 7/23/2021 | 8/19/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 8/24/2021 | 8/19/2021 | Final Order | Certified Mail<br>Hand |
| 8/1/2022 | 8/17/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 8/18/2022 | 8/17/2022 | Supplemental Order/Claim of Lien | Certified Mail |
| 2/9/2023 | 3/15/2023 | Notice of Formal Hearing - Notice w/ NOV | Certified Mail |
| 4/6/2023 | 4/19/2023 | Notice of Formal Hearing - Abate Fine | Email |
| 4/10/2023 | | Affidavit of Compliance | Regular Mail |
| 5/5/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>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. | 4/10/2023 |

## Case Overview

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 4/10/2023 | $146,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$146,350.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$146,350.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 9, 2023
**INVOICE #** 435
**FOR:**

Case # 5070
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S Park Road,
Pembroke Park, FL 33009

**Bill To:**

ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S Park Road,
Pembroke Park, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Florida Building Code Sec(s) 110.15** | | |
| | Final Order 08/19/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 585 | Day(s) of Per Diem from (09/2/2021-04/10/2023) | $ 250.00 | $ 146,250.00 |
| 1 | Recorded Lien | $ 48.50 | $ 48.50 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 21,937.50 |
| | 100.00 + 48.50 + 21,937.50 | | $ 22,086.00 |
| | | **Balance** | $ 146,398.50 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

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

Petitioner,

vs.

**ISRAEL FAMILY PARK ROAD 1 LLC**

**2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC<br>1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | 5070 | 05/05/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC<br>1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | 514229000068 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

## AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ISRAEL FAMILY PARK ROAD 1 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

Respondent(s)

**Case #:**

5070

On 4/10/2023 I STEVE PIZZILLO as Chief Building Official have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

**Owner Name:** ISRAEL FAMILY PARK ROAD 1 LLC

**Address:** 1922 NE 149 ST NORTH MIAMI, FL 33181

**Folio:** 514229000068

**Site Address:** 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

**Legal Description:** 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

| 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. | 4/10/2023 |

Notes/Means of Correction:

Permit# 23354238-0 40 year completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Chief Building Official Signature

Chief Building Official

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 4/10/2023

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 SW 52 Avenue
Pembroke Park, Florida 33023

# AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ISRAEL FAMILY PARK ROAD 1 LLC

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

Respondent(s)

**Case #:**

5070

On 4/10/2023 I STEVE PIZZILLO as Chief Building Official have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

**Owner Name:** ISRAEL FAMILY PARK ROAD 1 LLC

**Address:** 1922 NE 149 ST NORTH MIAMI, FL 33181

**Folio:** 514229000068

**Site Address:** 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

**Legal Description:** 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

| 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. | 4/10/2023 |

Notes/Means of Correction:

Permit# 23354238-0 40 year completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Chief Building Official Signature

Chief Building official

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 4/10/2023

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.

2 of 2

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC | 1922 NE 149 ST NORTH MIAMI, FL 33181 | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009 |

**Folio**

514229000068

**Legal Description**

**Case Status** Open **Case #** 5070 **Date Next Inspection** 4/19/2023

**Notes** Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 5/8/2020 | | Notice of Violation | Regular Mail |
| 7/23/2021 | 8/19/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 8/24/2021 | 8/19/2021 | Final Order | Certified Mail<br>Hand |
| 8/1/2022 | 8/17/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 8/18/2022 | 8/17/2022 | Supplemental Order/Claim of Lien | Certified Mail |
| 2/9/2023 | 3/15/2023 | Notice of Formal Hearing - Notice w/ NOV | Certified Mail |
| 4/6/2023 | 4/19/2023 | Notice of Formal Hearing - Abate Fine | Email |

## 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. | Not in Compliance - Reinspection Date: 4/19/2023 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $148,500.00 |

## Case Overview

| | | | |
|---|---|---|---|
| Admin Fixed | Admin Fixed | | $100.00 |
| | | **Total Fines** | **$148,600.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$148,600.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** April 19, 2023
**INVOICE #** 435
**FOR:**

Case # 5070
ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S Park Road,
Pembroke Park, FL 33009

**Bill To:**

ISRAEL FAMILY PARK ROAD 1 LLC
2641-2649 S Park Road,
Pembroke Park, FL 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Florida Building Code Sec(s) 110.15** | | |
| | Final Order 08/19/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 585 | Day(s) of Per Diem from (09/2/2021-04/10/2023) | $ 250.00 | $ 146,250.00 |
| 1 | Recorded Lien | $ 48.50 | $ 48.50 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 21,937.50 |
| | 100.00 + 48.50 + 21,937.50 | | $ 22,086.00 |
| | | **Balance** | $ 146,350.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: April 6, 2023

Phone #: 954 – 455 – 1111

Case # 5070

E-mail: office@keiproperties.com

Address of Violation: 2641 S Park Road, Pembroke Park, FL 33009 # 2641-2649

## PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Enrique Finol (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5070 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the April 19, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 8/24/2021 imposing the fine of $145,350.00 for violation(s)of the Town's Code of Ordinances:
Sec. 110.15

Brief summary for request: Property owner purchased property in November 2022. The property was cited for this violation in May 2020 under the previous owner. The property owner has diligently worked with the Town to pull any and all necessary permits and bring the property into compliance. The property owner is seeking to improve the property and respectfully respects mitigation of these fines at this time.

Enrique Finol
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Enrique Finol and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on April 6, 2023.

Notary Public State of Florida: _____ My Commission expires: 08.16.2024

REBECCA D O'MEARA
Notary Public-State of Florida
Commission # HH 32476
My Commission Expires
August 16, 2024

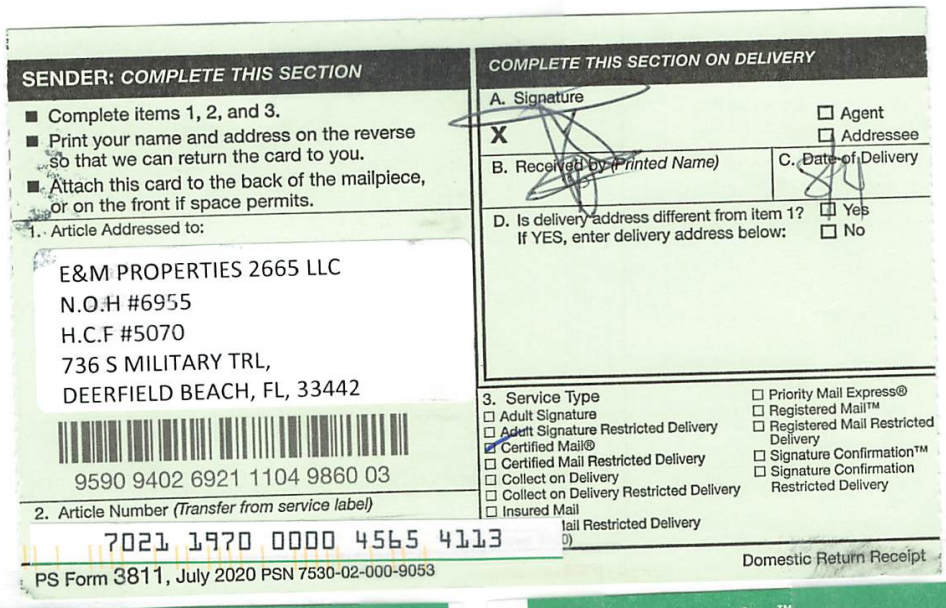
## 2641 S PARK RD (40 YR)

| | |
|---|---|
| **Status** | Permit Complete |
| **Job Type** | 40 Year Building Inspection Safety Program |
| **Master Process #** | 567188 |
| **Permit #** | 23354328-0 |

| | |
|---|---|
| **Plan Review** | 4/6/2023 9:21:42 AM |
| **Permit Issued** | 4/13/2023 10:29:03 AM |
| **Permit Expired** | |
| **Permit Complete** | 4/13/2023 10:29:13 AM |

## Plan Reviews

| Ev... ID | Type | Requested By | Assigned To | Date Created | Date Completed | Status | |
|---|---|---|---|---|---|---|---|
| 2... | Structural | Lucie Manzerolle | Jose Porta | 4/6/2023 | 4/10/2023 | Approved | View |
| 2... | Electrical | Lucie Manzerolle | Joseph A Faris Jr | 4/6/2023 | 4/7/2023 | Approved | View |



**SENDER: COMPLETE THIS SECTION**

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

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9860 03

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

7021 1970 0000 4565 4113

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

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7022 2410 0002 7328 4327

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To ISRAEL, KENNETH
Street and Apt. No., NHAF #5070
City, State, ZIP+4® 615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

Postmark Here

PS Form 3800, Ap

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7022 2410 0002 7328 4310

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

Postage
$ 7.85

Total Postage and
$

Sent To ISRAEL FAMILY PARK ROAD 1 LLC
Street and Apt. No. NHAF #5070
City, State, ZIP+4® 2641 S PARK RD,
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, A

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7022 2410 0002 7328 4334

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

Postage
$ 7.85

Total Postage and
$

Sent To ISRAEL FAMILY PARK ROAD 1 LLC
Street and Apt. No., NHAF #5070
City, State, ZIP+4® 2649 S PARK ROAD,
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, Ap

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7022 2410 0002 7328 4341

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

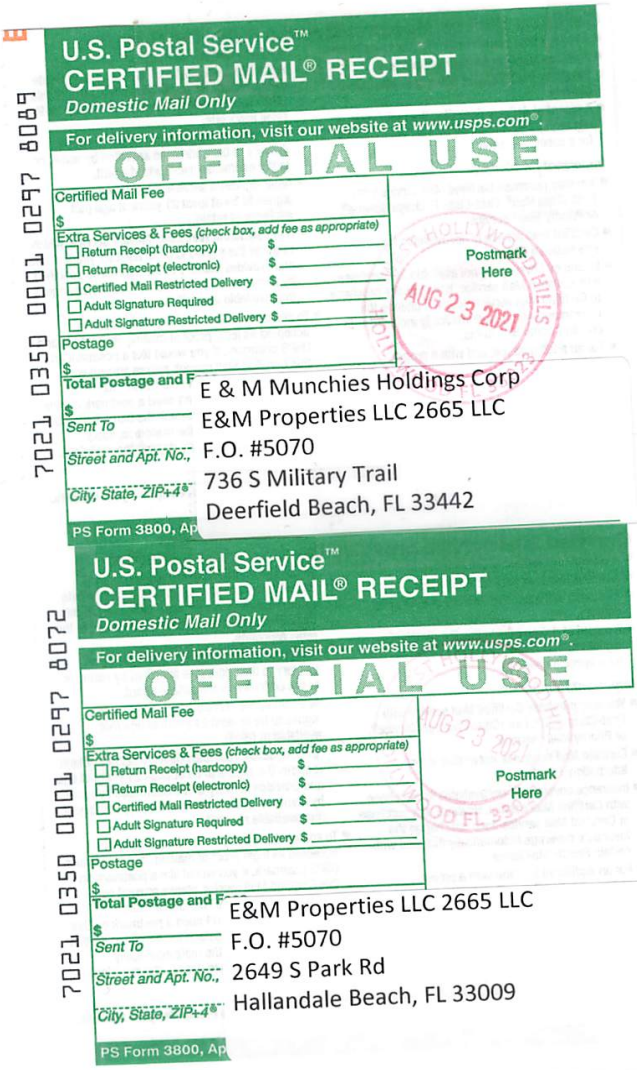
Postage
$ 7.85

Total Postage and
$

Sent To ISRAEL FAMILY PARK ROAD 1 LLC
Street and Apt. No NHAF #5070
City, State, ZIP+4 1922 NE 149 ST
NORTH MIAMI FL 33181

Postmark Here

PS Form 3800, A



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Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
AUG 23 2021

7021 0350 0001 0297 8089

E & M Munchies Holdings Corp
E&M Properties LLC 2665 LLC
F.O. #5070
736 S Military Trail
Deerfield Beach, FL 33442

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OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
AUG 23 2021

7021 0350 0001 0297 8072

E&M Properties LLC 2665 LLC
F.O. #5070
2649 S Park Rd
Hallandale Beach, FL 33009

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

E&M Properties LLC 2665 LLC
F.O. #5070
2649 S Park Rd
Hallandale Beach, FL 33009

9590 9402 6610 1028 6983 93

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8072

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. C Rt 7C19
☐ Agent
☐ Addressee

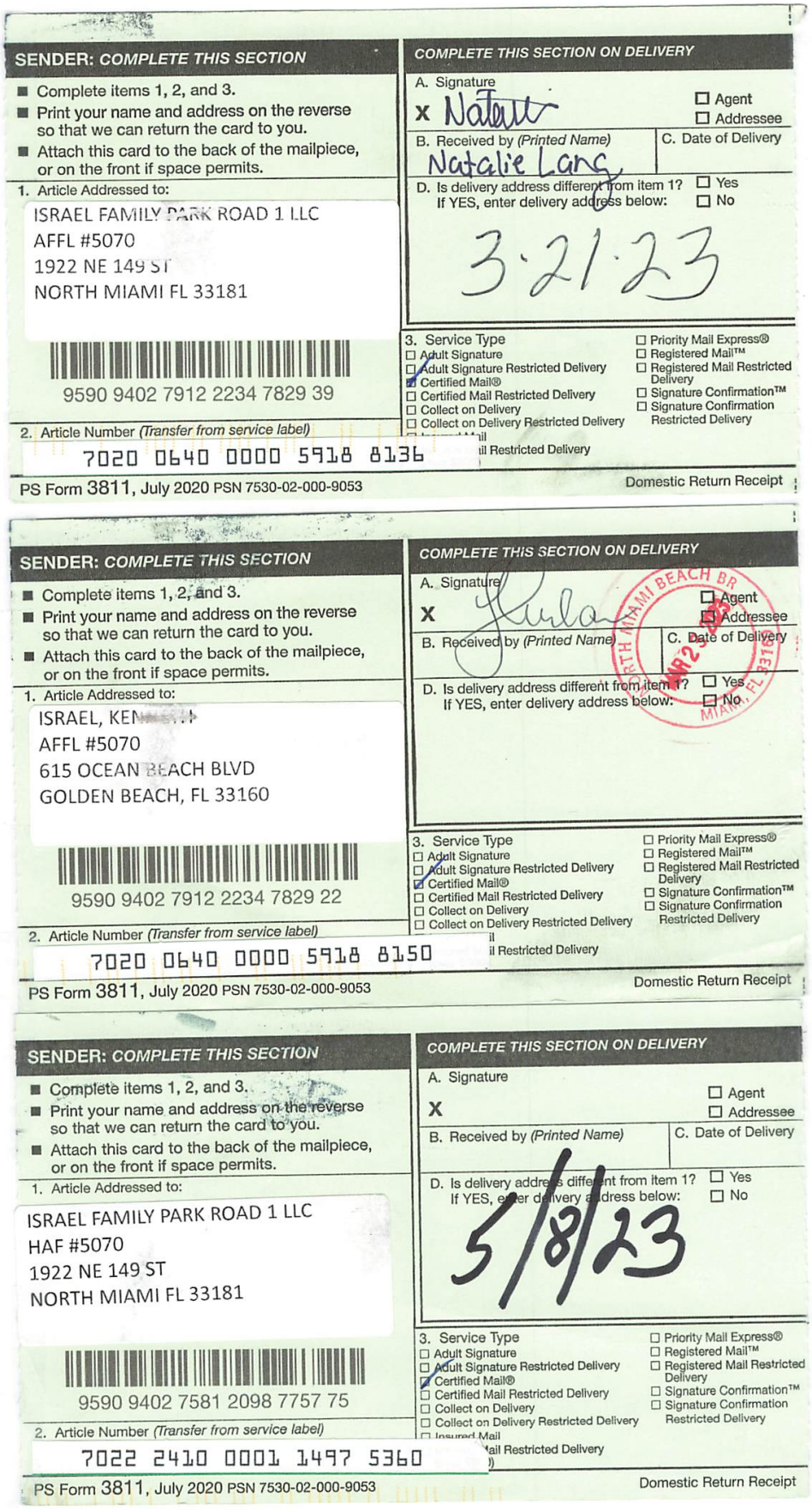
B. Received by (Printed Name)
E+m Properties

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
☐ Mail Restricted Delivery
☐ 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:

ISRAEL FAMILY PARK ROAD 1 LLC
AFFL #5070
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7829 39

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

7020 0640 0000 5918 8136

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Natalie

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Natalie Lang

C. Date of Delivery

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

3.21.23

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:

ISRAEL, KEN[illegible]
AFFL #5070
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160

9590 9402 7912 2234 7829 22

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

7020 0640 0000 5918 8150

**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

NORTH MIAMI BEACH BR MAR 2 3 2023 MIAMI, FL 331

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:

ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5070
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7581 2098 7757 75

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

7022 2410 0001 1497 5360

**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

5/8/23

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

7021 1970 0000 4565 6780

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

Postage
$ 7.82

Total Postage and
$

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

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009

Postmark Here

AUG - 7 2022

PS Form 3800,

7021 1970 0000 4565 6797

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

Postage
$ 7.82

Total Postage and
$

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

E&M MUNCHIES HOLDINGS CORP.
N.O.H #6955
H.C.F #5070
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

Postmark Here

AUG - 7 2022

PS Form 3800, Ap

7021 1970 0000 4565 4113

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

Postage
$ 7.82

Total Postage and
$

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

E&M PROPERTIES 2665 LLC
N.O.H #6955
H.C.F #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

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:

E&M PROPERTIES 2665 LLC

S.O.C.L #5070
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

9590 9402 6921 1104 9862 94

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7398

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)*

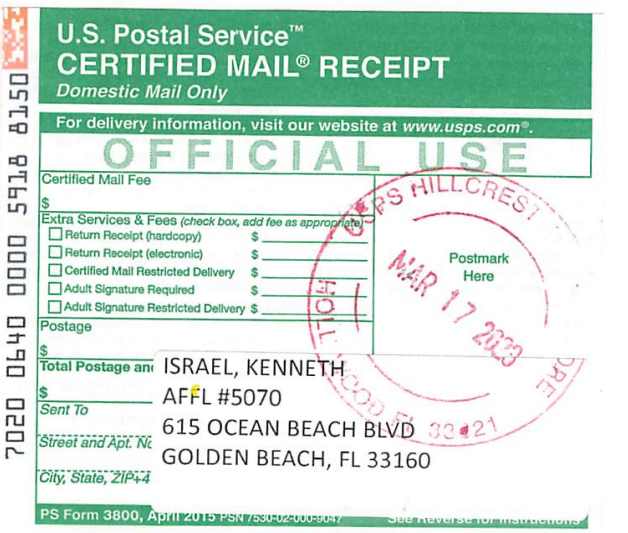
C. Date of Delivery
8/23

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7022 2410 0002 7328 0015
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, 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. No
City, State, ZIP+4
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
AFFL #5070
2641 S PARK RD,
PEMBROKE PARK, FL 33009
PS Form 3800,


7020 0640 0000 5918 8150
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
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OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage an
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
ISRAEL, KENNETH
AFFL #5070
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160
PS Form 3800, April 2015

7020 0640 0000 5918 8136
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fe
Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
AFFL #5070
1922 NE 149 ST
NORTH MIAMI FL 33181
PS Form 3800, Apri

7020 0640 0000 5918 8143
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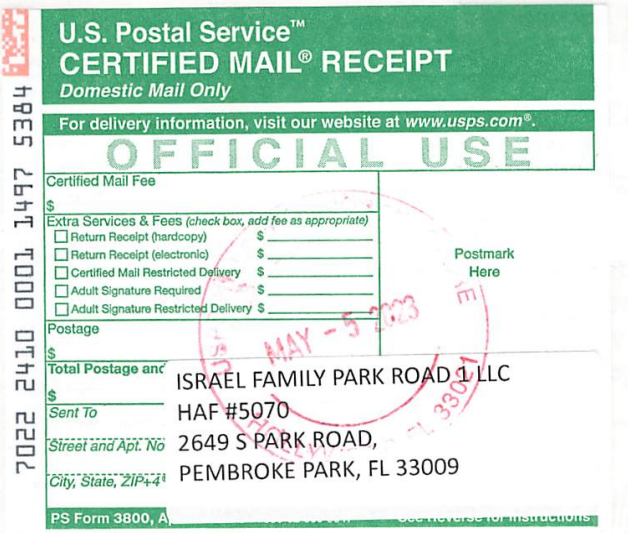
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
AFFL #5070
2649 S PARK ROAD,
PEMBROKE PARK, FL 33009
PS Form 3800, A


7022 2410 0001 1497 5384
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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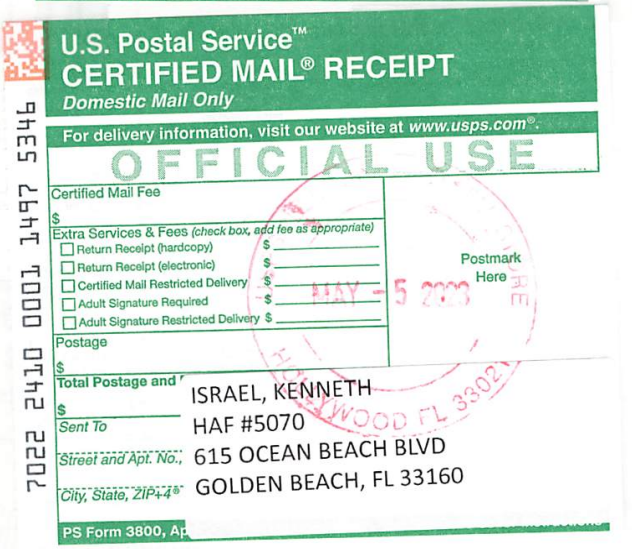
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No
City, State, ZIP+4
Postmark Here
ISRAEL FAMILY PARK ROAD 1 LLC
HAF #5070
2649 S PARK ROAD,
PEMBROKE PARK, FL 33009
PS Form 3800, A


7022 2410 0001 1497 5346
U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4
Postmark Here
ISRAEL, KENNETH
HAF #5070
615 OCEAN BEACH BLVD
GOLDEN BEACH, FL 33160
PS Form 3800, Ap

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

Postage
$ 7.82

Total Postage and Fe
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Sent To
E&M PROPERTIES 2665 LLC

Street and Apt. No., o
S.O.C.L #5070

City, State, ZIP+4®
736 S MILITARY TRL,
DEERFIELD BEACH, FL, 33442

PS Form 3800, Apri

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7021 1970 0000 4565 7398

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

Postage
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Total Postage and Fe
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Sent To
E&M PROPERTIES 2665 LLC

Street and Apt. No., o
S.O.C.L #5070

City, State, ZIP+4®
2641 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apri

Postmark Here
AUG 1 8 2022

7020 0640 0000 5918 7511

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

Postage
$ 7.82

Total Postage and Fe
$

Sent To
E&M MUNCHIES HOLDINGS CORP.

Street and Apt. No., o
S.O.C.L #5070

City, State, ZIP+4®
136 S MILITARY TRAIL,
DEERFIELD BEACH, FL, 33442

PS Form 3800, Apri

Postmark Here

7021 1970 0000 4565 7381

SENDER: COMPLETE THIS SECTION
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:
ISRAEL FAMILY PARK ROAD 1 LLC
NHAF #5070
2641 S PARK RD,
PEMBROKE PARK, FL 33009

9590 9402 7912 2234 7753 99

2. Article Number (Transfer from service label)
7022 2410 0002 7328 4310

COMPLETE THIS SECTION ON DELIVERY

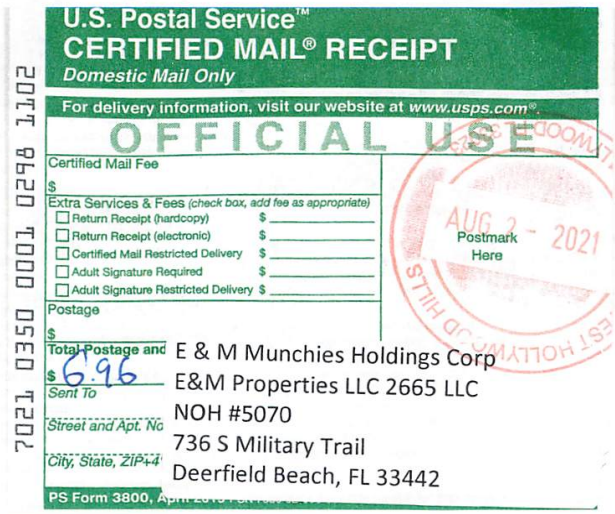
A. Signature
X
☐ Agent
☐ Addressee

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



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OFFICIAL USE

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

Postage
$

Total Postage and
$ 6.96

Sent To
E & M Munchies Holdings Corp

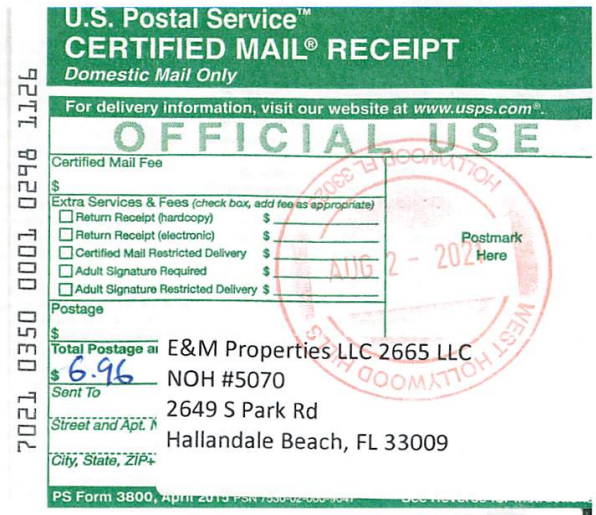
Street and Apt. No
E&M Properties LLC 2665 LLC
NOH #5070
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800,

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1102



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OFFICIAL USE

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

Postage
$

Total Postage a
$ 6.96

Sent To
E&M Properties LLC 2665 LLC

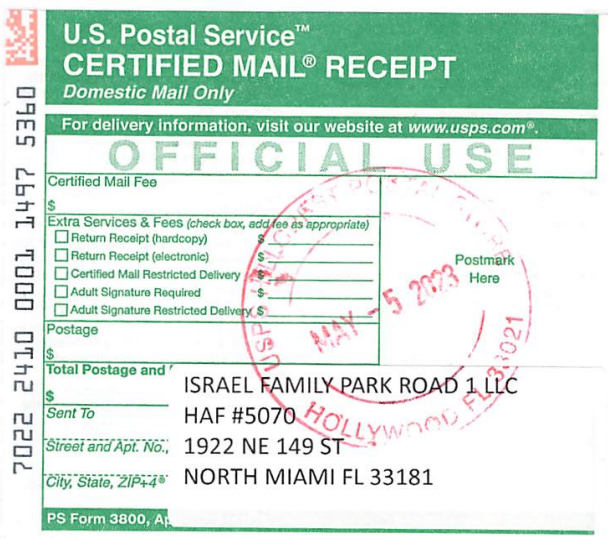
Street and Apt. N
NOH #5070
2649 S Park Rd

City, State, ZIP+
Hallandale Beach, FL 33009

PS Form 3800,

Postmark Here
AUG 2 - 202

7021 0350 0001 0298 1126



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, 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
ISRAEL FAMILY PARK ROAD 1 LLC

Street and Apt. No.,
HAF #5070
1922 NE 149 ST

City, State, ZIP+4
NORTH MIAMI FL 33181

PS Form 3800, A

Postmark Here
MAY - 5 2023

7022 2410 0001 1497 5360

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

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

OFFICIAL USE

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

Postage
$

Total Postage and
$

Sent To
ISRAEL FAMILY PARK ROAD 1 LLC

Street and Apt. No.,
HAF #5070
2641 S PARK ROAD,

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

PS Form 3800, A

Postmark Here
MAY - 5 2023

7022 2410 0001 1497 5377

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

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 6.96

Sent To
E&M Properties LLC 2665 LLC
NOH #5070

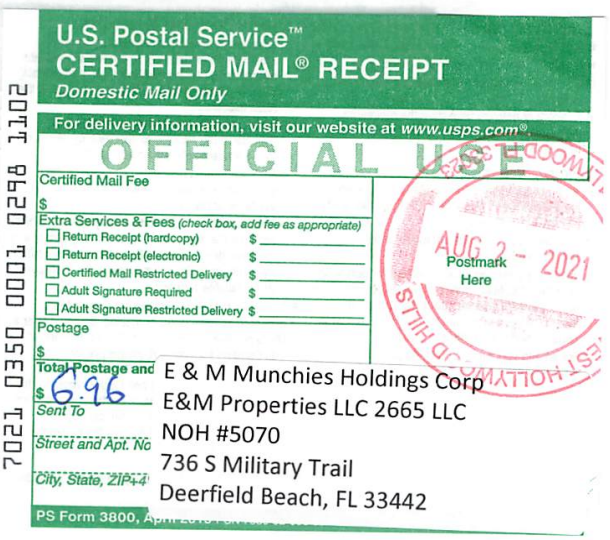
Street and Apt. N
2649 S Park Rd

City, State, ZIP+
Hallandale Beach, FL 33009

PS Form 3800, April 2015

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1126



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

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

Postage
$

Total Postage and
$ 6.96

Sent To
E & M Munchies Holdings Corp
E&M Properties LLC 2665 LLC
NOH #5070

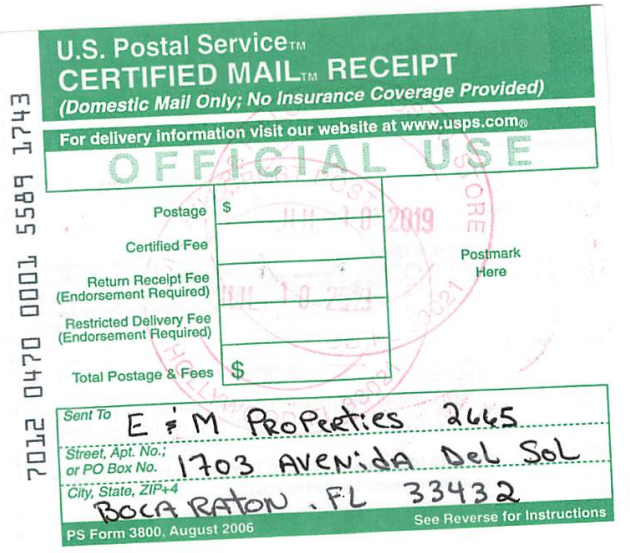
Street and Apt. No
736 S Military Trail

City, State, ZIP+4
Deerfield Beach, FL 33442

PS Form 3800, April

Postmark Here
AUG 2 - 2021

7021 0350 0001 0298 1102



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7012 0470 0001 5589 1743

Postage $
Certified Fee
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $

Postmark Here

Sent To E & M Properties 2665
Street, Apt. No.; or PO Box No. 1703 Avenida Del Sol
City, State, ZIP+4 Boca Raton, FL 33432

PS Form 3800, August 2006 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:
E & M Properties 2665
1703 Avenida del Sol
Boca Raton, FL
33432

9590 9402 2483 6306 0095 88

2. Article Number (Transfer from service label)
7012 0470 0001 5589 1743

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) L. PARSONS
C. Date of Delivery 7-15-19

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
Mail
Mail Restricted Delivery
00)

Domestic Return Receipt

40 YEAR INITIAL NOTIFICATION.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXIBIT A
Respondent(s)

## ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE AND LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15 day of March, 2023.

**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: March 15, 2023.

Stephanie Woodbury
Notary Public, state of Florida

STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

EXIBIT A

| No. | CASE # | NAME | NOV DATE | SITE ADDRESS | RECORDING DATE | COMPLIED YES / NO | HOMESTEAD EXCEPTION |
|---|---|---|---|---|---|---|---|
| 1 | 4635 | DEBORAH LISA VAUGHN | 9/3/2019 | 135 STEVEN STREET, PEMBROKE PARK, FL 33009 | 9/14/2022 | NO AS 03/15/2023 | NO |
| 2 | 4770 | ANA SANCHEZ | 12/4/2019 | 103 DAVID DRIVE, PEMBROKE PARK, FL 33009 | 9/14/2022 | NO AS 03/15/2023 | NO |
| 3 | 4772 | WANDA CRUZ | 12/4/2019 | 105 DAVID DRIVE, PEMBROKE PARK, FL 33009 | 8/18/2022 | NO AS 03/15/2023 | NO |
| 4 | 5070 | ISRAEL FAMILY PARK ROAD 1 LLC | 5/8/2020 | 2649 S PARK RD, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 5 | 5384 | FEENEY, ROBERT & DEBORAH | 10/13/2020 | 5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 6 | 5479 | PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC | 12/11/2020 | 3707 SW 56 AVE, PEMBROKE PARK, FL 33023 | 9/13/2022 | YES 9/6/2022 | NO |
| 7 | 5533 | 2400 SW 30 LLC | 2/17/2021 | 2400 SW 30 AVE, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 8 | 5622 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 9 | 5637 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 10 | 5638 | 2400 SW 30 LLC | 3/11/2021 | 2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009 | 9/13/2022 | NO AS 03/15/2023 | NO |
| 11 | 6126 | LAKE FOREST BAPTIST CHURCH INC | 8/4/2021 | 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 | 11/7/2022 | NO AS 03/15/2023 | NO |
| 12 | 6310 | LAKE FOREST BAPTIST CHURCH INC | 9/22/2021 | 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 | 11/7/2022 | YES 7/29/2022 | NO |
| 13 | 6771 | 1730 PR LLC | 3/2/2022 | 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 | 11/7/2022 | YES 5/6/2022 | NO |
| 14 | 6810 | WILSON,MCNEIL WILSON,ANGELA | 3/9/2022 | 5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023 | 10/26/2022 | NO AS 03/15/2023 | NO |
| 15 | 6909 | 1730 PR LLC | 4/6/2022 | 1730 SW 30 AVE, PEMBROKE PARK, FL 33009 | 11/7/2022 | NO AS 03/15/2023 | NO |

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 17 day of March, 2023.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

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

Petitioner,

vs.

**ISRAEL FAMILY PARK ROAD 1 LLC**

**2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009**

## NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC | 5070 | 02/09/2023 |
| 1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| ISRAEL FAMILY PARK ROAD 1 LLC | 514229000068 | |
| 1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009 |

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Instr# 118398879 , Page 1 of 5, Recorded 09/13/2022 at 12:30 PM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

E&M PROPERTIES 2665 LLC
Respondent(s)

Case No.: **5070**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 19, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

### FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

**PROPERTY OWNER**: E&M PROPERTIES 2665 LLC

**FOLIO NO.**: 5142 29 00 0068

1. The Special Magistrate entered a Final Order on August 19, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES 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 August 19, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND 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 August 19, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$87,100.00** (EIGTHY SEVEN 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 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**

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 August 2022.

**TOWN OF PEMBROKE PARK**

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: August 18, 2022.

Notary Public, state of Florida

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

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana CA-

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, ) Case No.: 5070
Petitioner, )
)
vs. )
)
E&M PROPERTIES 2665 LLC )
Respondent(s)

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 2641-2649 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD, HALLANDALE BEACH, FL 33009

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official 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 Building Official 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 FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 19TH day of August 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.

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 23 day of August, 2021.

J. Ramirez

Joseline Ramirez
Chief 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
Petitioner,

vs.

E&M PROPERTIES 2665 LLC
Respondent(s)

Case No.: **5070**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 19, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

### FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

**PROPERTY OWNER**: E&M PROPERTIES 2665 LLC

**FOLIO NO.:** 5142 29 00 0068

1. The Special Magistrate entered a Final Order on August 19, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES 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 August 19, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND 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 August 19, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$87,100.00** (EIGTHY SEVEN 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 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**

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 August 2022.

**TOWN OF PEMBROKE PARK**

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: August 18, 2022.

Notary Public, state of Florida

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

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana CA.

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,<br>Petitioner,<br><br>vs.<br><br>E&M PROPERTIES 2665 LLC<br>Respondent(s) | Case No.: 5070 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 2641-2649 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: E&M PROPERTIES 2665 LLC, 2649 S PARK RD, HALLANDALE BEACH, FL 33009

FOLIO NO.: 5142 29 00 0068

LEGAL DESCRIPTION: 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Florida Building Code section(s) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official 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 Building Official 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 FLORIDA BUILDING CODE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 19TH day of August 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.

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 23 day of August, 2021.

J. Ramirez

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 |
|---|---|---|
| E&M PROPERTIES 2665 LLC | 2649 S Park Rd Hallandale Beach, FL 33009 | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009 |

**Legal Description**

**Case Status** Open **Case #** 5070 **Date Next Inspection** 8/17/2022

**Notes** Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with violation.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 5/8/2020 | | Notice of Violation | Regular Mail |
| 7/23/2021 | 8/19/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 8/24/2021 | 8/19/2021 | Final Order | Certified Mail<br>Hand |
| 8/1/2022 | 8/17/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property 8/5/22<br>Certified Mail 8/2/22 |

## 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. | Not in Compliance - Reinspection Date: 8/17/2022 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $86,750.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$86,850.00** |

## Payments

| Date | Payment Type Name | Amount |
|---|---|---|

## Case Overview

| | | |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$86,850.00** |

**Town of Pembroke Park**

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**Bill To:**

E&M PROPERTIES 2665 LLC
2649 S Park Road,
Pembroke Park, Fl, 33009

**DATE:** August 5, 2022
**INVOICE #** 428
**FOR:**

Case # 5070
E&M PROPERTIES 2665 LLC
2641-2649 S Park Road,
Pembroke Park, Fl, 33009

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.110.15** | | |
| | Final Order 08/19/2021 | | |
| 348 | Day(s) of Per Diem from (09/03/21-08/17/2022) | $ 250.00 | $ 87,000.00 |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| | | **Balance** | $ 87,100.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**THANK YOU FOR YOUR BUSINESS!**

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

**Sent To:**

E&M PROPERTIES 2665 LLC

1703 AVENIDA DEL SOL
BOCA RATON, FL 33432

**Case #:**

5070

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

Hasler FIRST-CLASS MAIL
05/11/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

E & M PROPERTIES 2665 LLC
2641 S. PARK ROAD
PEMBROKE PARK, FL 33009

NOV 5070

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009 | ID # | 5142 29 00 0068 |
| Property Owner | E&M PROPERTIES 2665 LLC | Millage | 0613 |
| Mailing Address | 736 S MILITARY TRL DEERFIELD BEACH FL 33442-3025 | Use | 48-01 |
| Abbr Legal Description | 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | | |

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

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

**Property Assessment Values**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2022* | $54,600 | $488,160 | $542,760 | $542,760 | |
| 2021 | $54,600 | $444,730 | $499,330 | $499,330 | $10,737.91 |
| 2020 | $54,600 | $469,160 | $523,760 | $523,760 | $11,303.68 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $542,760 | $542,760 | $542,760 | $542,760 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $542,760 | $542,760 | $542,760 | $542,760 |
| 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 | $542,760 | $542,760 | $542,760 | $542,760 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/22/2017 | WD-Q | $725,000 | 114402662 |
| 3/27/2015 | WD-D | $400,000 | 112897344 |
| 2/12/2004 | SWD | $335,000 | 36951 / 1764 |
| 10/1/1987 | WD* | $1,850,000 | 14853 / 92 |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $7.00 | 7,800 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 5000 |
| Eff./Act. Year Built: 1970/1969 | | |

**Special Assessments**

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

# Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L17000021027 |
| **FEI/EIN Number** | 81-5279187 |
| **Date Filed** | 01/26/2017 |
| **Effective Date** | 01/26/2017 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

2649 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

Changed: 02/28/2022

**Mailing Address**

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

**Registered Agent Name & Address**

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

**Annual Reports**

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

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

| | |
|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA | ) |
| Petitioner | ) |
| vs. | ) |
| | ) |
| E&M PROPERTIES 2665 LLC | CASE NO. 5070 |
| Respondent | |

AFFIDAVIT OF SERVICE

TO BE SERVED: ~~2641~~ 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: ~~2641~~ 2649 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 09:41 A.M. ON THE 5 DAY OF AUGUST 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.

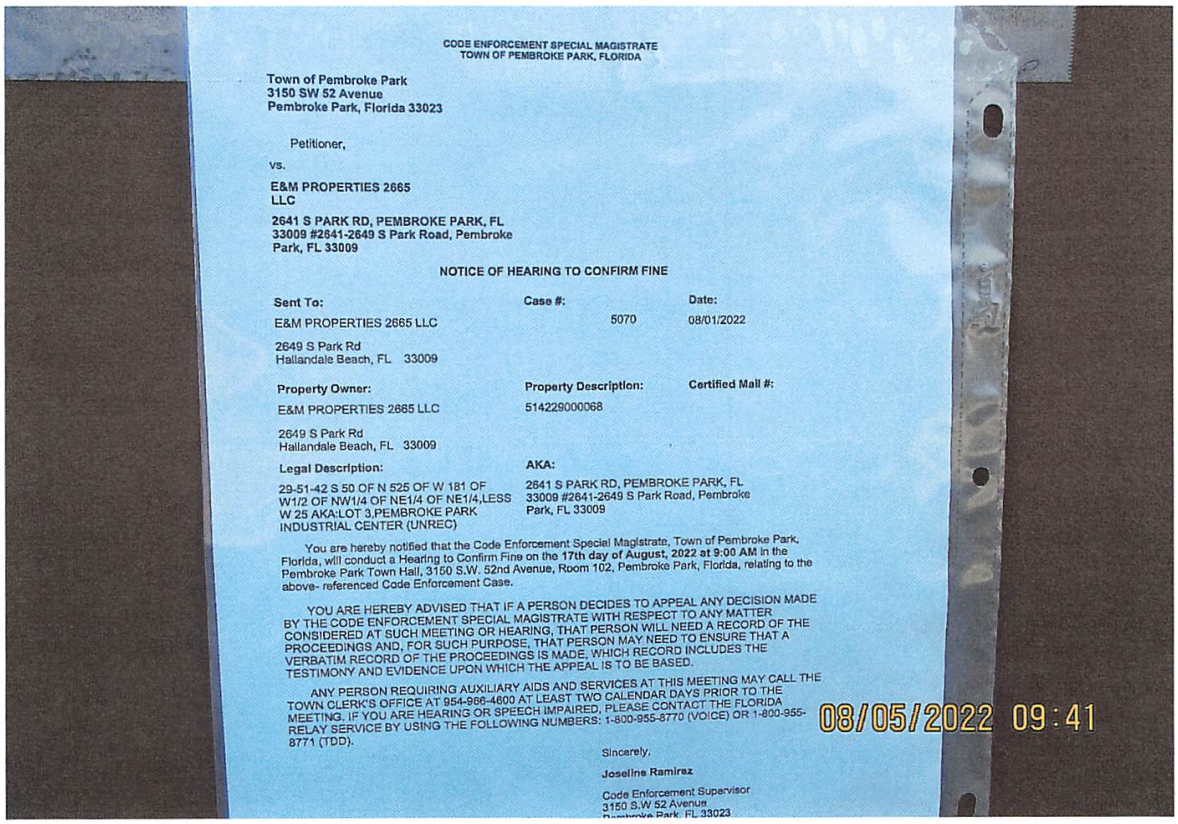
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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

Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**E&M PROPERTIES 2665 LLC**

**2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>2649 S Park Rd<br>Hallandale Beach, FL 33009 | 5070 | 08/01/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>2649 S Park Rd<br>Hallandale Beach, FL 33009 | 514229000068 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, 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 **17th day of August, 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).

08/05/2022 09:41

Sincerely,

**Joseline Ramirez**

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023

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

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

Petitioner,

vs.

**E&M PROPERTIES 2665 LLC**

**2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>2649 S Park Rd<br>Hallandale Beach, FL 33009 | 5070 | 08/01/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>2649 S Park Rd<br>Hallandale Beach, FL 33009 | 514229000068 | |

| **Legal Description:** | **AKA:** |
|---|---|
| 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, 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 **17th day of August, 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.

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Sincerely,

**Joseline Ramirez**

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>1703 AVENIDA DEL SOL<br>BOCA RATON, FL 33432 | 5070 | 05/08/2020 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| E&M PROPERTIES 2665 LLC<br>1703 AVENIDA DEL SOL<br>BOCA RATON, FL 33432 | 514229000068 | |

| Legal Description: | AKA: |
|---|---|
| 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | 2641 S PARK RD, PEMBROKE PARK, FL 33009 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 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 |
|---|---|---|---|
| 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. Govemment 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. | 30 |

Notes/Means of Correction:

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with 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
0001

# Detail by Entity Name

Florida Limited Liability Company
E&M PROPERTIES 2665 LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L17000021027 |
| **FEI/EIN Number** | 81-5279187 |
| **Date Filed** | 01/26/2017 |
| **Effective Date** | 01/26/2017 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

2665 SOUTH PARK ROAD
PEMBROKE PARK, FL 33009

**Mailing Address**

736 S Military Trail
Deerfield Beach, FL 33442

Changed: 03/08/2021

**Registered Agent Name & Address**

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

Address Changed: 03/08/2021

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

E&M MUNCHIES HOLDINGS CORP.
736 S Military Trail
Deerfield Beach, FL 33442

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 05/09/2019 |
| 2020 | 04/28/2020 |
| 2021 | 03/08/2021 |

**Document Images**

| | |
|---|---|
| 03/08/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2020 -- ANNUAL REPORT | View image in PDF format |
| 05/09/2019 -- ANNUAL REPORT | View image in PDF format |
| 03/12/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/26/2017 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 2641-2649 S PARK ROAD, PEMBROKE PARK FL 33009 | ID # | 5142 29 00 0068 |
| Property Owner | E&M PROPERTIES 2665 LLC | Millage | 0613 |
| Mailing Address | 2649 S PARK RD HALLANDALE BEACH FL 33009-3815 | Use | 48 |
| Abbr Legal Description | 29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC) | | |

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

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

Property Assessment Value

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2021* | $54,600 | $444,730 | $499,330 | $499,330 | |
| 2020 | $54,600 | $469,160 | $523,760 | $523,760 | $11,303.68 |
| 2019 | $54,600 | $469,160 | $523,760 | $523,760 | $11,435.78 |

2021* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $499,330 | $499,330 | $499,330 | $499,330 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $499,330 | $499,330 | $499,330 | $499,330 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $499,330 | $499,330 | $499,330 | $499,330 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/22/2017 | WD-Q | $725,000 | 114402662 |
| 3/27/2015 | WD-D | $400,000 | 112897344 |
| 2/12/2004 | SWD | $335,000 | 36951 / 1764 |
| 10/1/1987 | WD* | $1,850,000 | 14853 / 92 |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

| Price | Factor | Type |
|---|---|---|
| $7.00 | 7,800 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 5000 |
| Eff./Act. Year Built: 1970/1969 | | |

Special Assessments

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

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

E&M PROPERTIES 2665 LLC CASE NO. 5070
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: E&M PROPERTIES LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS:2649 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: E&M PROPERTIES 2665 LLC AT 10:47 A.M. ON THE 3 DAY OF AUGUST 2021.

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

TYPE OF SERVICE

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

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

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

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

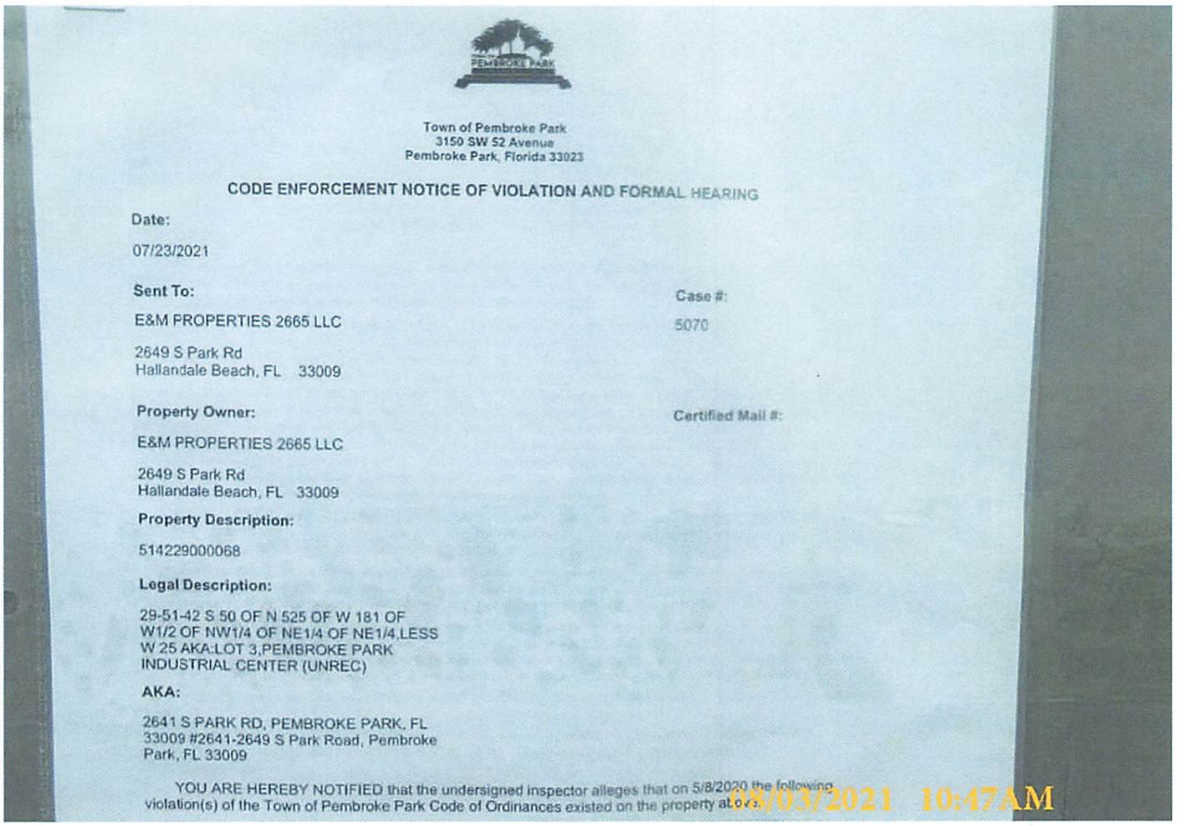
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 11 day of 8, 2021, 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 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

07/23/2021

**Sent To:**

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

**Case #:**

5070

**Property Owner:**

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

**Certified Mail #:**

**Property Description:**

514229000068

**Legal Description:**

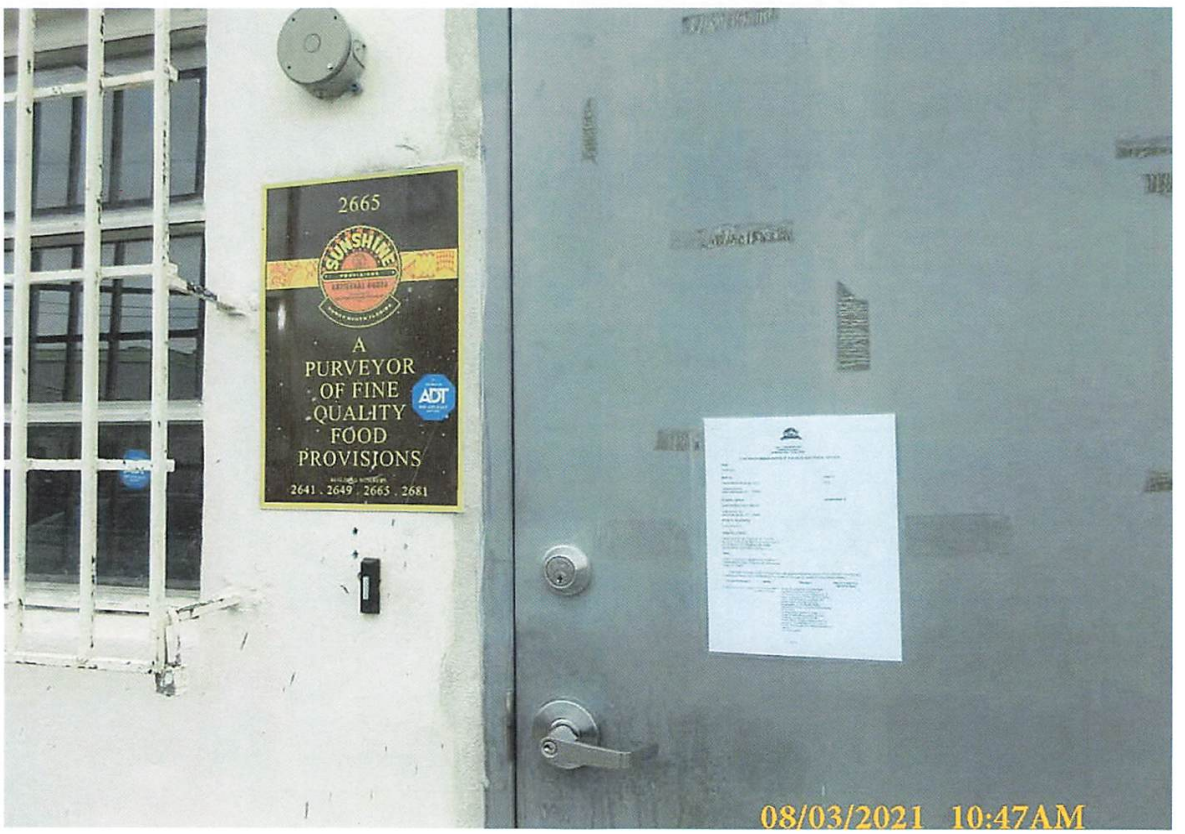
29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property at ove

08/03/2021 10:47AM




08/03/2021 10:47AM

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

07/23/2021

**Sent To:**

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

**Case #:**

5070

**Property Owner:**

E&M PROPERTIES 2665 LLC

2649 S Park Rd
Hallandale Beach, FL 33009

**Certified Mail #:**

**Property Description:**

514229000068

**Legal Description:**

29-51-42 S 50 OF N 525 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4,LESS W 25 AKA:LOT 3,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

**AKA:**

2641 S PARK RD, PEMBROKE PARK, FL 33009 #2641-2649 S Park Road, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/8/2020 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 |
|---|---|---|---|
| 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. | 30 |

Recertification of 40 Year Inspection has not been completed in accordance to FBC 110.15 with Broward County Provisions. Property Owner will need to complete the 40 Year Inspection in order to comply with 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 19th day of August, 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.

Miguel A Nunez

Chief Building Official, CFM

7/23/2021

08/03/2021 10:47AM

08/03/2021 10:47AM

08/03/2021 10:49 AM

08/03/2021 10:47AM

08/03/2021 10:47AM

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| 967 SW 5 ST LLC | 7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

**Folio**

514230AA0530

**Legal Description**

**Case Status** Closed **Case #** 4947

**Notes** Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 2/25/2020 | | Notice of Violation | Hand<br>Regular Mail |
| 6/22/2021 | 7/20/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/22/2021 | 7/20/2021 | Final Order | |
| 6/27/2022 | | Affidavit of Compliance | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Supplemental Order/Claim of Lien | Certified Mail<br>Hand |
| 2/7/2023 | 3/15/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 5/8/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Email |

### 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. | 6/27/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a) | Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch... | 6/27/2022 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 6/27/2022 | $12,600.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$12,700.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$12,700.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 11, 2023
**INVOICE #** 435
**FOR:**

Case # 4947
967 SW 5 ST LLC
5100 SW 41 ST #309,
PEMBROKE PARK, FL 33023

**Bill To:**

967 SW 5 ST LLC
5100 SW 41 ST #309,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a).** | | |
| | Amended Final Order 07/20/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 252 | Day(s) of Per Diem from (10/18/2021-06/27/2022) | $ 50.00 | $ 12,600.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 1,890.00 |
| | 1,890.00 + 100.00 | | $ 1,990.00 |
| | | **Balance** | $ 12,700.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

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

Petitioner,

vs.

**967 SW 5 ST LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 309**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| 967 SW 5 ST LLC | 4947 | 05/08/2023 |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| 967 SW 5 ST LLC | 514230AA0530 | |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

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CERTIFIED MAIL® RECEIPT
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

JUN 30 2021 Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

967 SW 5 ST LLC
NOH #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800,

7021 0350 0001 0297 6832

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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

JUN 30 2021 Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

Solutions By Accountants
NOH #4947
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800,

7021 0350 0001 0297 6849

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

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

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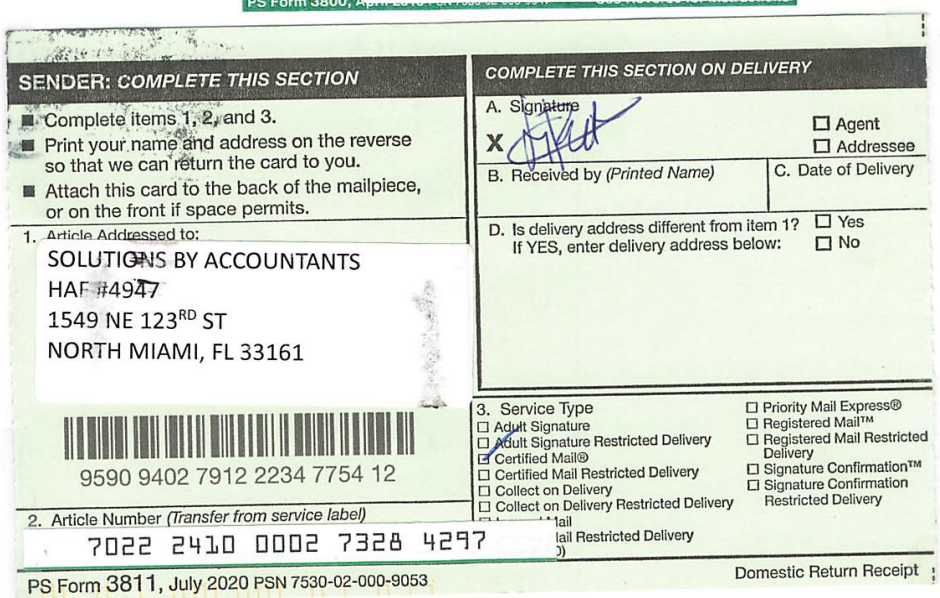
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 6.96
Sent To
Street and Apt. No.
City, State, ZIP+4

JUN 30 2021 Postmark Here
WEST HOLLYWOOD
HOLLYWOOD FL 33023

967 SW 5 ST LLC
NOH #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800,

7021 0350 0001 0297 6825



SENDER: COMPLETE THIS SECTION

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

SOLUTIONS BY ACCOUNTANTS
HAF #4947
1549 NE 123RD ST
NORTH MIAMI, FL 33161

9590 9402 7912 2234 7754 12

2. Article Number (Transfer from service label)
7022 2410 0002 7328 4297

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs. | ) | Case No.: 4947 |
| 967 SW 5 ST LLC<br>Respondent(s) | | |

**ORDER OF ABATEMENT**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023 after service and due notice was provided to Respondent as provided by law the Respondent(s), having filed a Motion to Abate the Code Compliance Fine and Lien. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

**VIOLATIONS**

RESPONDENT WAS CHARGED WITH THE FOLLOWING VIOLATION(S) OF THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE: SECTION(S) 5-105 and 5-2(a).

**FINDINGS OF FACT**

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ____

SUBJECT REAL PROPERTY: 5100 SW 41 ST #309, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 967 SW 5 ST LLC

FOLIO NO.: 5142 30 AA 0530

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent's fine and lien shall be abated to _____. The Special Magistrate finds and orders that in light of Respondent's Motion to Abate the fine and lien, this sum is reasonable under these circumstances, subject to it being paid within _____ days of the date of this hearing.

## CONCLUSIONS OF LAW

Florida law provides that local governments are not required to reduce fines and liens that have accrued no matter how large they grow, and if a local government provides for a possible reduction, there is still no requirement to reduce the fines and liens whatsoever, because any reduction is discretionary with the local government. See *Fla. Stat.* 162.09 (2)(c); *City of Miami v. Cortes*, 995 So.2d 604 (Fla. 3DCA 2008); *Jones v. City of Winter Haven*, 870 So.2d 52 (Fla. 2DCA 2003); *Fong v. town of Bay Harbor Is.*, 864 So.2d 76 (Fla. 3DCA 2003); *Co. Collection Servs., Inc v. Allen*, 650 So.2d 650 (Fla. 4DCA 1995); among others.

Based on the sworn to testimony of the Respondent(s), review of the file and papers and documents in the existing file, and as otherwise presented, the Special Magistrate finds that Respondent shall pay the total sum of _____within _____ days of the date of the hearing. However, if Respondent fails to do so, then the fines and liens shall revert back to the original amount due and owing of $12,700.00.

## ORDER

**THEREFORE,** BASED UPON THE ABOVE FINDINGS OF FACTS AND CONCLUSIONS OF LAW, THE SPECIAL MAGISTRATE FINDS THAT ABATEMENT IS IN ORDER AS PROVIDED FOR HEREIN, AND FURTHER FINDS THAT A REDUCTION TO _____ IS APPROPRIATE UNDER THESE CIRCUMSTANCES AS STATED AND REQUESTED BY THE CODE COMPLIANCE OFFICIALS. HOWEVER, IF RESPONDENT (S) FAILS TO PAY THE SUM OF _____ WITHIN _____ DAYS OF THE DATE OF THE HEARING, THEN IN SUCH EVENTS, THE LIENS AND FINES SHALL REVERT BACKTO THE ORIGINAL AMOUNT OF $12,700.00 IN ALL OTHER RESPECTS, THE PREVIOUSLY ENTERED SPECIAL MAGISTRATE ORDERS ARE HEREBY REAFFIRMED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of March 2023.

**TOWN OF PEMBROKE PARK, FLORIDA**

_____

Harry Hipler, Special Magistrate

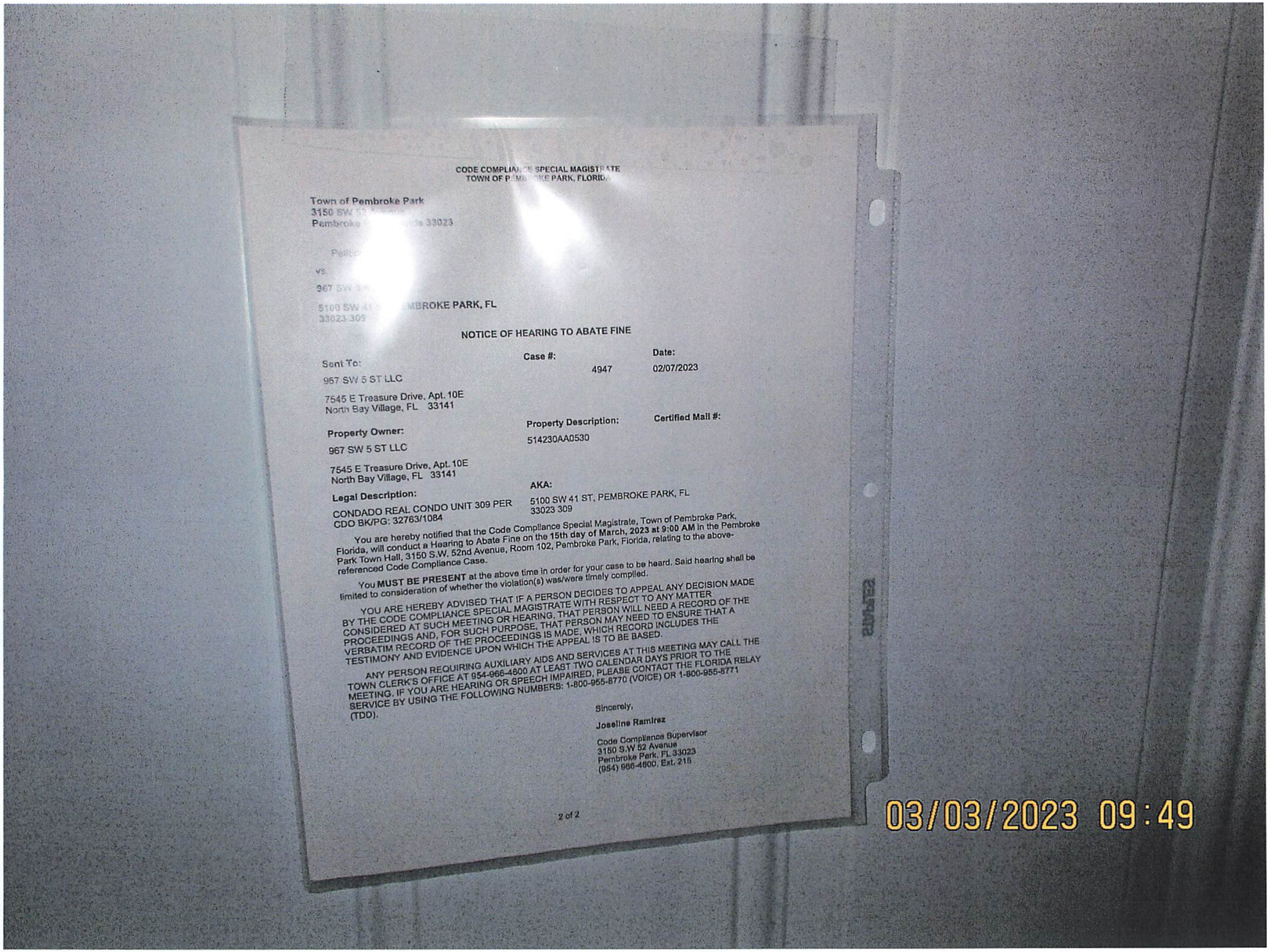
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this _____day of _____, 2023.

_____
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner

vs.

967 SW 5 ST LLC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

**NOTICE OF HEARING TO ABATE FINE**

| Sent To: | Case #: | Date: |
|---|---|---|
| 967 SW 5 ST LLC<br>7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | 4947 | 02/07/2023 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| 967 SW 5 ST LLC<br>7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | 514230AA0530 | |

| Legal Description: | AKA: |
|---|---|
| CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2 of 2

03/03/2023 09:49

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

967 SW 5 ST LLC CASE NO. 4947

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 967 SW 5 ST LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5100 SW 41 ST #309, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 09:49 A.M. ON THE 03RD DAY OF MARCH 2023.

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

TYPE OF SERVICE

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

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

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

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

3/6/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of March 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 # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

**Town of Pembroke Park**

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 6, 2023
INVOICE # 435
FOR:

Case # 4947
967 SW 5 ST LLC
5100 SW 41 ST #309,
PEMBROKE PARK, FL 33023

**Bill To:**
967 SW 5 ST LLC
5100 SW 41 ST #309,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a).** | | |
| | Final Order 07/20/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 252 | Day(s) of Per Diem from (10/18/2021-06/27/2022) | $ 50.00 | $ 12,600.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 1,890.00 |
| | | **Balance** | $ 12,700.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

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

Petitioner,

vs.

**967 SW 5 ST LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 309**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| 967 SW 5 ST LLC | 4947 | 02/07/2023 |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| 967 SW 5 ST LLC | 514230AA0530 | |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 5100 SW 41 STREET #309, PEMBROKE PARK FL 33023 |
| Property Owner | 967 SW 5 ST LLC |
| Mailing Address | 7545 E TREASURE DR APT 10E NORTH BAY VILLAGE FL 33141 |

| | |
|---|---|
| ID # | 5142 30 AA 0530 |
| Millage | 0613 |
| Use | 04 |

| | |
|---|---|
| Abbr Legal Description | CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 |

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

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

Property Assessment Values

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2021* | $6,510 | $58,630 | $65,140 | $65,140 | |
| 2020 | $5,980 | $53,820 | $59,800 | $59,800 | $1,290.58 |
| 2019 | $5,550 | $49,970 | $55,520 | $50,410 | $1,135.09 |

2021* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $65,140 | $65,140 | $65,140 | $65,140 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $65,140 | $65,140 | $65,140 | $65,140 |
| 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 | $65,140 | $65,140 | $65,140 | $65,140 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 5/29/2019 | WD-Q | $70,000 | 115848391 |
| 10/9/2015 | WD-Q | $60,000 | 113282066 |
| 1/14/2014 | SWD-Q-DS | $30,000 | 112042910 |
| 8/30/2013 | SWD-T | $100 | 111779843 |
| 8/30/2012 | CET-T | $100 | 49085 / 960 |

Land Calculations

| Price | Factor | Type |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | 730 |
| Units/Beds/Baths | | 1/1/1 |
| 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

Florida Limited Liability Company
967 SW 5 ST LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L11000135494 |
| **FEI/EIN Number** | 35-2441051 |
| **Date Filed** | 12/01/2011 |
| **Effective Date** | 11/30/2011 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | REINSTATEMENT |
| **Event Date Filed** | 10/10/2019 |

**Principal Address**

7545 e treasure dr
10 E
miami, FL 33141

Changed: 03/14/2021

**Mailing Address**

7545 E TREASURE DR
APT 10E
NORTH BAY VILLAGE, FL 33141

Changed: 06/04/2020

**Registered Agent Name & Address**

SOLUTIONS BY ACCOUNTANTS
1549 NE 123RD ST
NORTH MIAMI, FL 33161

Name Changed: 10/10/2019

Address Changed: 10/10/2019

**Authorized Person(s) Detail**

**Name & Address**

Title Manager

STEINMAN, EZEQUIEL PABLO

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 11/29/22 Phone #: 305 927 4716

Case # 4947 E-mail: EZE.USA@HOTMAIL.COM

Address of Violation: 5100 SW 41 ST # 309

## PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, EZEQUIEL STEINMAN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4947 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the MARCH 15 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/21 imposing the fine of $ 50 for violation(s)of the Town's Code of Ordinances: S-105 / S-2

Brief summary for request: LOS CONTRATISTAS ME ENGANARON Y TUVE QUE CONTRATAR OTROS CONTRATISTAS, HACER PLANOS

STEINMAN EZEQUIEL
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Ezequiel Pablo Steinman and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Nov 29, 2022

Notary Public State of Florida: Marycari Paz My Commission expires: Feb 17, 2026

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, FLORIDA
Petitioner,

vs.

967 SW 5 ST LLC
Respondent(s)

Case No.: **4947**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on July 20, 2021. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

### FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ✓ NO ____

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 5100 SW 41 ST UNIT 309, PEMBROKE PARK, FL, 33023

**PROPERTY OWNER**: 967 SW 5 ST LLC

**FOLIO NO.:** 5142 30 AA 0530

1. The Special Magistrate entered a Final Order on July 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105 and 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on July 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$12,700.00** (TWELVE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS) as of the date of this hearing

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**R B INDUSTRIAL PLAT 104-38 B TRACT A**

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

Sep 22, 2022.

Notary Public, state of Florida

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

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Dayana A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

Postage
$ 7.82

Total Postage and Fe
$

Sent To
967 SW 5 ST LLC
S.O.C.L #4947

Street and Apt. No., o
5100 SW 41 STREET #309,

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

PS Form 3800, Apr

Postmark Here
PALMCREST POSTAL STORE
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9300

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

Postage
$ 7.82

Total Postage and
$

Sent To
SOLUTIONS BY ACCOUNTANTS
S.O.C.L #4947

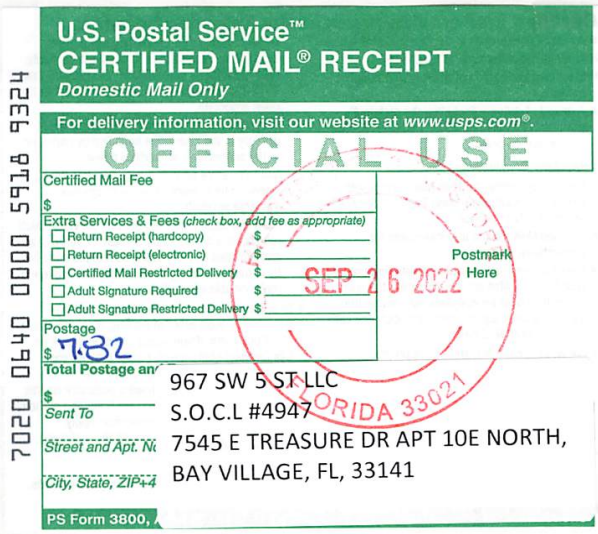
Street and Apt. No.,
1549 NE 123RD ST,

City, State, ZIP+4®
NORTH MIAMI, FL, 33161

PS Form 3800, Ap

Postmark Here
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9317



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

Postage
$ 7.82

Total Postage an
$

Sent To
967 SW 5 ST LLC
S.O.C.L #4947

Street and Apt. Nu
7545 E TREASURE DR APT 10E NORTH,

City, State, ZIP+4
BAY VILLAGE, FL, 33141

PS Form 3800,

Postmark Here
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9324

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| 967 SW 5 ST LLC | 7545 E Treasure Drive, Apt. 10E North Bay Village, FL 33141 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

**Legal Description**

**Case Status** Closed **Case #** 4947

**Notes** Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 2/25/2020 | | Notice of Violation | Hand<br>Regular Mail |
| 6/22/2021 | 7/20/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/22/2021 | 7/20/2021 | Final Order | |
| 6/27/2022 | | Affidavit of Compliance | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property 9/7/22<br>Certified Mail 8/30/22 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 6/27/2022 |
| 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... | 6/27/2022 |

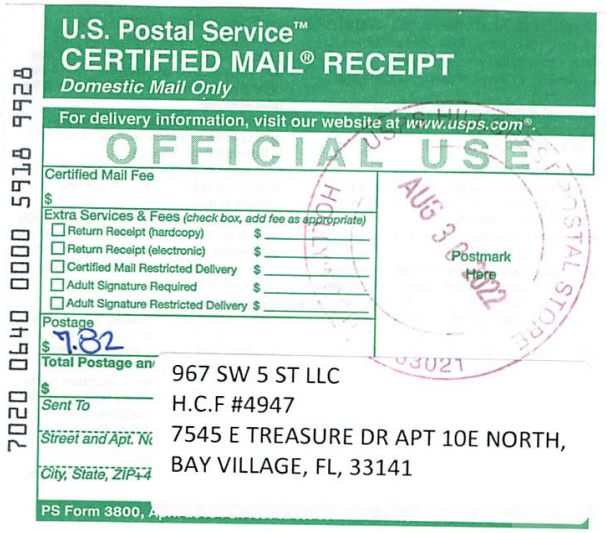
## Fines

## Case Overview

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 6/27/2022 | $12,600.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$12,700.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$12,700.00** |



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
$ 7.82

Total Postage and
$

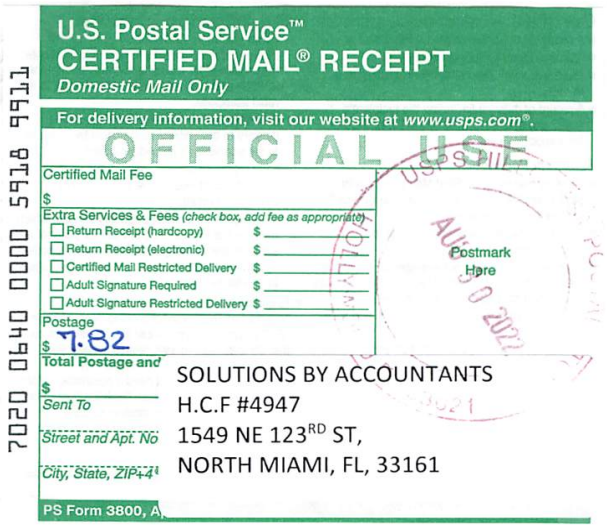
Sent To
Street and Apt. No
City, State, ZIP+4

967 SW 5 ST LLC
H.C.F #4947
7545 E TREASURE DR APT 10E NORTH,
BAY VILLAGE, FL, 33141

PS Form 3800,

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9928



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

Postage
$ 7.82

Total Postage and
$

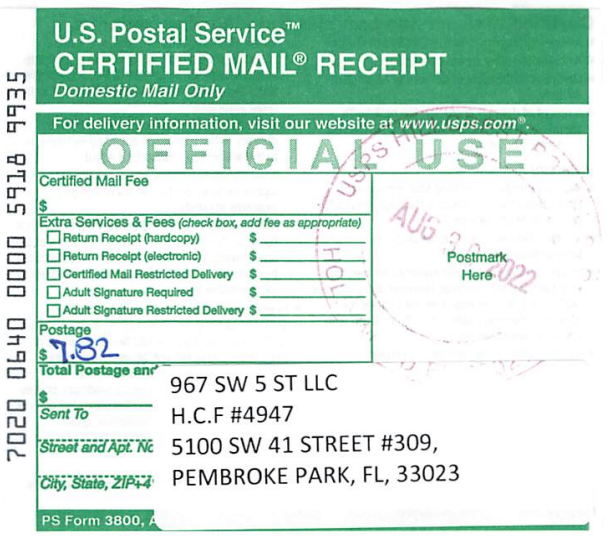
Sent To
Street and Apt. No
City, State, ZIP+4

SOLUTIONS BY ACCOUNTANTS
H.C.F #4947
1549 NE 123RD ST,
NORTH MIAMI, FL, 33161

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9911



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

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.82

Total Postage and
$

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

967 SW 5 ST LLC
H.C.F #4947
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
AUG 30 2022

7020 0640 0000 5918 9935

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** September 19, 2022
**INVOICE #** 320
**FOR:**

Case # 4947

967 SW 5 ST LLC
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

**Bill To:**
967 SW 5 ST LLC
7545 E TREASURE DR APT 10E,
NORTH BAY VILLAGE, FL, 33141

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-105 and 5-2(a)** | | |
| | Final Order on 07/20/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 252 | Day(s) of Per Diem from (10/18/21-06/27/22) | $ 50.00 | $ 12,600.00 |
| | | **Balance** | $ 12,700.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**THANK YOU FOR YOUR BUSINESS!**

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

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

967 SW 5 ST LLC
NOH #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800,

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

7021 0350 0001 0297 6832

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

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

Solutions By Accountants
NOH #4947
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800,

WEST HOLLYWOOD HILLS JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

7021 0350 0001 0297 6849

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

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

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

967 SW 5 ST LLC
NOH #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800,

WEST HOLLYWOOD JUN 30 2021 HOLLYWOOD FL 33023

Postmark Here

7021 0350 0001 0297 6825

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

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

967 SW 5 ST LLC
HAF #4947
5100 SW 41 ST #309,
PEMBROKE PARK, FL 33023

PS Form 3800,

HILLCREST POSTAL STORE FEB 08 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 4563

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

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

967 SW 5 ST LLC
HAF #4947
7545 E TREASURE DR APT 10E
NORTH BAY VILLAGE FL 33141

PS Form 3800,

HILLCREST POSTAL STORE FEB 08 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 4303

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and Fees
$

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

SOLUTIONS BY ACCOUNTANTS
HAF #4947
1549 NE 123RD ST
NORTH MIAMI, FL 33161

PS Form 3800, Ap

HILLCREST POSTAL STORE FEB 08 2023 HOLLYWOOD FL 33021

Postmark Here

7022 2410 0002 7328 4297

7021 0350 0001 0297 7105

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 6.96

Sent To
Street and Apt.
City, State, ZIP

967 SW 5 ST LLC
F.O. #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

PS Form 3800

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7112

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage a
$ 6.96

Sent To
Street and Apt.
City, State, ZIP

967 SW 5 ST LLC
F.O. #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

PS Form 3800

WEST HOLLYWOOD HILLS
JUL 21 2021
HOLLYWOOD FL
Postmark Here

7021 0350 0001 0298 1072

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$ 6.96

Sent To
Street and Apt.
City, State, ZIP

Solutions By Accountants
F.O. #4947
1549 NE 123rd Street
North Miami, FL 33161

PS Form 3800

WEST HOLLYWOOD HILLS
JUL 21 2021
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:

967 SW 5 ST LLC
F.O. #4947
7545 E Treasure Drive, Apt. #10E
North Bay Village, FL 33141

9590 9402 6610 1028 6953 85

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7105

COMPLETE THIS SECTION ON DELIVERY

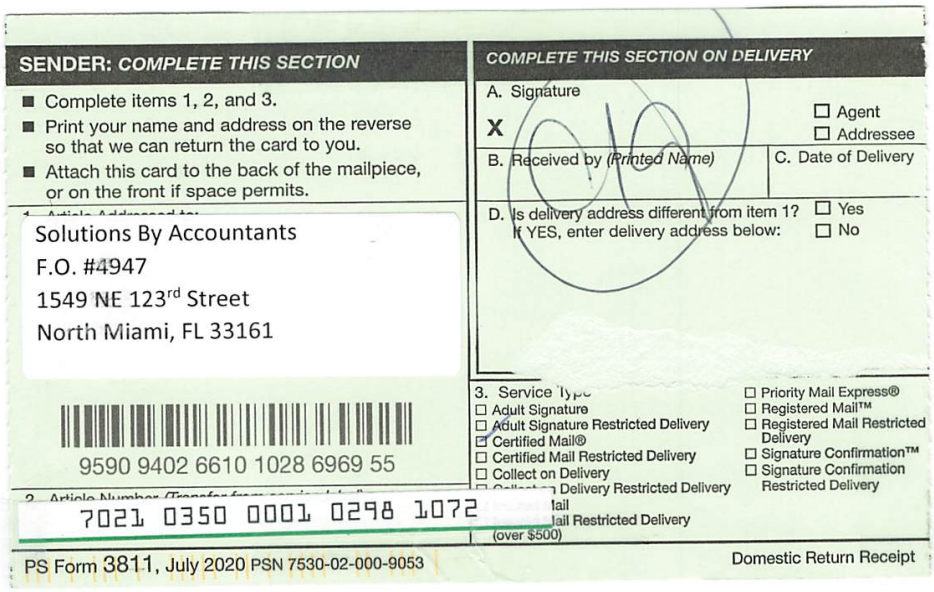
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/21

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ 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.

Solutions By Accountants
F.O. #4947
1549 NE 123rd Street
North Miami, FL 33161

9590 9402 6610 1028 6969 55

7021 0350 0001 0298 1072

***COMPLETE THIS SECTION ON DELIVERY***

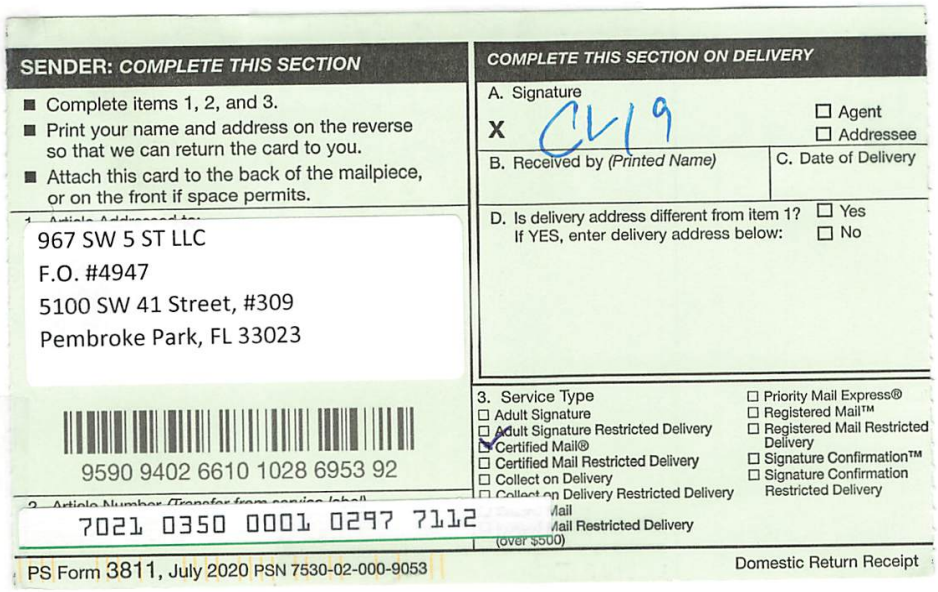
A. Signature
X
☐ Agent
☐ Addressee

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

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.

967 SW 5 ST LLC
F.O. #4947
5100 SW 41 Street, #309
Pembroke Park, FL 33023

9590 9402 6610 1028 6953 92

7021 0350 0001 0297 7112

***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

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

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4997

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

967 SW 5 St LLC
247 SW 8 St 990
Miami, FL 33130

---

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case#4997

Hasler FIRST-CLASS MAIL
03/07/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

Current Tenant
5100 SW 41 St #309
Pembroke Park, FL 33023

**Town of Pembroke Park**

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: September 6, 2022
INVOICE # 320
FOR:

Case # 4947
967 SW 5 ST LLC
5100 SW 41 STREET #309,
PEMBROKE PARK, FL, 33023

**Bill To:**
967 SW 5 ST LLC
7545 E TREASURE DR APT 10E,
NORTH BAY VILLAGE, FL, 33141

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Ordinance Sec.5-105 and 5-2(a)**<br>Final Order on 07/20/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 252 | Day(s) of Per Diem from (10/18/21-06/27/22) | $ 50.00 | $ 12,600.00 |
| | | **Balance** | $ 12,700.00 |

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

10 E
7545 E Treasure Dr Apt 10E
North Bay Village, FL 33141

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 10/10/2019 |
| 2020 | 03/27/2020 |
| 2021 | 03/14/2021 |

**Document Images**

| | |
|---|---|
| 03/14/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/27/2020 -- ANNUAL REPORT | View image in PDF format |
| 10/10/2019 -- REINSTATEMENT | View image in PDF format |
| 10/12/2017 -- LC Amendment | View image in PDF format |
| 06/16/2017 -- LC Amendment | View image in PDF format |
| 05/08/2017 -- LC Amendment | View image in PDF format |
| 02/22/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2015 -- ANNUAL REPORT | View image in PDF format |
| 03/24/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2013 -- ANNUAL REPORT | View image in PDF format |
| 08/28/2012 -- ANNUAL REPORT | View image in PDF format |
| 12/01/2011 -- 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. | ) |
| | ) |
| 967 SW 5 ST LLC | CASE NO. 4947 |
| Respondent | |

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 STREET #309, PEMBROKE PARK FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 STREET #309, PEMBROKE PARK FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 09:26 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

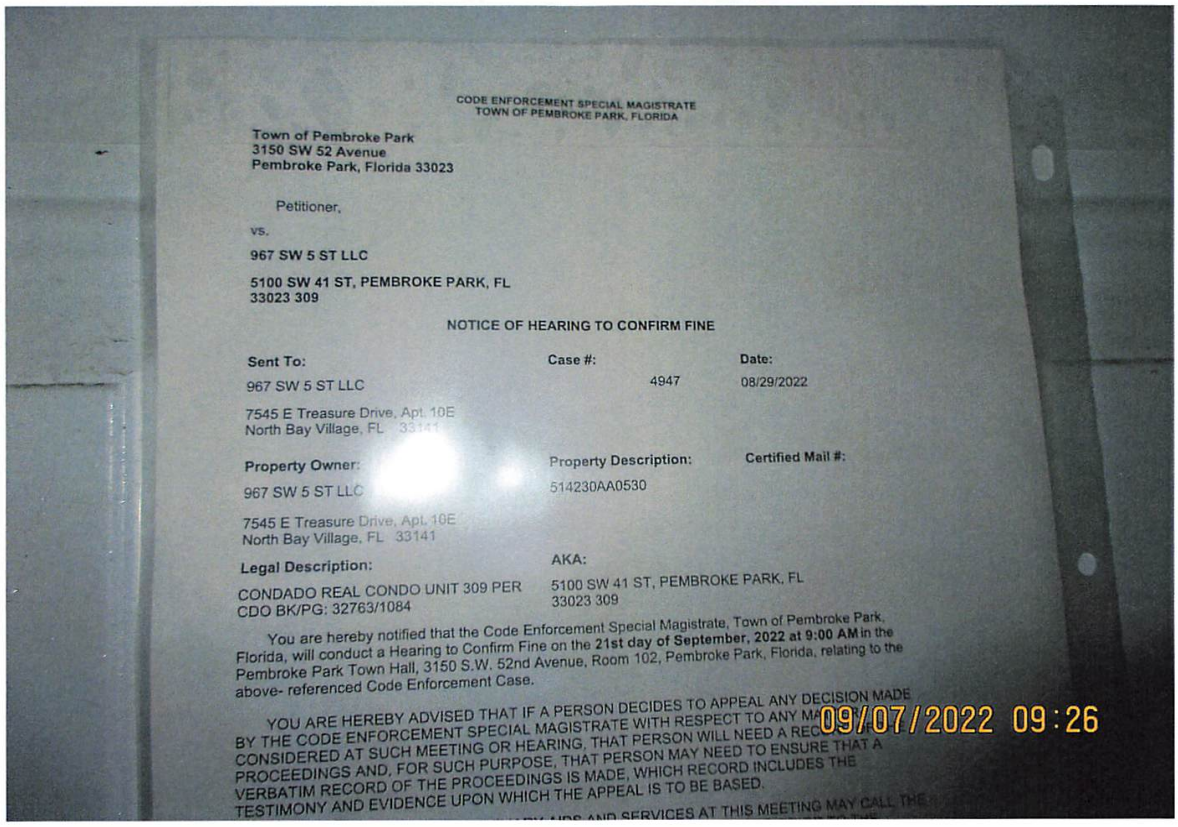
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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.

**967 SW 5 ST LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 309**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| 967 SW 5 ST LLC<br>7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | 4947 | 08/29/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| 967 SW 5 ST LLC<br>7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | 514230AA0530 | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 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.

09/07/2022 09:26

09/07/2022 09:26

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

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

Petitioner,

vs.

**967 SW 5 ST LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 309**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| 967 SW 5 ST LLC | 4947 | 08/29/2022 |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| 967 SW 5 ST LLC | 514230AA0530 | |
| 7545 E Treasure Drive, Apt. 10E<br>North Bay Village, FL 33141 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 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

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

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>967 SW 5 ST LLC<br>Respondent(s) | ) | Case No.: 4947 |

## 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: 5100 SW 41 STREET, #309, PEMBROKE PARK FL 33023

PROPERTY OWNER: 967 SW 5 ST LLC, 7545 E TREASURE DR, APT 10E, NORTH BAY VILLAGE, FL 33141

FOLIO NO.: 5142 30 AA 0530

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 309 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a). 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; 5-2(a) **WITHIN 90 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, 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 21 day of July, 2021.

Joseline Ramirez
Chief 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 )

Petitioner )

vs. )

)

967 SW 5 ST LLC CASE NO. 4947

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 967 SW 5 ST LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 STREET, UNIT 309, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 967 SW 5 ST LLC AT 11:26 A.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

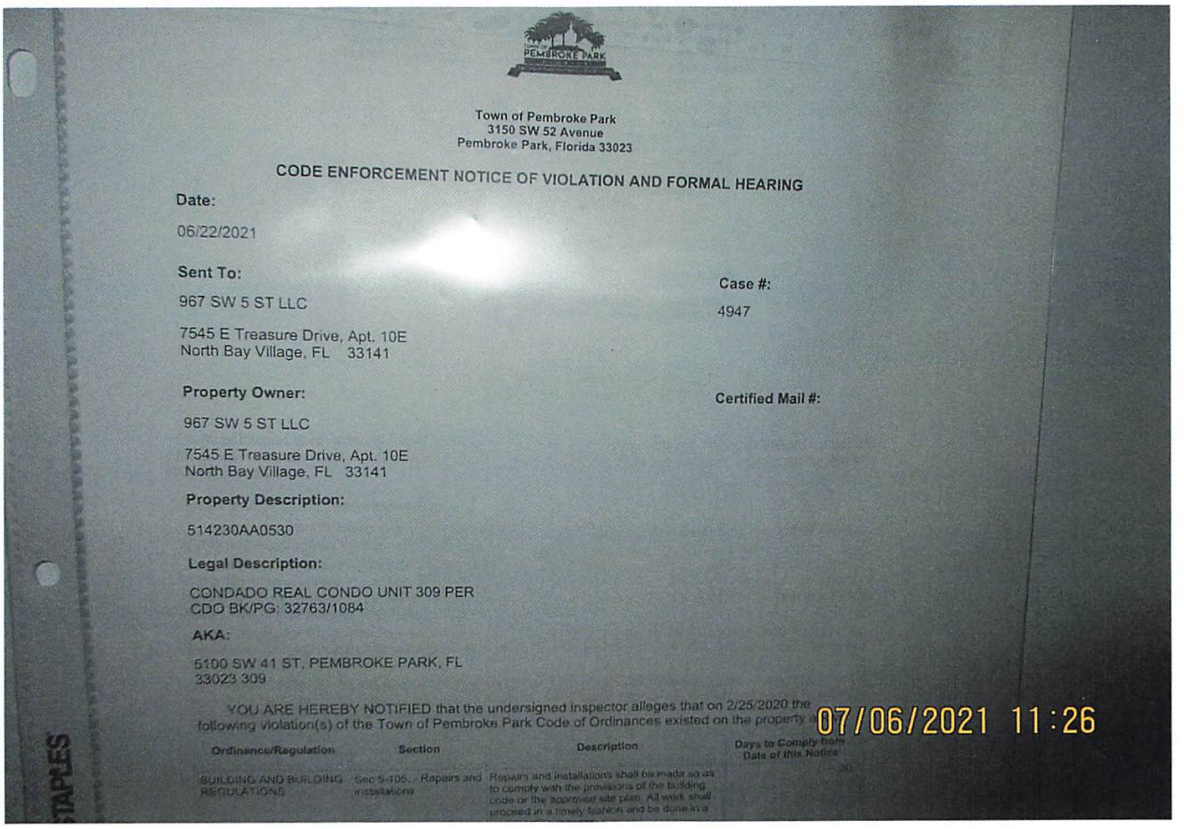
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, 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 52 Avenue
Pembroke Park, Florida 33023

**CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING**

**Date:**

06/22/2021

**Sent To:**

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

**Case #:**

4947

**Property Owner:**

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

**Certified Mail #:**

**Property Description:**

514230AA0530

**Legal Description:**

CONDADO REAL CONDO UNIT 309 PER
CDO BK/PG: 32763/1084

**AKA:**

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property a

07/06/2021 11:26

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-405. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a | |

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

06/22/2021

**Case #:**

4947

**Sent To:**

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

**Certified Mail #:**

**Property Owner:**

967 SW 5 ST LLC

7545 E Treasure Drive, Apt. 10E
North Bay Village, FL 33141

**Property Description:**

514230AA0530

**Legal Description:**

CONDADO REAL CONDO UNIT 309 PER
CDO BK/PG: 32763/1084

**AKA:**

5100 SW 41 ST, PEMBROKE PARK, FL
33023 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 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:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>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 |

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

6/22/2021

10/20/20
No Permit

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

**Sent To:**

967 SW 5 ST LLC

247 SW 8 ST 990
MIAMI, FL 33130

**Case #:**

4947

**Date:**

02/25/2020

**Property Owner:**

967 SW 5 ST LLC

247 SW 8 ST 990
MIAMI, FL 33130

**Property Description:**

514230AA0530

**Certified Mail #:**

**Legal Description:**

CONDADO REAL UNIT 309

**AKA:**

5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 #Sebastian -5100 SW 41 ST, Unit 309

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/25/2020 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:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>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 |

Notes/Means of Correction:

Demo of kitchen done without permit. Condo unit is in need of several repairs (doors, bathroom, carpet and other maintenance issue. Owner must go to the Building Dept. and obtain/complete permits for current and future repairs.

Double permit fee has been assessed.

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

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

Joseline Ramirez
Code Enforcement Officer

# Town of Pembroke Park Violation Notice

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

Sebastian

Name 967 SW 5th ST LLC Date 2/25/20

Site Address 5100 W Hallandale Beach Blvd Unit 309 Case # 4947

Permit # _____ Sub/Park Condado Real

- ☒ *STOP ALL WORK
- ☐ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 5-2
- ☐ NFPA # _____ 5-105
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Demo of kitchen done without permit. Condo unit is in need of several repairs doors, bathroom, carpet and other maintenance issue.

Corrective Action(s)

Owner must go to the Building Dept. and obtain & complete permits for all current and future repairs.

- ☒ Structural
- ☒ Code Enf.
- ☐ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☐ Electrical
- ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

- ☒ Code Enforcement Ext.215
- ☐ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by

Contractor

White: Original Copy Yellow: Officer's Copy Pink: Violator

02.25.2020 04:45

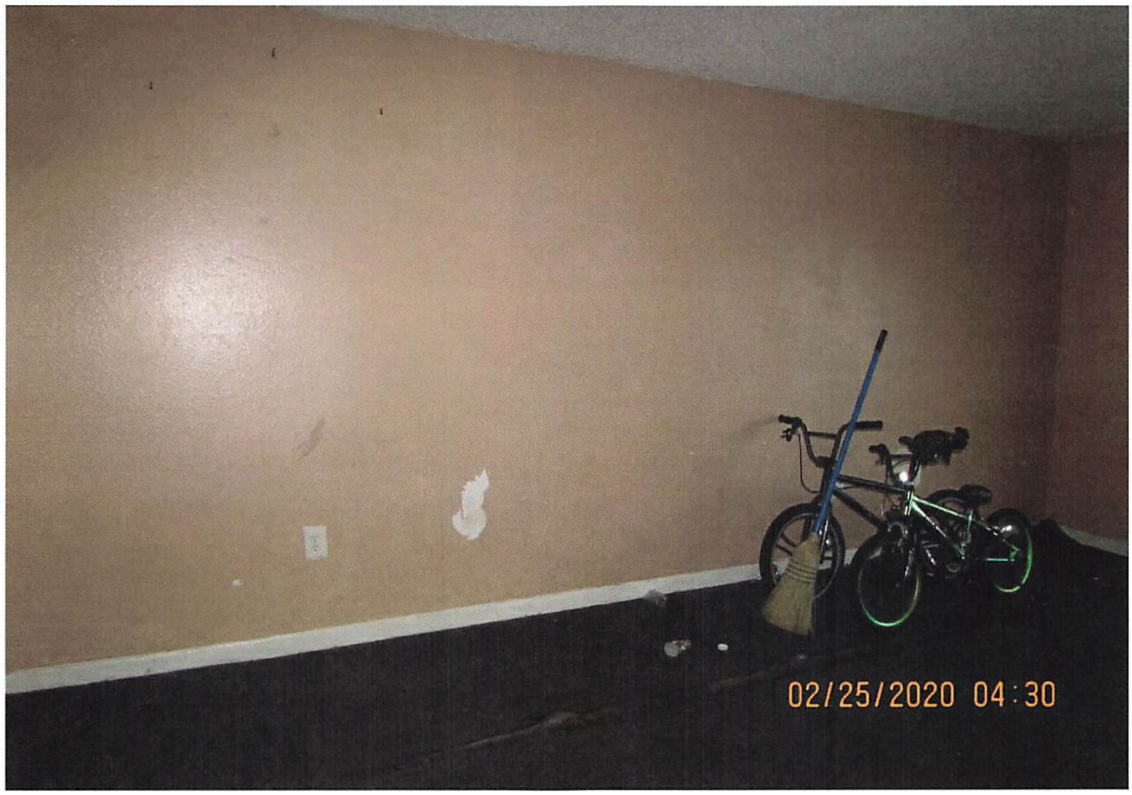
02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27

02/25/2020 04:27


02/25/2020 04:30

02.25.2020 04:36

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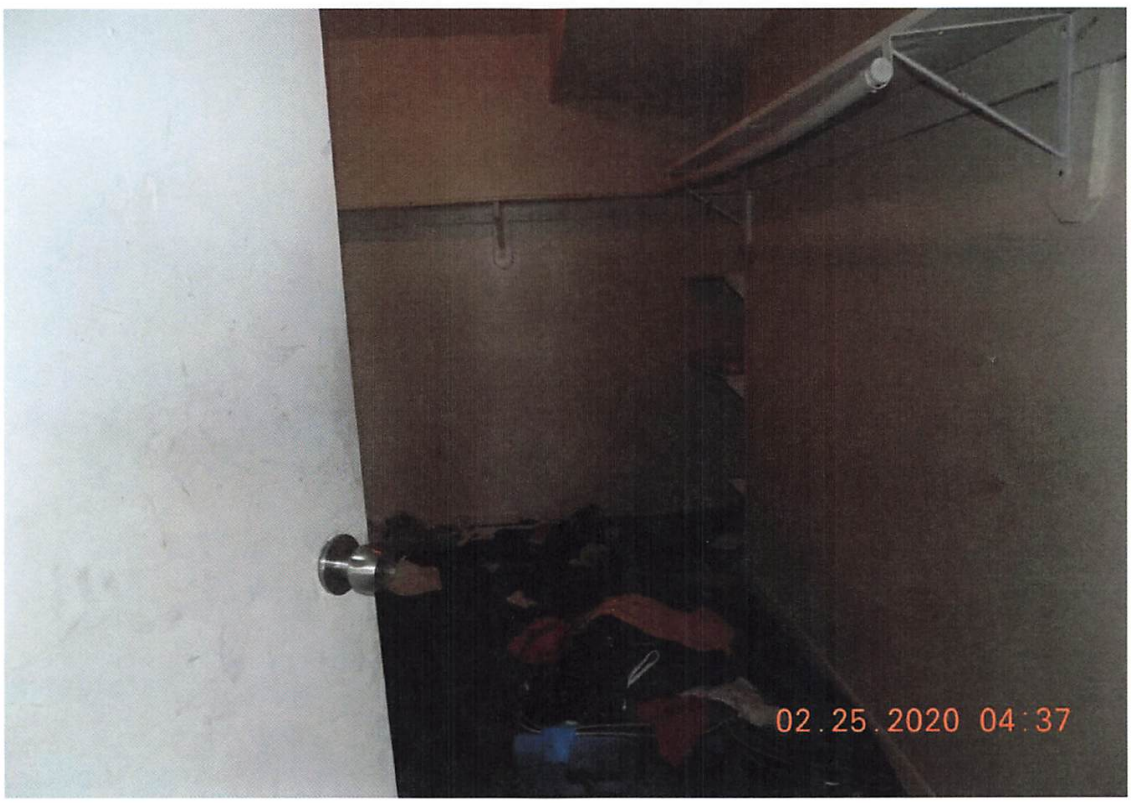
02.25.2020 04:36


02.25.2020 04:37

02.25.2020 04:37

02.25.2020 04:42

02.25.2020 04:43

02.25.2020 04:45

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MS INVEST US LLC | 7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

**Folio**

514230AA0080

**Legal Description**

**Case Status** Closed **Case #** 5619

**Notes**

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 3/18/2021 | | Notice of Violation | Regular Mail |
| 5/25/2021 | 6/16/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 6/24/2021 | 6/16/2021 | Final Order | |
| 8/30/2021 | 9/15/2021 | Notice of Formal Hearing - Extension of Time | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/17/2021 | 9/15/2021 | Amended Final Order | Certified Mail |
| 7/5/2022 | 7/20/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 7/20/2022 | 7/20/2022 | Supplemental Order/Claim of Lien | Certified Mail |
| 4/27/2023 | | Affidavit of Compliance | Regular Mail |
| 5/10/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Email |

### 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. | 4/27/2023 |

## 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) | 4/27/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-87. - Permit required | It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89) | 4/27/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 4/27/2023 | $27,200.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$27,400.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$27,400.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 16, 2023
**INVOICE #** 435
**FOR:**

Case # 5619
MS INVEST US LLC
5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

**Bill To:**

MS INVEST US LLC
5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105; 5-17; and 5-87.** | | |
| | Final Order 06/24/2021 | | |
| | Amended Final Order 09/15/2021 | | |
| 2 | Admin Fee | $ 100.00 | $ 200.00 |
| 544 | Day(s) of Per Diem from (10/30/2021-04/27/2023) | $ 50.00 | $ 27,200.00 |
| 1 | Recorded Lien | $ 48.50 | $ 48.50 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 4,080 |
| | 4,080.00 + 48.50 + 200.00 | | $ 4,329 |
| | | | |
| | | **Balance** | $ 27,400.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

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

Petitioner,

vs.

**MS INVEST US LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 108**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| MS INVEST US LLC | 5619 | 05/10/2023 |
| 7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| MS INVEST US LLC | 514230AA0080 | |
| 7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: **Friday, May 5th, 2023**

Phone #: **514-944-7334**

Case #: **5619**

E-mail: **michael.stysis@amdocs.com** or **Evens@jaleconsulting.com**

Address of Violation: **5100 SW 41 Street Unit 108 Pembroke Park, FL 33023**

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, **Michael Stysis, MGR of MS INVEST US, LLC** (**OWNER** OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # **5619** to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the **May 17th, 2023, at 9:00 A.M.** Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on June 17th, 2021, imposing the fine of **$ 27,400.00** for violation(s) of the Town's Code of Ordinances: 5-105; 5-17.

Brief summary for request: **Please see attached statement.**

**Michael Stysis, Mgr. of MS Invest US, LLC**

Petitioner's Name (Print)

Michael Stysis

Petitioner's Signature

Notary Public State of Florida
Evens Thebeaud
My Commission
HH 221120
Exp. 1/26/2026

State of Florida, County of Broward
Personally appeared before me the undersigned authority and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 9th, 2023.

Notary Public State of Florida: Thebeaud Evens My Commission expires: 01-26-26

May 5th, 2023

To the Special Magistrate of the Town of Pembroke Park:

We purchased the unit as is, not knowing there was work presumably done in the unit without permits such as the alleged kitchen and bathroom renovations.

During the first quarter of 2021, we had a tenant resided in the unit, and she reported that both the A/C unit and the water heater were not functioning, and they were beyond repair. She also reported a leak coming from the next-door unit (106) which affected the bedroom wall. To resolve the issue for the tenant, we, in an emergency basis replaced the A/ C and the water heater prior to pull the permits. However, we later pulled the permits and closed them after the final inspections.

We tried to fix the wet wall, but there was some delay in the process, as the neighbor took over a week to fix the source of the leak before we could fix the drywall.

During the process, our tenant became very impatient and decided to call the town to report the issue.

When the code enforcement officer made us aware of the prior violations. We tried to be compliant, but there were some challenges such as to find and retained an architect (it was hard to find an architect due to the tragedy of the Champlain Towers in Surfside, Florida) to produce a plan/sketch for the kitchen and structural as requested by the town of Pembroke Park.

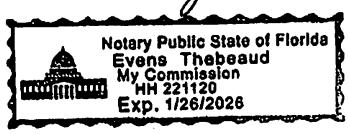
We went to the entire process of hiring contractors for the three disciplines to resolve the issues. All violations are cleared, and all permits are closed.

We respectfully ask the Special Magistrate to eliminate the fines and allow us to pay the administrative fees on these infractions, as we now face a $28,000 special assessment by the condominium as they are going through their 40-year recertification, and we have loss rental income due to unreliable tenants, but we still must pay the monthly HOA fees, management fees, and the County tax etc.

We thank you in advance for your anticipated assistance on this request.

MS Invest, US, LLC, C/O of Michael Stysis, Managing Member

Michael Stysis



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.

MS INVEST US LLC

5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

Respondent(s)

**Case #:**

5619

On 4/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

**Owner Name:** MS INVEST US LLC

**Address:** 7515 WESTOVER *MONTREAL QC, CA H4W 3K7

**Folio:** 514230AA0080

**Site Address:** 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108

**Legal Description:** CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

| 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: 4/7/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 4/7/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-87. - Permit required | It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89) | Not in Compliance - Reinspection Date: 4/7/2023 |

Notes/Means of Correction:

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work. In-complete.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections. In-complete.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections. In-complete.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections. Permit #2111153-0completed.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections. Permit #2111012-0completed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/7/2023

Nazly Dayana A

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

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FIRST-CLASS MAIL
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04/07/2023 ZIP 33023
043M30245597
US POSTAGE

MS INVEST US LLC
AONC #5619
5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

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

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CORRECTION
IMI
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04/07/2023 ZIP 33023
043M30245597
US POSTAGE

MS INVEST US LLC
AONC #5619
7515 WESTOVER
*MONTREAL QC CA H4W 3K7

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 ⁰
04/07/2023 ZIP 33023
043M30245597

US POSTAGE

ROXANA I. NASCO, P.A.
AONC #5619
2600 SO. DOUGLAS ROAD
SUITE 913
CORAL GABLES, FL 33134

Instr# 118760321 , Page 1 of 5, Recorded 03/29/2023 at 10:01 AM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

I, Marlen Martell, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 5619
Case Number 5619 of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of March 2023
Dated at Pembroke Park, Broward County, Florida on this 29 day of March, 2023
By: Marlen Martell
Town Clerk

**CORRECTED SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN**

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 15, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

**FINDINGS OF FACT**

**IS THE RESPONDENT OR REPRESENATIVE PRESENT:** YES __ NO X?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: MS INVEST US LLC

**FOLIO NO.:** 5142 30 AA 0080

1. The Special Magistrate entered a Amended Final Order on September 15, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on September 15, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$13,250.00** (THIRTEEN THOUSAND TWO HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

Case No.: 5619

I, Marlen Martell, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number 5619 of the Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 15 day of March 2023

Dated at Pembroke Park, Broward County, Florida, on this 28 day of March, 2023

By: Marlen Martell

Town Clerk

**CORRECTED SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN**

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 15, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

**FINDINGS OF FACT**

**IS THE RESPONDENT OR REPRESENATIVE PRESENT:** YES __ NO X?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: MS INVEST US LLC

**FOLIO NO.:** 5142 30 AA 0080

1. The Special Magistrate entered a Amended Final Order on September 15, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FORTY FIVE (45) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 15, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on September 15, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$13,250.00** (THIRTEEN THOUSAND TWO HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

**CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084**

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 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: March 15, 2023.

Notary Public, state of Florida

STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana A.

Nazly Cardona
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,<br>Petitioner,<br><br>vs.<br><br>MS INVEST US LLC<br>Respondent(s) | Case No.: 5619 |

## AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 5142 30 AA 0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of September 2021.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 15 day of September 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Registered No.
RE239660835US

Date Stamp

To Be Completed By Post Office

Postage $ $1.20
Extra Services & Fees
☐ Registered Mail $ 16.30
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Restricted Delivery $ $0.00
Customer Must Declare Full Value $0.00
Extra Services & Fees (continued)
☐ Signature Confirmation $
☐ Signature Confirmation Restricted Delivery $
Total Postage & Fees $ 21.
Received by 05/26/2021
Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM
CODE DEPT
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

PS Form 3800, Registered Mail Receipt
April 201
For
Copy 1 - Customer

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (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
Sent To
Street and
City, State

MS INVEST US LLC
5100 SW 41 ST # 108
PEMBROKE PARK, FL 33023
AFO # 5619

Postmark Here

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

7021 0350 0001 0297 7693

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total Postage
Sent To
Street and
City, State

MS INVEST US LLC
5100 SW 41 ST # 108
PEMBROKE PARK, FL 33023
AFO # 5619

Postmark Here

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

7021 0350 0001 0297 9116

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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage 7.33
Total Postage
Sent To
Street and
City, State

MS INVEST US LLC
5100 SW 41 ST # 108
PEMBROKE PARK, FL 33023
HET # 5619

Postmark Here

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

7021 0350 0001 0297 7709

U.S. Postal Service™
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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $7.33
Total Postage
Sent To
Street and
City, State

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
AFO # 5619

Postmark Here

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
AFO # 5619

9590 9402 6610 1028 6959 96

2. Article Number (Transfer from service label)
7021 0350 0001 0297 7709

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) O. Gonzalez
C. Date of Delivery 9/20/21

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

7022 2410 0002 7328 9209

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage
$

Sent To ROXANA I. NASCO, P.A.
Street and Apt CSOCL #5619
City, State, Zi 2600 SO. DOUGLAS ROAD, SUITE 913
CORAL GABLES, FL 33134

Postmark Here
USPS HILLCREST
MAR 17 2023

PS Form 380

7022 2410 0002 7328 9179

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

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and F
$

Sent To MS INVEST US LLC
Street and Apt. No., CSOCL #5619
City, State, ZIP+4® 5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

Postmark Here
HILLCREST POST
MAR 17 2023

PS Form 3800, Apr

**Registered No.** RF592900939US

**Date Stamp** 0307 05

To Be Completed By Post Office

| | |
|---|---|
| Postage $ $4.45 | Extra Services & Fees (continued) ☐ Signature Confirmation $ |
| Extra Services & Fees ☐ Registered Mail $ | ☐ Signature Confirmation Restricted Delivery $ |
| ☐ Return Receipt (hardcopy) $ $19.05 | Total Postage & Fees $ |
| ☐ Return Receipt (electronic) $ $5.30 | |
| ☐ Restricted Delivery $ $0.00 | |
| Customer Must Declare Full Value $ $0.00 | Received by 03/17/2023 |

Domestic Insurance up to $50,000 is included, based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: Town of Pembroke Park
3150 SW 52nd AVE
PEMBROKE PARK, FL, 33023

TO: MS INVEST US LLC
7515 WESTOVER
Canada
Montreal QC CA H4W 3K7

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at *www.usps.com®*

*Copy 1 - Customer*
*(See Information on Reverse)*

**UNITED STATES POSTAL SERVICE.**

HILLCREST
4429 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021-9997
(800)275-8777

03/17/2023 12:12 PM

| Product | Qty | Unit Price | Price |
|---|---|---|---|
| First-Class Mail Intl™ Letter | 1 | | $1.45 |
| Canada | | | |
| Weight: 0 lb 0.70 oz | | | |
| Registered | | | $19.05 |
| Amount: $0.00 | | | |
| Tracking #: RF592900939US | | | |
| Return Receipt | | | $5.30 |
| Affixed Postage | | | -$25.80 |
| Affixed Amount: $25.80 | | | |
| Total | | | $0.00 |
| Grand Total: | | | $0.00 |

Tell us about your ...
Go to: https://postalexperience.com/Pos
or scan this code with your mobile device,

or call 1-800-410-7420.

UFN: 113994-0307
Receipt #: 840-53300217-3-5908650-2
Clerk: 05

**Town of Pembroke Park**

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: March 14, 2023
INVOICE # 435
FOR:

Case # 5619
MS INVEST US LLC
5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

**Bill To:**

MS INVEST US LLC
5100 SW 41 ST #108,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-87** | | |
| | Amended Final Order 09/15/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 263 | Day(s) of Per Diem from (10/30/2021-07/20/2022) | $ 50.00 | $ 13,150.00 |
| | | **Balance** | $ 13,250.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

Instr# 118401755 , Page 1 of 7, Recorded 09/14/2022 at 12:16 PM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

Case No.: **5619**

F.O. → No we corrected on January hearing the AFO date

**SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEI**

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

**FINDINGS OF FACT**

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO X?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

**PROPERTY OWNER**: MS INVEST US LLC

**FOLIO NO.:** 5142 30 AA 0080

1. The Special Magistrate entered a Final Order on June 16, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on June 16, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$17,1~~00~~.00** (SEVENTEEN THOUSAND ONE HUNDRED ~~00/100~~ FIFTY 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:

**CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084**

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 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20, 2022.

Notary Public, state of Florida

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

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2022.

Erik Richwagen

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br><br>MS INVEST US LLC<br>Respondent(s) | Case No.: 5619 |

## AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 15th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 5142 30 AA 0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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 45 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of September 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of September 2021.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 15 day of September 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,
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

Case No.: 5619

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 16th day of June 2021.

**TOWN OF PEMBROKE PARK**

Rafael Suarez-Rivas

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 17 day of June, 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
Petitioner,

vs.

MS INVEST US LLC
Respondent(s)

Case No.: **5619**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on July 20, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 16, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO X?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

**PROPERTY OWNER**: MS INVEST US LLC

**FOLIO NO.:** 5142 30 AA 0080

1. The Special Magistrate entered a Final Order on June 16, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-105; 5-17 and 5-87. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 16, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on June 16, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$17,150.00** (SEVENTEEN THOUSAND ONE HUNDRED ~~00/100~~ FIFTY 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:

**CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084**

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 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

July 20, 2022.

Notary Public, state of Florida

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

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

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

| | |
|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br>MS INVEST US LLC<br>Respondent(s) | Case No.: 5619 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $50.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 16th day of June 2021.

**TOWN OF PEMBROKE PARK**

Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, 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 June, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

Postage
$

Total Postage and Fees
$

Postmark Here

JUL 21 2022

HOLLYWOOD FL 33021

Sent To ROXANA I. NASCO, P.A.
(SOCL-5619)
Street and Apt. 2600 So. Douglas Road
City, State, ZIP Suite 913
Coral Gables, FL 33134

PS Form 3800

7021 1970 0000 4565 6964

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

Postage
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Total Postag
$

Postmark Here

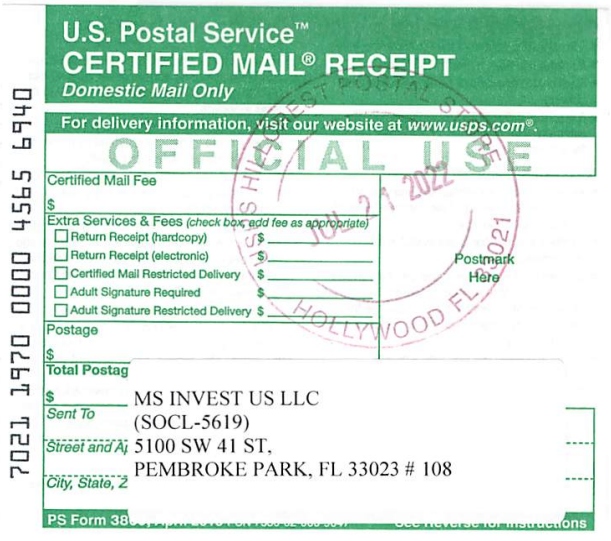
JUL 21 2022

HOLLYWOOD FL 33021

Sent To MS INVEST US LLC
(SOCL-5619)
Street and Ap 7515 WESTOVER *MONTREAL
City, State, Z QC CA H4W 3K7

PS Form 38

7021 1970 0000 4565 6957



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

Postage
$

Total Postag
$

Postmark Here

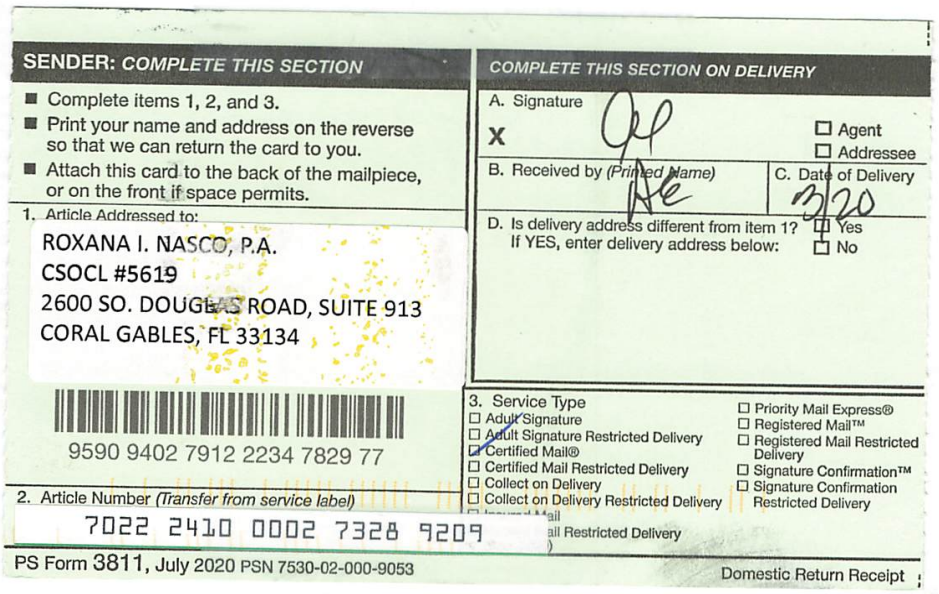
JUL 21 2022

HOLLYWOOD FL 33021

Sent To MS INVEST US LLC
(SOCL-5619)
Street and Ap 5100 SW 41 ST,
City, State, Z PEMBROKE PARK, FL 33023 # 108

PS Form 38

7021 1970 0000 4565 6940



**SENDER: COMPLETE THIS SECTION**

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

ROXANA I. NASCO, P.A.
CSOCL #5619
2600 SO. DOUGLAS ROAD, SUITE 913
CORAL GABLES, FL 33134

9590 9402 7912 2234 7829 77

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

7022 2410 0002 7328 9209

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3/20

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

3. Service Type

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

ail Restricted Delivery

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

7021 0350 0000 2802 3795

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

Postage
$

Total Postage and
$

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

ROXANA I. NASCO, P.A.
(HCF-5619)
2600 So. Douglas Road SUITE 913
Coral Gables, FL 33134

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
JUL 05 2022
Postmark Here

PS Form 3800,

7021 0350 0000 2802 3788

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

Postage
$

Total Postage a
$

Sent To
Street and Apt.
City, State, ZIP

MS INVEST US LLC
(HCF-5619)
7515 WESTOVER
MONTREAL QC CA H4W 3K7

JOG ROAD STATION
6400 W
JUL 05
Postmark Here

PS Form 3800,

7021 0350 0000 2802 3771

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

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

Postage
$

Total Postage
$

Sent To
Street and Apt
City, State, ZI

MS INVEST US LLC
(HCF-5619)
5100 SW 41 ST #108
PEMBROKE PARK, FL 33023

JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
BOYNTON BEACH
33437-USPS
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.

ROXANA I. NASCO, P.A.
(HCF-5619)
2600 So. Douglas Road SUITE 913
Coral Gables, FL 33134

9590 9402 6921 1104 8185 40

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3795

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/7

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:

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
HET # 5619

9590 9402 6610 1028 6998 88

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9123

**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 addres 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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 7091 98

2. Article Number (Transfer from service label)
7019 2280 0002 0486 1617

**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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 6955 21

2. Article Number (Transfer from service label)
7021 0350 0001 0298 0198

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X CH 19 ☐ Agent ☐ Addressee

B. Received by (Printed Name) ALS2 | C. Date of Delivery 6/1/24

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ 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 9123

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

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

**OFFICIAL USE**

Certified Mail Fee
$

Extra Services & 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 2[illegible] 2021

Postmark Here

Postage
$ 7.33

Total
$

Sent
Stree
City,

P.A. ROXANA NASCO
2600 DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
HET # 5619

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

7021 0350 0001 0297 9116

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

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

**OFFICIAL USE**

Certified Mail Fee
$

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

Postage
$ 1.33

Total Pos
$

Sent To
MS INVEST US LLC

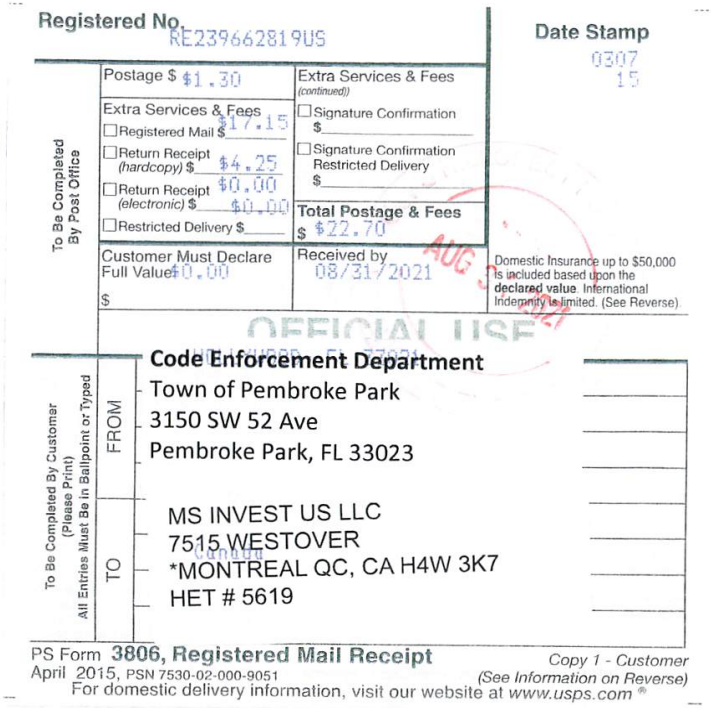
Street ar
5100 SW 41 ST # 108

City, Sta
PEMBROKE PARK, FL 33023
HET # 5619

AUG 2021

Postmark Here

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



Registered No. RE239662819US

Date Stamp 0307 15

To Be Completed By Post Office

Postage $ $1.30

Extra Services & Fees
- ☐ Registered Mail $ $17.15
- ☐ Return Receipt (hardcopy) $ $4.25
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Restricted Delivery $

Extra Services & Fees (continued)
- ☐ Signature Confirmation $
- ☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $22.70

Customer Must Declare Full Value $0.00

Received by 08/31/2021

Domestic Insurance up to $50,000 is included based upon the **declared value**. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

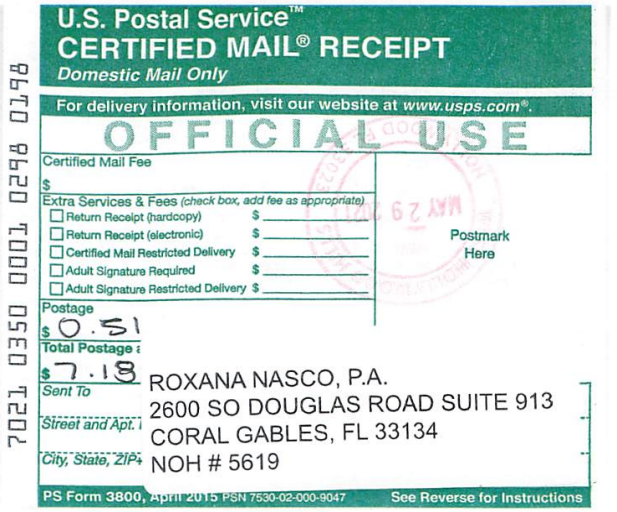
FROM
**Code Enforcement Department**
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
HET # 5619

PS Form **3806, Registered Mail Receipt**
April 2015, PSN 7530-02-000-9051

*Copy 1 - Customer*
*(See Information on Reverse)*

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



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 a
$ 7.18

Sent To
ROXANA NASCO, P.A.

Street and Apt. I
2600 SO DOUGLAS ROAD SUITE 913

City, State, ZIP+
CORAL GABLES, FL 33134
NOH # 5619

Postmark Here

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

7021 0350 0001 0298 0198

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 a
$ 7.18

Sent To
CURRENT TENANT

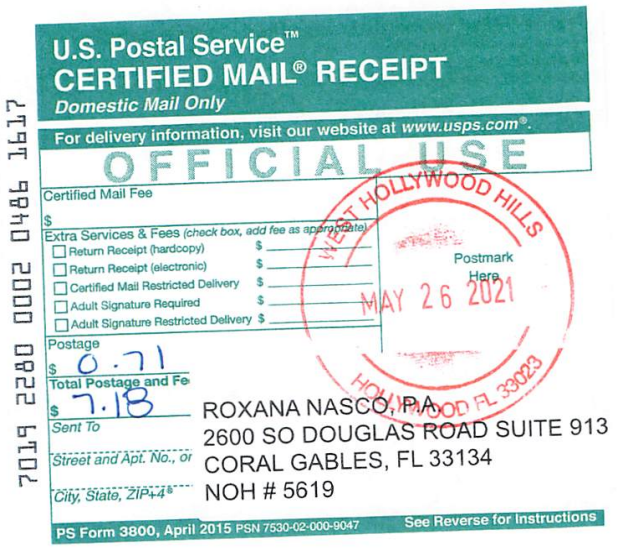
Street and Apt. I
5100 SW 41 ST #108

City, State, ZIP+
PEMBROKE PARK, FL 33023
NOH # 5619

Postmark Here

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

7021 0350 0001 0298 0181



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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
$ 7.18

Sent To
ROXANA NASCO, P.A.

Street and Apt. No., or
2600 SO DOUGLAS ROAD SUITE 913

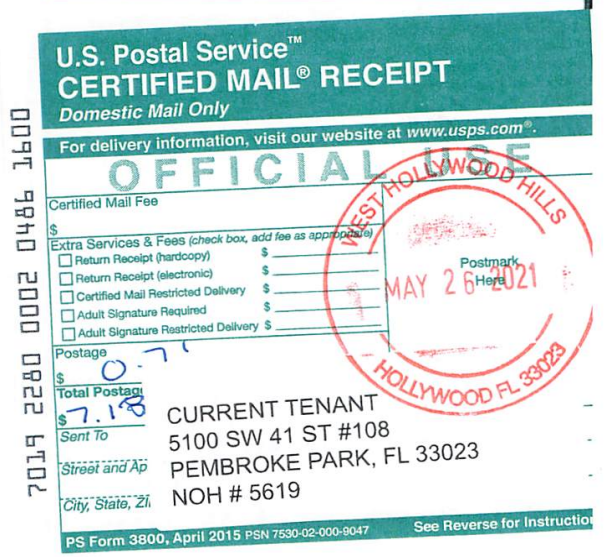
City, State, ZIP+4®
CORAL GABLES, FL 33134
NOH # 5619

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023

Postmark Here

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

7019 2280 0002 0486 1617



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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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 Postag
$ 7.18

Sent To
CURRENT TENANT

Street and Ap
5100 SW 41 ST #108

City, State, Zi
PEMBROKE PARK, FL 33023
NOH # 5619

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD FL 33023

Postmark Here

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

7019 2280 0002 0486 1600

**SENDER: COMPLETE THIS SECTION**

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

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 6955 21

2. Article Number *(Transfer from service label)*
7021 0350 0001 0298 0198

**COMPLETE THIS SECTION ON DELIVERY**

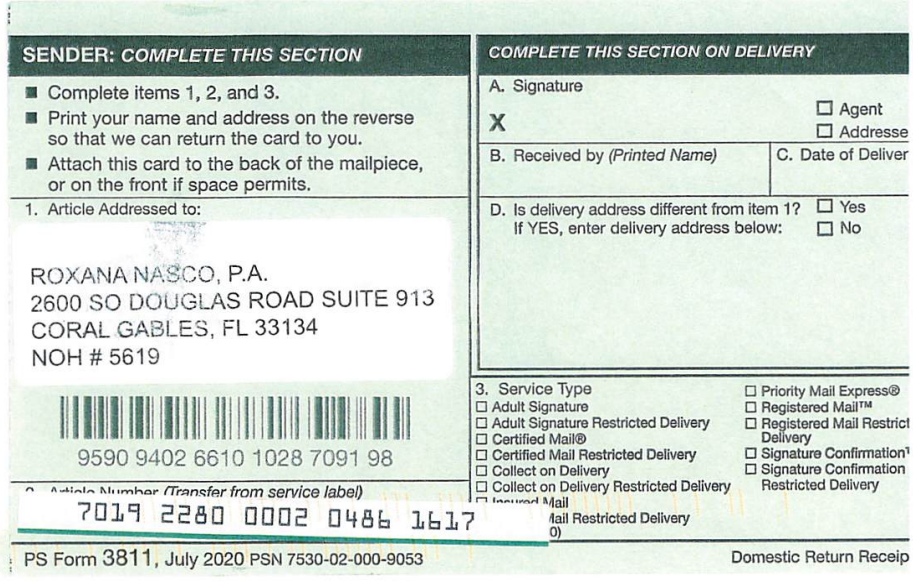
A. Signature
X CH 19 ☐ Agent ☐ Addresse

B. Received by *(Printed Name)* ALS2 C. Date of Deliver 6/1/2

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 Restrict 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:

ROXANA NASCO, P.A.
2600 SO DOUGLAS ROAD SUITE 913
CORAL GABLES, FL 33134
NOH # 5619

9590 9402 6610 1028 7091 98

2. Article Number *(Transfer from service label)*
7019 2280 0002 0486 1617

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addresse

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

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

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

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

ered No. RE239660835US

Date Stamp

Postage $ $1.20

Extra Services & Fees (continued)

Extra Services & Fees

☐ Registered Mail $ $16.30

☐ Return Receipt (hardcopy) $ $0.00

☐ Return Receipt (electronic) $ $0.00

☐ Restricted Delivery $

☐ Signature Confirmation $

☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $21.50

Customer Must Declare Full Value $0.00

Received by 05/26/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

HOLLYWOOD, FL 33021

FROM: CODE Dept
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

TO: MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

n 3800, Registered Mail Receipt
015, PSN 7530-02-000-9051
r domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

Registered No. RF169395985US

Date Stamp

To Be Completed By Post Office

Postage $ $1.20

Extra Services & Fees (continued)

Extra Services & Fees

☐ Registered Mail $ $16.30

☐ Return Receipt (hardcopy) $ $4.25

☐ Return Receipt (electronic) $ $0.00

☐ Restricted Delivery $ $0.00

☐ Signature Confirmation $

☐ Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $21.75

Customer Must Declare Full Value $0.00

Received by 05/29/2021

Domestic Insurance up to $50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

HOLLYWOOD, FL 33021

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed

FROM: Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park FL 33023

TO: MS INVEST US LLC
7515 WESTOVER
MONTRAL QC CA H4W 3K7
NOH # 5619

PS Form 3800, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

#5619
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST CLASS MAIL
03/18/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

current Tenant
5100 SW 41st #108
Pembroke Park
FL 33023

1 #5619
I OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
03/18/2021
US POSTAGE $005.03⁰
ZIP 33023
011D10656696

**Sent To:**

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

**Case #:**

5619

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

MS INVEST US LLC CASE NO. 5619

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 #108

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MS INVEST US LLC AT 12:22 P.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

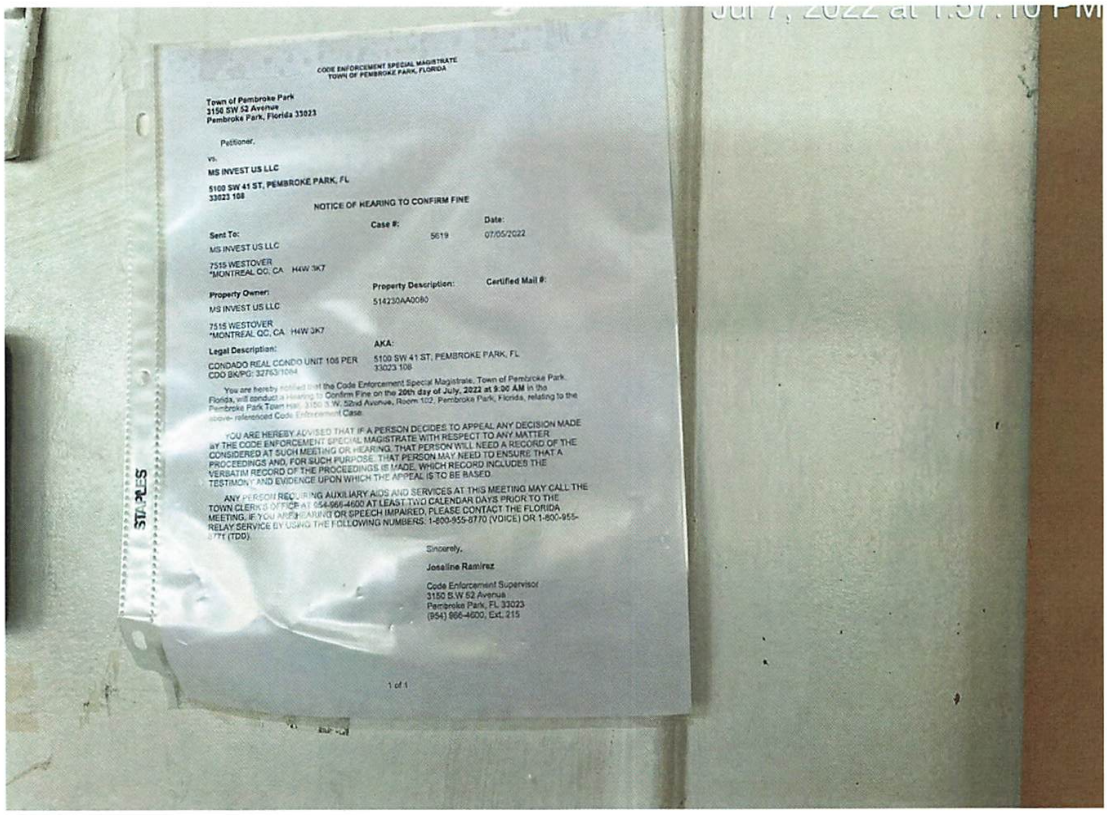
Erik Richwagen
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of July, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

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.
MS INVEST US LLC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 108
NOTICE OF HEARING TO CONFIRM FINE
Case #:
5619
Date:
07/05/2022
Sent To:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
Property Owner:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
Property Description:
514230AA0080
Certified Mail #:
Legal Description:
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1044
AKA:
5100 SW 41 ST; PEMBROKE PARK, FL
33023 108
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 July, 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
1 of 1
STAPLES

108

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

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

Petitioner,

vs.

**MS INVEST US LLC**

**5100 SW 41 ST, PEMBROKE PARK, FL 33023 108**

**NOTICE OF HEARING TO CONFIRM FINE**

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| MS INVEST US LLC | 5619 | 07/05/2022 |
| 7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| MS INVEST US LLC | 514230AA0080 | |
| 7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

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 July, 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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | | | |
|---|---|---|---|
| Site Address | 5100 SW 41 STREET #108, PEMBROKE PARK FL 33023 | ID # | 5142 30 AA 0080 |
| Property Owner | MS INVEST US LLC | Millage | 0613 |
| Mailing Address | 7515 WESTOVER *MONTREAL QC CA H4W 3K7 | Use | 04 |
| Abbr Legal Description | CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084 | | |

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

* 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* | $8,890 | $80,000 | $88,890 | $88,890 | |
| 2021 | $8,110 | $72,950 | $81,060 | $81,060 | $1,743.15 |
| 2020 | $7,440 | $66,960 | $74,400 | $74,400 | $1,605.69 |

2022* Exemptions and Taxable Values by Taxing Authority

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $88,890 | $88,890 | $88,890 | $88,890 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $88,890 | $88,890 | $88,890 | $88,890 |
| 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 | $88,890 | $88,890 | $88,890 | $88,890 |

Sales History

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 3/13/2018 | WD-Q | $70,000 | 114954771 |
| 11/29/2012 | SWD-Q | $34,714 | 49322 / 1033 |
| 6/19/2012 | SWD-D | $19,500 | 48917 / 894 |
| 2/1/2012 | CET-T | $100 | 48524 / 793 |
| 12/28/2004 | WD | $109,000 | 38873 / 810 |

Land Calculations

| Price | Factor | Type |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | 810 |
| Units/Beds/Baths | | 1/2/1 |
| Eff./Act. Year Built: 1974/1973 | | |

Special Assessments

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

# Detail by Entity Name

Florida Limited Liability Company
MS INVEST US, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L12000000687 |
| **FEI/EIN Number** | 80-0783153 |
| **Date Filed** | 01/03/2012 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

**Mailing Address**

7515 WESTOVER
MONTREAL, QUEBEC H4W3K-7 CA

**Registered Agent Name & Address**

ROXANA I. NASCO, P.A.
2600 So. Douglas Road
Suite 913
Coral Gables, FL 33134

Address Changed: 01/15/2018

**Authorized Person(s) Detail**

**Name & Address**

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 01/13/2020 |
| 2021 | 01/25/2021 |
| 2022 | 01/19/2022 |

**Document Images**

| | |
|---|---|
| 01/19/2022 -- ANNUAL REPORT | View image in PDF format |
| 01/25/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2020 -- ANNUAL REPORT | View image in PDF format |
| 01/21/2019 -- ANNUAL REPORT | View image in PDF format |
| 01/15/2018 -- ANNUAL REPORT | View image in PDF format |
| 01/09/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/22/2016 -- ANNUAL REPORT | View image in PDF format |
| 01/07/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/03/2012 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MS INVEST US LLC | 7515 WESTOVER *MONTREAL QC, CA H4W 3K7 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

**Legal Description**

**Case Status** Open **Case #** 5619 **Date Next Inspection** 9/15/2021

**Notes**

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 3/18/2021 | | Notice of Violation | Regular Mail |
| 5/25/2021 | 6/16/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 6/24/2021 | 6/16/2021 | Final Order | |
| 8/30/2021 | 9/15/2021 | Notice of Formal Hearing - Extension of Time | Affidavit of Service/Posted to Property<br>Certified Mail |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 9/15/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 9/15/2021 |
| 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: 9/15/2021 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $1,350.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$1,450.00** |

## Case Overview

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | Total Payments | $0.00 |
| | Fees Outstanding | $1,450.00 |

## PROPERTY SUMMARY

**Tax Year:** 2021
**Property Id:** 514230AA0080
**Property Owner/s:**MS INVEST US LLC
**Mailing Address:**7515 WESTOVER *MONTREAL QC CANADA H4W 3K7
**Physical Address:**5100 SW 41 STREET # 108 PEMBROKE PARK, 33023

**Property Use:** 04 - Condominium
**Millage Code:** 0613
**Adj. Bldg. S.F:** 810
**Bldg Under Air S.F:**
**Effective Year:** 1974
**Year Built:** 1973
**Units/Beds/Baths:** 1 / 2 / 1

**Deputy Appraiser:** Condo Department
**Contact Number:** 954-357-6832
**Email:** condoinfo@bcpa.net
**Zoning :** RM-16 - MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRIC
**Abbr. Legal Des.:** CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

**2020 values are considered "working values" and are subject to change.**

## PROPERTY ASSESSMENT

| Year | Land | Building / Improvement | Agricultural Saving | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|---|
| 2021 | $8,110 | $72,950 | 0 | $81,060 | $81,060 | |
| 2020 | $7,440 | $66,960 | 0 | $74,400 | $74,400 | $1,605.69 |
| 2019 | $6,910 | $62,180 | 0 | $69,090 | $69,090 | $1,508.52 |

## EXEMPTIONS AND TAXING AUTHORITY INFORMATION

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $81,060 | $81,060 | $81,060 | $81,060 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed / SOH | $81,060 | $81,060 | $81,060 | $81,060 |
| Granny Flat | | | | |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exemption Type | 0 | 0 | 0 | 0 |
| Affordable Housing | 0 | 0 | 0 | 0 |
| Taxable | $81,060 | $81,060 | $81,060 | $81,060 |

## SALES HISTORY FOR THIS PARCEL

| Date | Type | Price | Book/Page or Cin |
|---|---|---|---|
| 03/13/2018 | Warranty Deed<br>Qualified Sale | $70,000 | 114954771 |
| 11/29/2012 | Special Warranty Deed<br>Qualified Sale | $34,714 | 49322 / 1033 |
| 06/19/2012 | Special Warranty Deed<br>Disqualified Sale | $19,500 | 48917 / 894 |
| 02/01/2012 | Certificate of Title<br>Non-Sale Title Change | $100 | 48524 / 793 |
| 12/28/2004 | Warranty Deed | $109,000 | 38873 / 810 |

## LAND CALCULATIONS

| Unit Price | Units | Type |
|---|---|---|

## RECENT SALES IN THIS SUBDIVISION

| Property ID | Date | Type | Qualified/ Disqualified | Price | CIN | Property Address |
|---|---|---|---|---|---|---|
| 514230AA0370 | 03/29/2021 | Warranty Deed | Qualified Sale | $95,000 | 117228849 | 5100 SW 41 ST #222 PEMBROKE PARK, FL 33023 |
| 514230AA0140 | 01/18/2021 | Warranty Deed | Qualified Sale | $95,500 | 117100896 | 5100 SW 41 ST #115 PEMBROKE PARK, FL 33023 |
| 514230AA0130 | 12/16/2020 | Warranty Deed | Qualified Sale | $82,500 | 116985978 | 5100 SW 41 ST #114 PEMBROKE PARK, FL 33023 |
| 514230AA0460 | 08/21/2020 | Warranty Deed | Qualified Sale | $87,000 | 116699775 | 5100 SW 41 ST #302 PEMBROKE PARK, FL 33023 |
| 514230AA0740 | 08/13/2020 | Warranty Deed | Qualified Sale | $93,000 | 116673852 | 5100 SW 41 ST #PH2 PEMBROKE PARK, FL 33023 |

## SPECIAL ASSESSMENTS

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

## SCHOOL

**Lake Forest Elementary**: C
**Mcnicol Middle**: C
**Hallandale High**: C

## ELECTED OFFICIALS

| Property Appraiser | County Comm. District | County Comm. Name | US House Rep. District | US House Rep. Name |
|---|---|---|---|---|
| Marty Kiar | 8 | Barbara Sharief | 24 | Frederica Wilson |

| Florida House Rep. District | Florida House Rep. Name | Florida Senator District | Florida Senator Name | School Board Member |
|---|---|---|---|---|
| 101 | Marie Woodson | 35 | Shevrin Jones | Ann Murray |

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



# Detail by Entity Name

Florida Limited Liability Company
MS INVEST US, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L12000000687 |
| **FEI/EIN Number** | 80-0783153 |
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Coral Gables, FL 33134

Address Changed: 01/15/2018

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**Name & Address**

Title MGRM

MALIKIN, ALEXANDER
17 TERRASSE PAGE
ILE BIZARD, QC H9E 1N7 CA

Title MGRM

STYSIS, MICHAEL
7515 WESTOVER
MONTREAL, QC H4W3K-7 CA

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|---|---|
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| 01/07/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/24/2013 -- ANNUAL REPORT | View image in PDF format |
| 01/03/2012 -- 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,<br>Petitioner,<br><br>vs.<br><br>MS INVEST US LLC<br>Respondent(s) | Case No.: 5619 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

PROPERTY OWNER: MS INVEST US LLC, 7515 WESTOVER *MONTREAL QC CA H4W 3K7

FOLIO NO.: 514230AA0080

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $150.00 PER DIEM(PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 16th day of June 2021.

**TOWN OF PEMBROKE PARK**

Rafael E 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.

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 June, 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 | ) | |
| Petitioner | ) | |
| vs. | ) | |
| MS INVEST US LLC | ) | CASE NO. 5619 |
| Respondent | | |

# AFFIDAVIT OF SERVICE

TO BE SERVED: MS INVEST US LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST #108, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MS INVEST US LLC

AT **11:57 A.M.**/P.M. ON THE 7 DAY OF **SEPTEMEBER** 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.

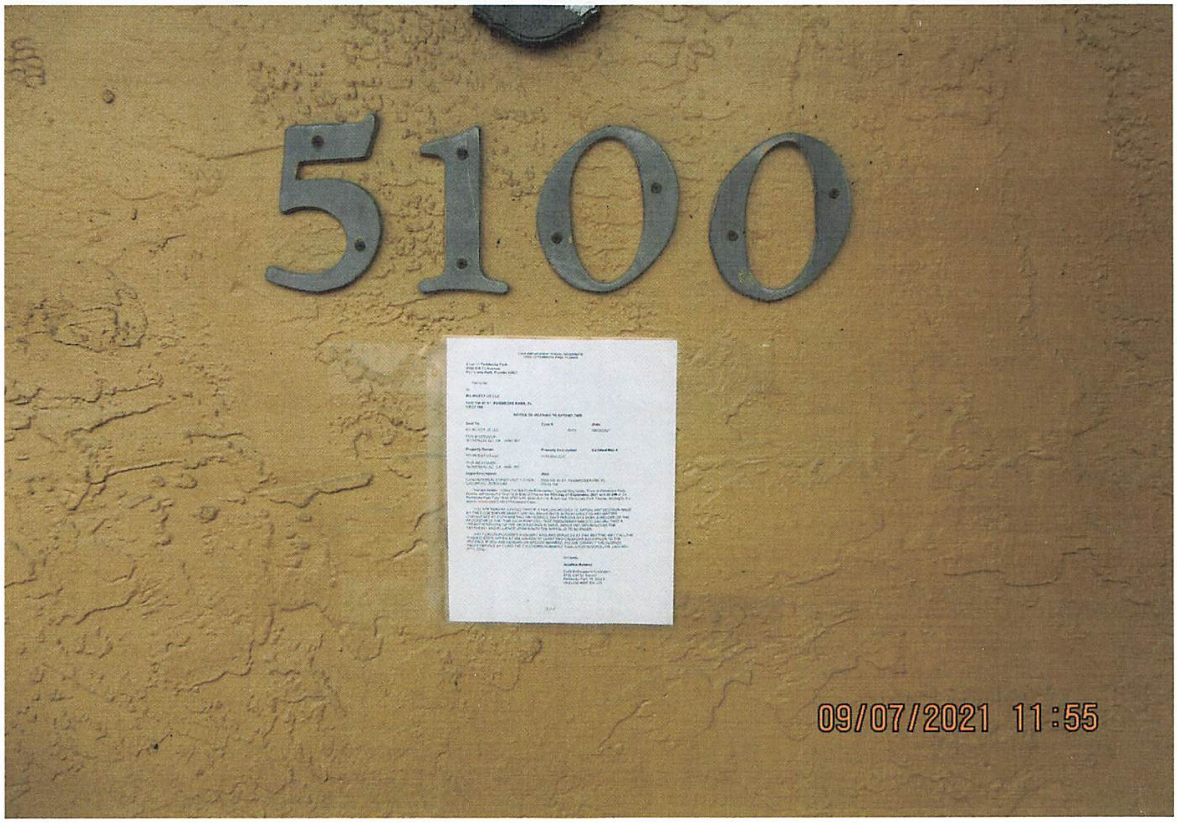
(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

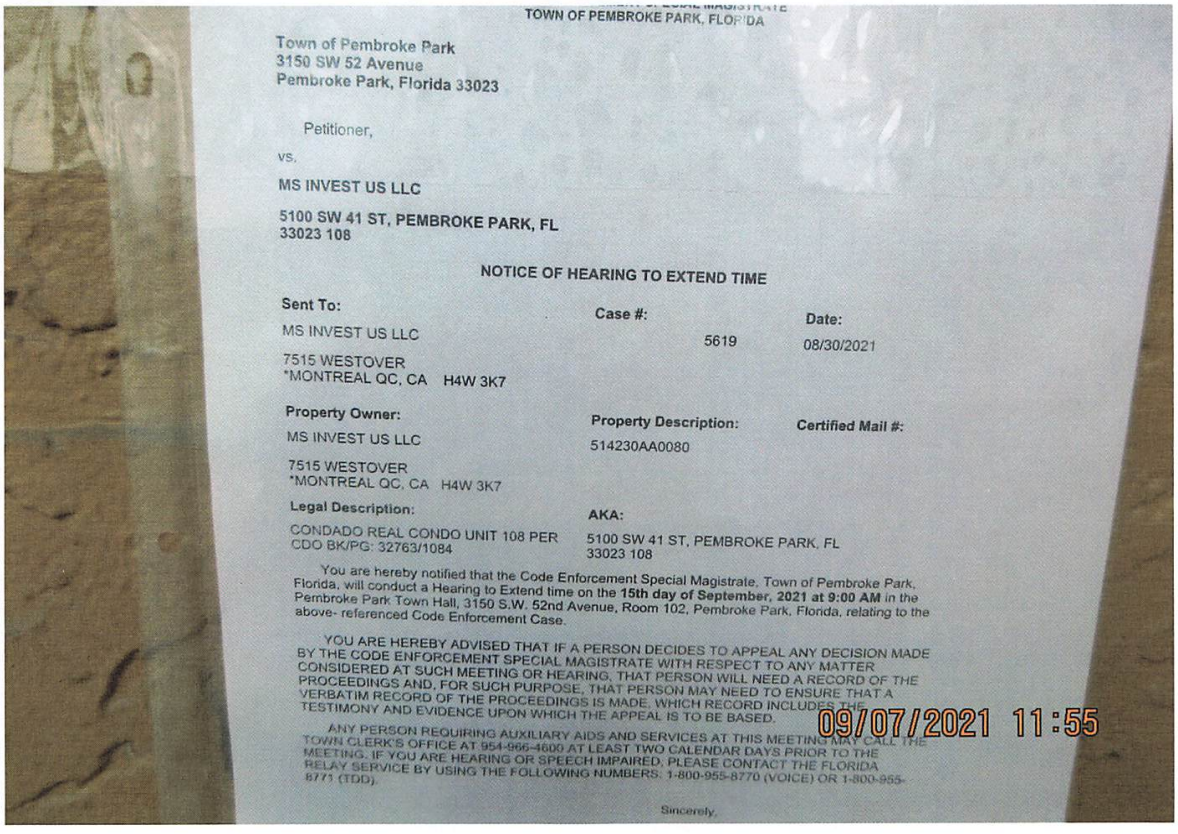
AFFIANT

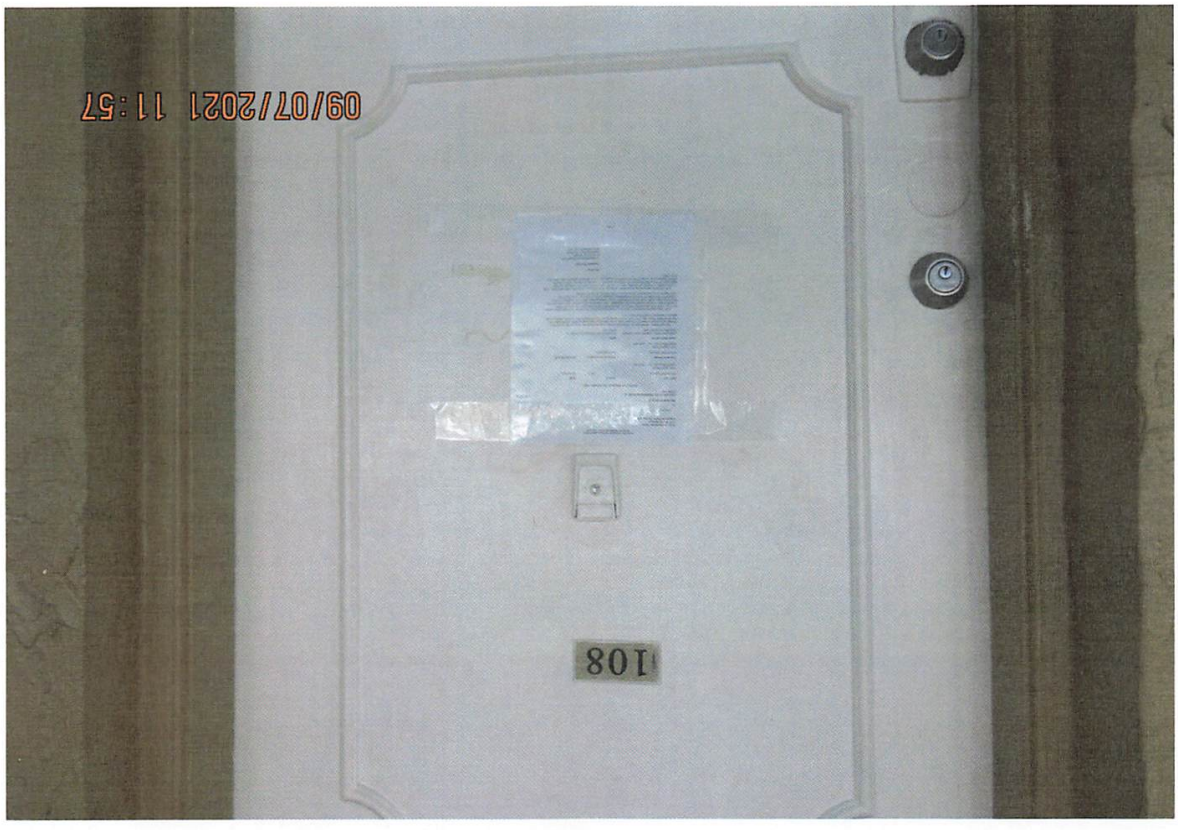
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of 9, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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


5100
09/07/2021 11:55


TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
MS INVEST US LLC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 108
NOTICE OF HEARING TO EXTEND TIME
Sent To:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
Case #:
5619
Date:
08/30/2021
Property Owner:
MS INVEST US LLC
7515 WESTOVER
*MONTREAL QC, CA H4W 3K7
Property Description:
514230AA0080
Certified Mail #:
Legal Description:
CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084
AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 108
You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of September, 2021 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT 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,
09/07/2021 11:55


09/07/2021 11:57
108

## Teressa Malcolm

**From:** Evens Thebeaud <evens@jaleconsulting.com>
**Sent:** Sunday, August 15, 2021 2:49 PM
**To:** Teressa Malcolm; Michael Stysis
**Subject:** RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108
**Attachments:** 108 AC PERMIT CARD.jpg; 108 WATER HEATER 93950 - comments 8-12-2021.pdf; 108 PERMIT EXTENSION ARCHITECT.pdf

Good afternoon Teressa,

I hope this e-mail finds you well...

It was nice seeing you at the City Hall the other day. As I mentioned:

1. **A/C unit:** We had the final inspection for the A/C unit, it is finalized, and we are now in compliance.
2. **Water Heater**: The water heater permit is in process (we have processed number) see attached. However, there was some comments which we have provided answers for, awaiting the city to allow us to pay, perform inspection and ultimately close it out.
3. **Kitchen Cabinet**: As discussed, it has been a challenge to retain an architect to produce a plan/sketch for the kitchen. However, we finally had an architect who committed to assist us. He is currently working on the plan. In the meantime, he is requesting an extension for 30 days to produce the plan, so we can finalize this portion of the complaint. Please see letter attached.

Please let me know if you need anything else from me to grant said extension.

Thanking you in advance for your continued assistance on this matter.

Best regards.

J.A.L.E.E
CONSULTING SERVICES, LLC

Evens Thebeaud, MBA- LCAM- Notary Public
Broker Associate
Tel: 305-761-3336
E-mail: Evens@jaleconsulting.com
"The mind, once stretched by a new idea, never returns to its original dimensions." Ralph Waldo Emerson...

---

**From:** Teressa Malcolm <tmalcolm@tppfl.gov>
**Sent:** June 24, 2021 8:17 AM
**To:** Evens Thebeaud <evens@jaleconsulting.com>; Michael Stysis <Michael.Stysis@Amdocs.com>
**Subject:** RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Good morning,

GINARD
ARCHITECTURE + DESIGN

March 24, 2017

**Town Of Pembroke Park Bldg. Dept.**

Town Hall
3150 SW 52nd Ave.
Pembroke Park, FL 33023
954.966.4600

Re: **Notice of Violation Case# 5619**

Address: 5100 SW 41st, Pembroke Park, FL, Florida

To whom it may concern:

The purpose of this letter is to request that the above referred case no. be extended by 30 days. We have unforeseen circumstances that have not enabled us to finish the job and are requesting an extension, so we may have finish the work.

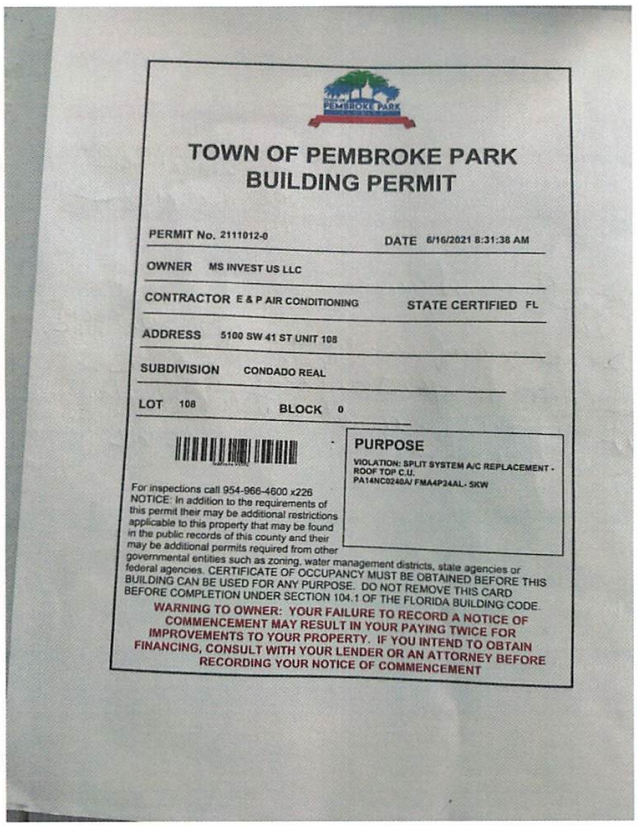
Sincerely,

Alex Ginard

Architect

License number: AR 100325 Tel.: 786.334.9005 alex@ginardstudio.com

22578 SW 89th PL, Cutler Bay, FL 33190
www.ginardstudio.com



# TOWN OF PEMBROKE PARK
# BUILDING PERMIT

PERMIT No. 2111012-0 DATE 6/16/2021 8:31:38 AM

OWNER MS INVEST US LLC

CONTRACTOR E & P AIR CONDITIONING STATE CERTIFIED FL

ADDRESS 5100 SW 41 ST UNIT 108

SUBDIVISION CONDADO REAL

LOT 108 BLOCK 0

**PURPOSE**

VIOLATION: SPLIT SYSTEM A/C REPLACEMENT - ROOF TOP C.U. PA14NC0240A/ FMA4P24AL- SKW

For inspections call 954-966-4600 x226

NOTICE: In addition to the requirements of this permit their may be additional restrictions applicable to this property that may be found in the public records of this county and their may be additional permits required from other governmental entities such as zoning, water management districts, state agencies or federal agencies. CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE THIS BUILDING CAN BE USED FOR ANY PURPOSE. DO NOT REMOVE THIS CARD BEFORE COMPLETION UNDER SECTION 104.1 OF THE FLORIDA BUILDING CODE.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT**

**Teressa Malcolm**

**From:** Teressa Malcolm
**Sent:** Monday, August 16, 2021 7:48 AM
**To:** Evens Thebeaud; Michael Stysis
**Subject:** RE: Final Order/// Case # 5619///5100 SW 41st Street Unit 108

Evens:

Good morning,

Thank you for the update.
I'll have to send the request to the Special Magistrate for a hearing to extend time since the case was already presented in front of the judge. This month's hearing has been scheduled for this week so it is impossible to add this request for August's Special Magistrate Hearing so I would have to add you for September's hearing. We will be in contact with any changes and I'll present them to the judge.

Also, it was nice seeing you as well!

Regards,

**Teressa Malcolm**
*Code Enforcement Officer*
**P: (954) 966-4600 ext. 300 • C: (954) 870-0165** / tmalcolm@tppfl.gov.com
**Town of Pembroke Park /** Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: Facebook / www.townofpembrokepark.com

*Effective immediately* Please forward any future emails being sent to tmalcolm@townofpembrokepark.com to tmalcolm@tppfl.gov

/********** EMAIL DISCLAIMER **********/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.
**Consider the Environment before printing.**

---

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

Inkforce 93950

# BUILDING PERMIT APPLICATION

2111153
PERMIT NO.
P-93950
APPLICATION NO.

AMT DUE

**2020 Florida Building Code In Effect**

| | | | | | |
|---|---|---|---|---|---|
| PERMIT TYPE: PLUMBING | | | | | |
| JOB NAME: MS INVEST US LLC | | | | | |
| JOB ADDRESS: 5100 SW 41 ST UNIT 108 | | | | | |
| OWNER NAME: MS INVEST US LLC | | | | | |
| OWNER ADDRESS: 5100 SW 41 STREET | | | | | |
| CITY: PEMBROKE PARK | | | | | |
| PHONE: 5149447334 | FAX: | EMAIL: | | | |
| FEE SIMPLE TITILE HOLDER'S NAME: | | | | | |
| FEE SIMPLE TITLE HOLDER'S ADDRESS: | | | | | |
| **CONTRACTING FIRM: DPAUL PLUMBING INC** | | | | | |
| **MAIL ADDRESS: 21005 NW 14TH PL #146** | | | | | |
| **CITY STATE ZIP: MIAMI FL 33169** | | | | | |
| **PHONE: 3053321407** | **FAX:** | **EMAIL: DPAUL PLUMBING@GMAIL.COM** | | | |
| **CERT. COMPENTENCY: CFC1428259** | | **STATE REGISTRATION: N/A** | | | |
| LOT: 108 | BLOCK: 0 | PRESENT USE: CONDO | | PROPOSED USE: CONDO | |
| FOLIO NUMBER: 514230AA0080 | | SUBDIVISION: 0 | | | |
| NO. OF STORIES: 0 | OFFICES: 0 | FAMILIES: 0 | BEDROOMS: 0 | BATHS: 0 | |
| TYPE OF WORK: | N/A | N/A | N/A | N/A | OTHER |
| JOB COST: 850 | SQ.FT. / L.F.: 0 | | | | |
| DESCRIBE WORK: WATER HEATER (AFTER THE FACT) | | | | | |
| 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 954-966-5510 FAX

PERMIT NO.
B-94083

APPLICATION NO.

AMT DUE

## BUILDING PERMIT APPLICATION

Inkforce 94083

**2020 Florida Building Code In Effect**

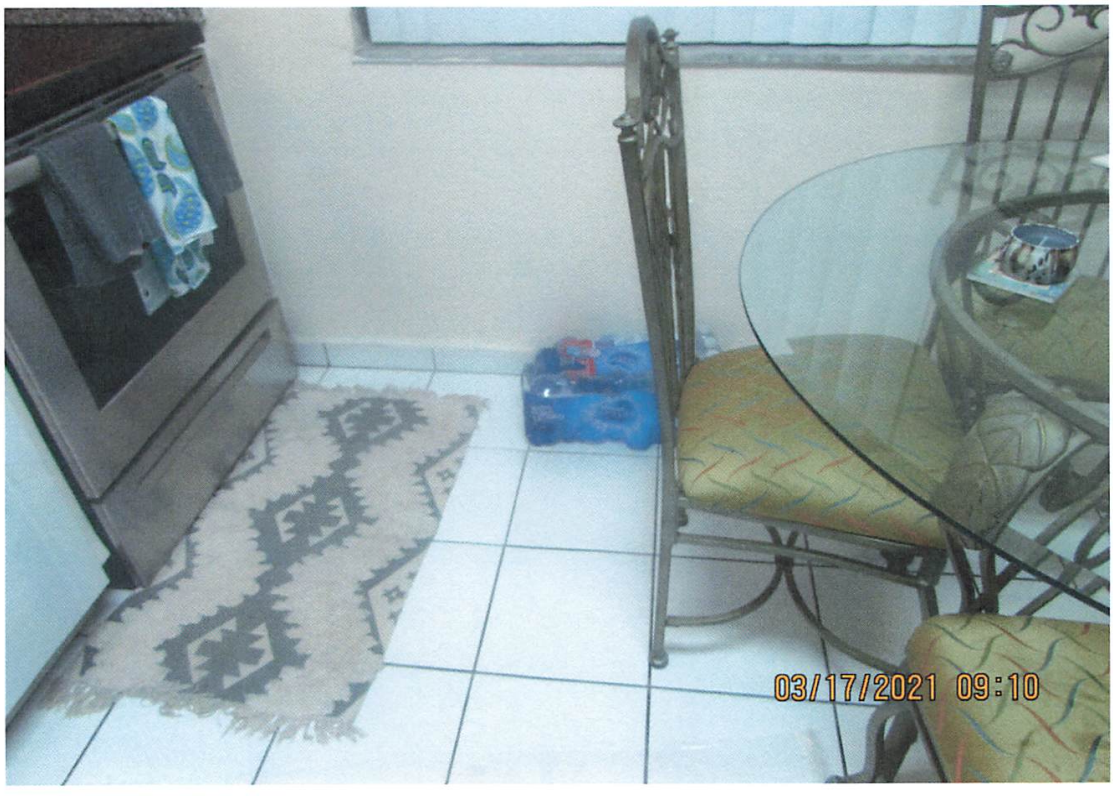
| | | | | | |
|---|---|---|---|---|---|
| PERMIT TYPE: STRUCTURAL | | | | | |
| JOB NAME: MS INVEST US LLC | | | | | |
| JOB ADDRESS: 5100 SW 41 ST UNIT108 | | | | | |
| OWNER NAME: MS INVEST US LLC | | | | | |
| OWNER ADDRESS: 7515 WESTOVER | | | | | |
| CITY: PEMBROKE PARK | | | | | |
| PHONE: 3057613336 | FAX: | EMAIL: | | | |
| FEE SIMPLE TITILE HOLDER'S NAME: | | | | | |
| FEE SIMPLE TITLE HOLDER'S ADDRESS: | | | | | |
| **CONTRACTING FIRM: M & D Eurostyle Inc.** | | | | | |
| **MAIL ADDRESS: 100 Golden Isles Dr. #200** | | | | | |
| **CITY STATE ZIP: Hallandale Beach FL 33009** | | | | | |
| **PHONE: 9546824216** | **FAX:** | **EMAIL: a.c.damian@gmail.com** | | | |
| **CERT. COMPENTENCY: CBC1259871** | | **STATE REGISTRATION: N/A** | | | |
| LOT: 108 | BLOCK: 0 | PRESENT USE: CONDO | PROPOSED USE: CONDO | | |
| FOLIO NUMBER: 514230AA0080 | | SUBDIVISION: CONDADO REAL | | | |
| NO. OF STORIES: 1 | OFFICES: 0 | FAMILIES: 1 | BEDROOMS: 1 | BATHS: 1 | |
| TYPE OF WORK: | N/A | N/A | ALTER | N/A | N/A |
| JOB COST: 500 | SQ.FT. / L.F.: 0 | | | | |
| DESCRIBE WORK: VIOLATION: Kitchen Remodel. New Cabinets | | | | | |
| 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.

03/17/2021 09:09

03/17/2021 09:10

live your dream
live your dream
03/17/2021 09:10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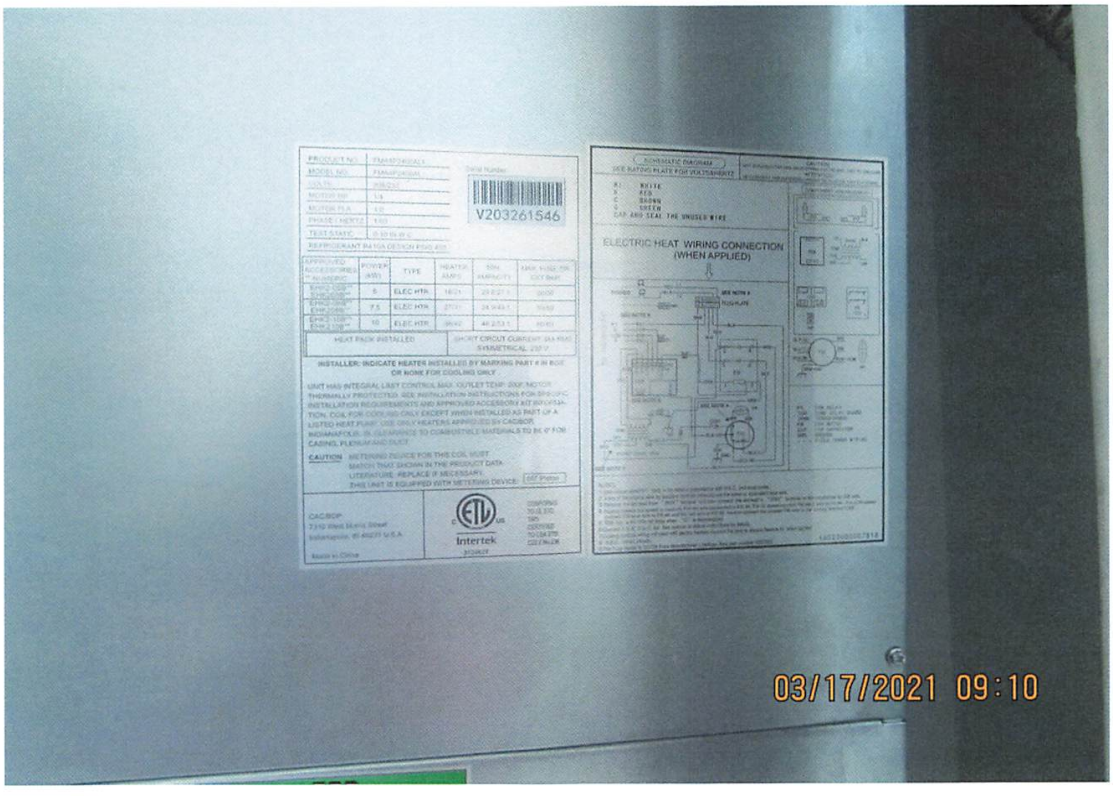
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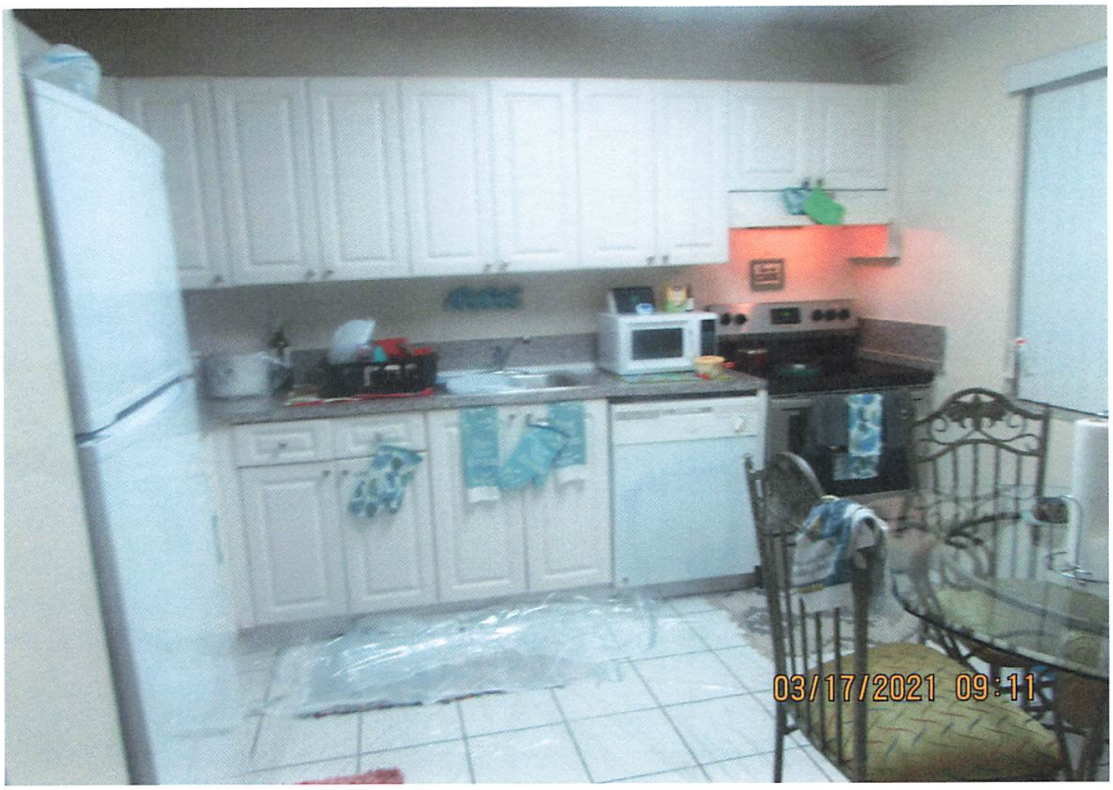
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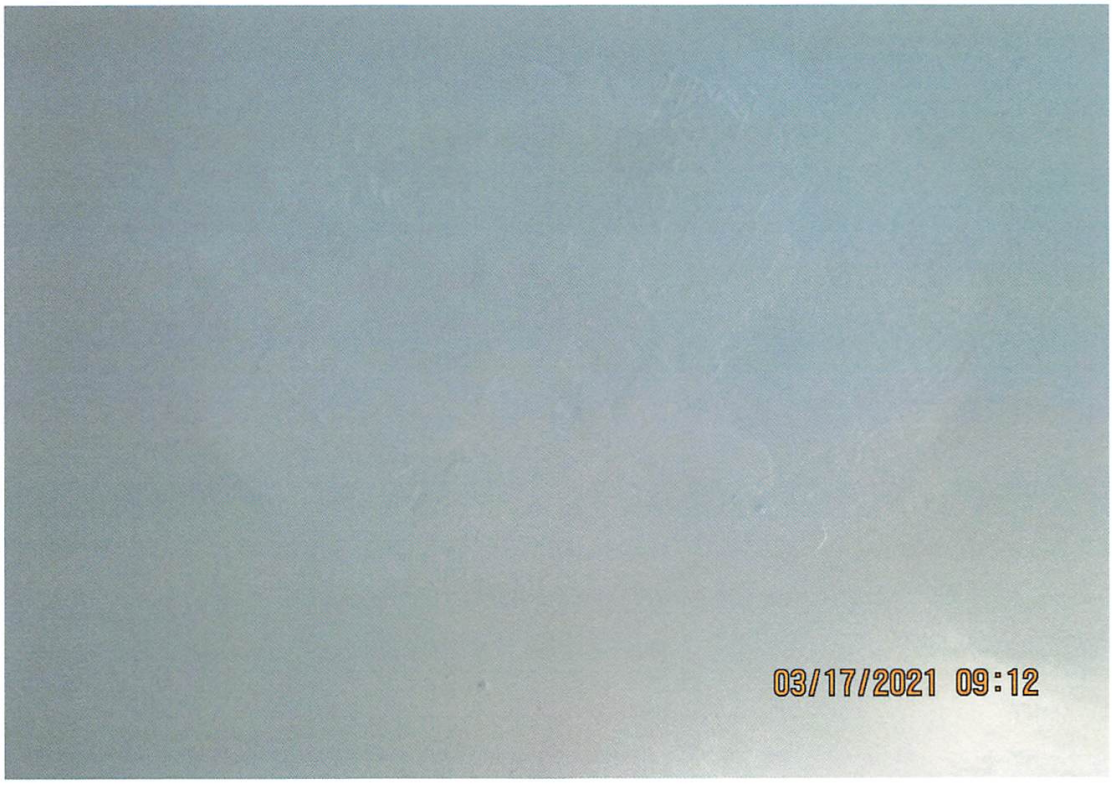
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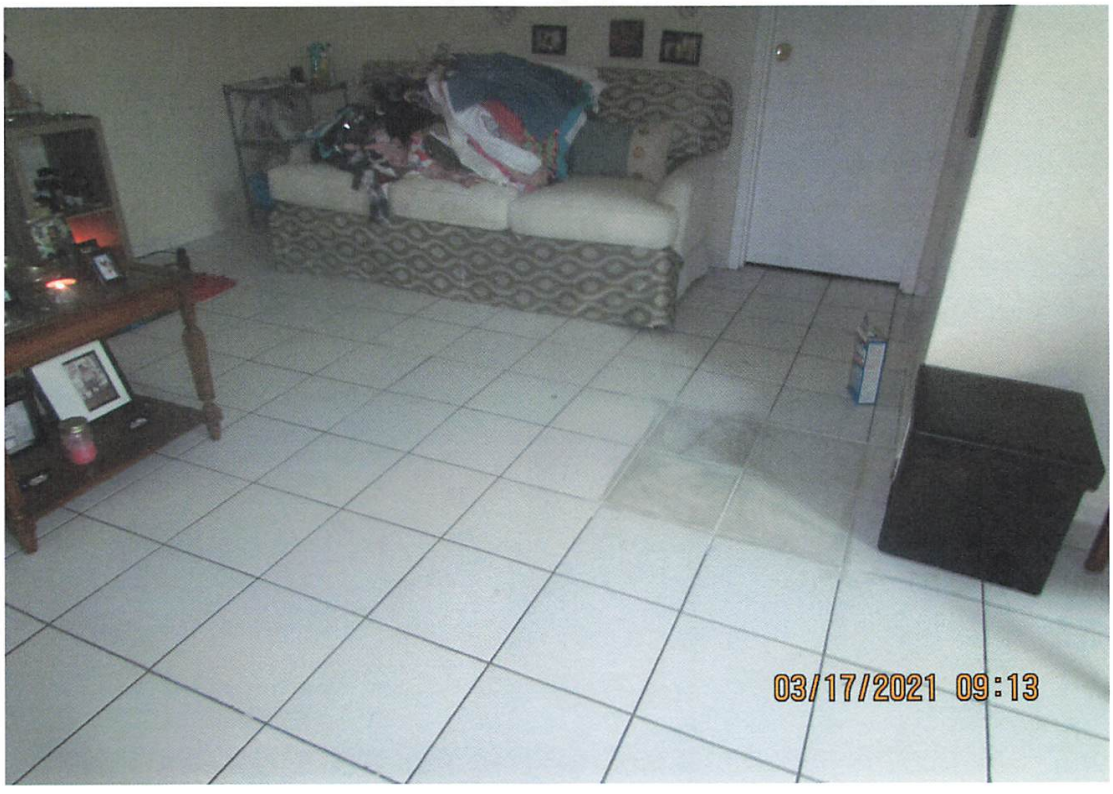
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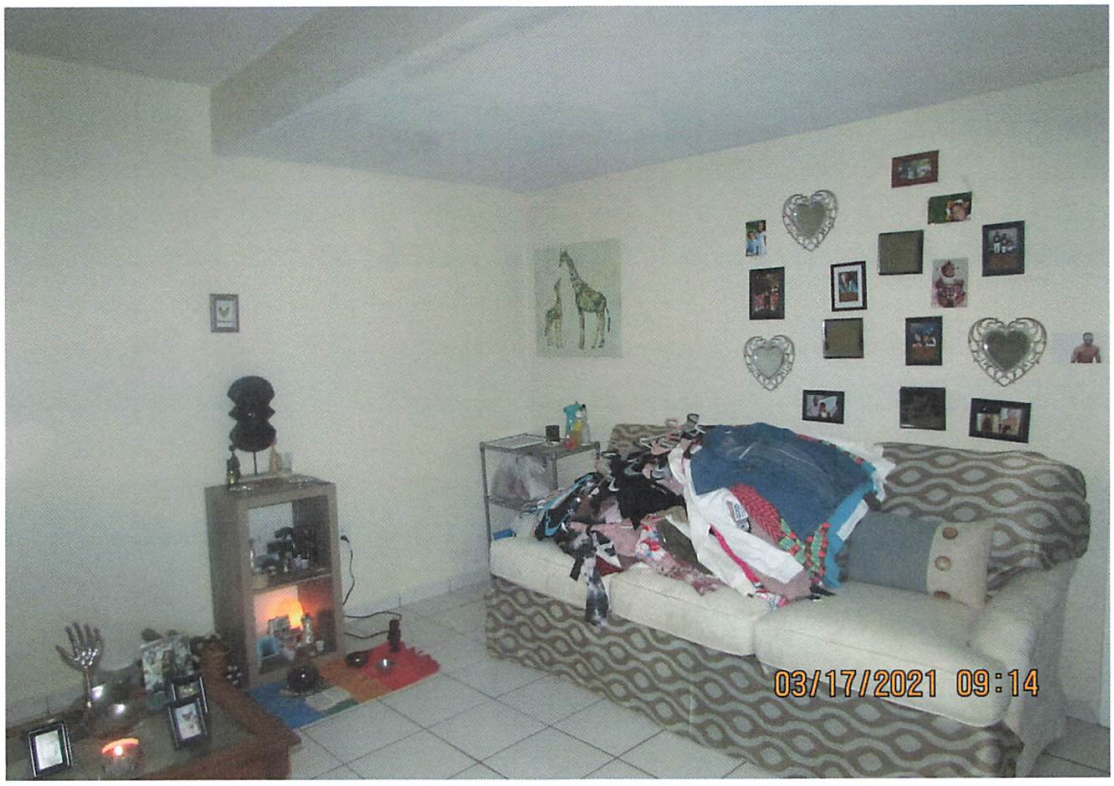
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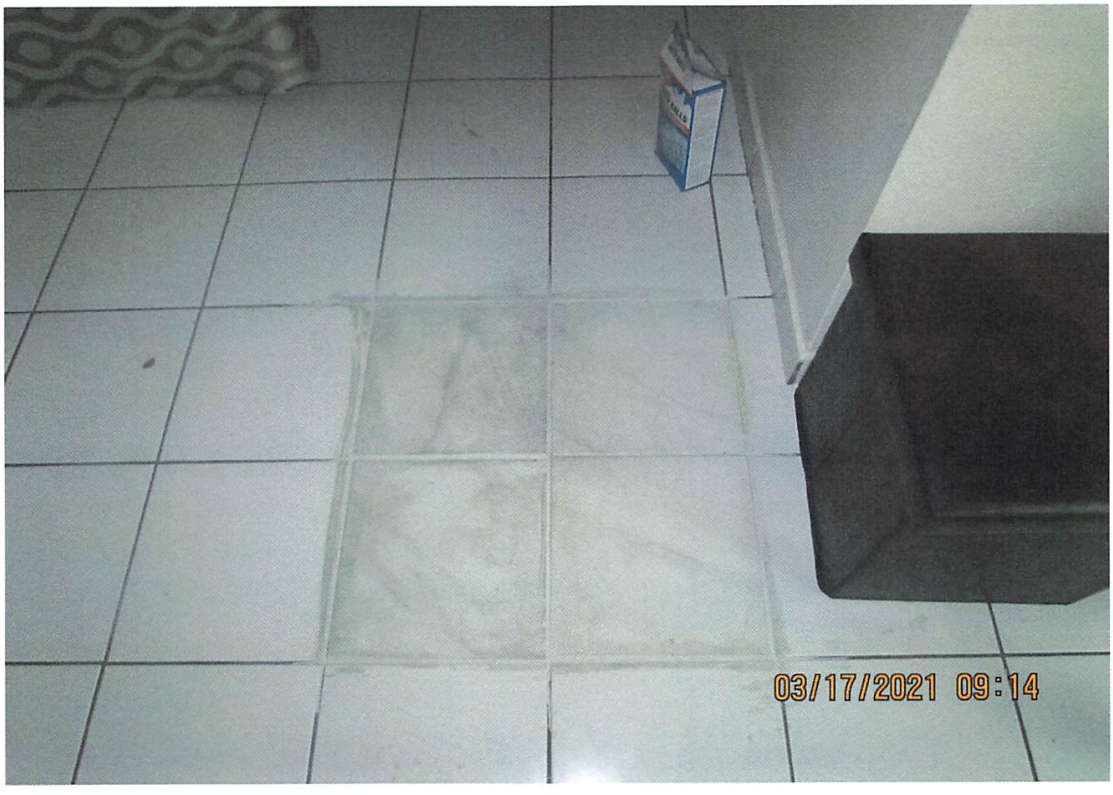
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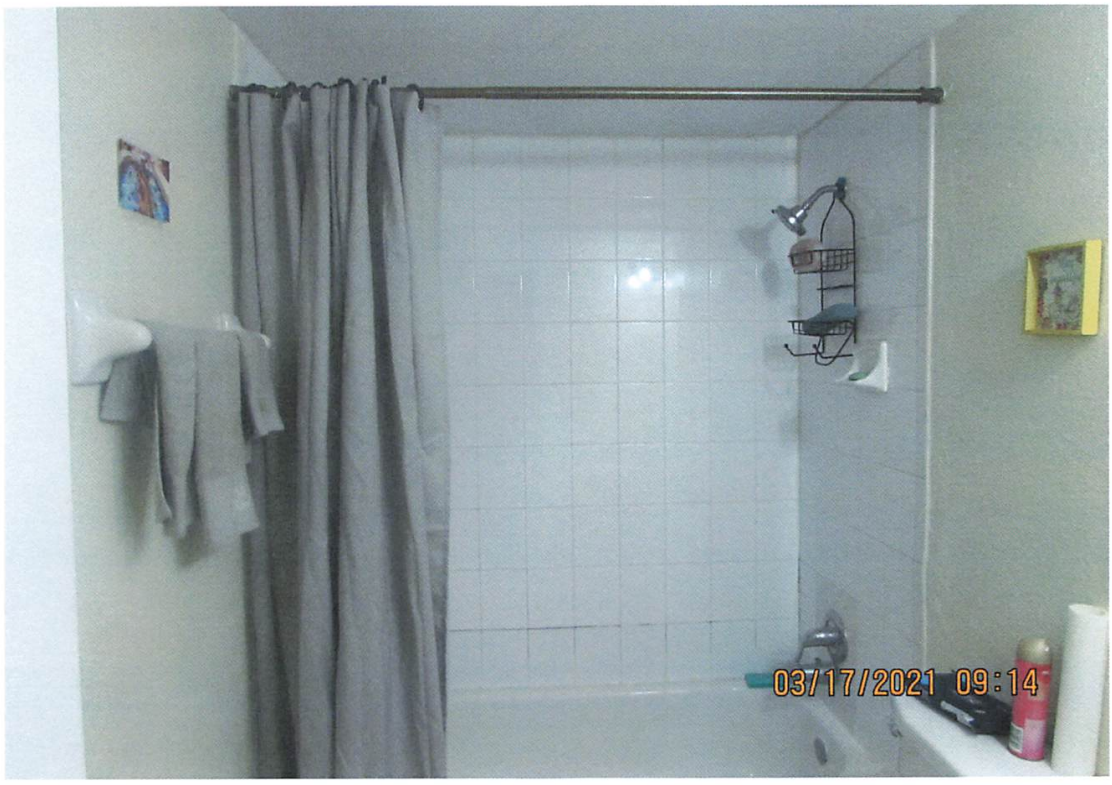
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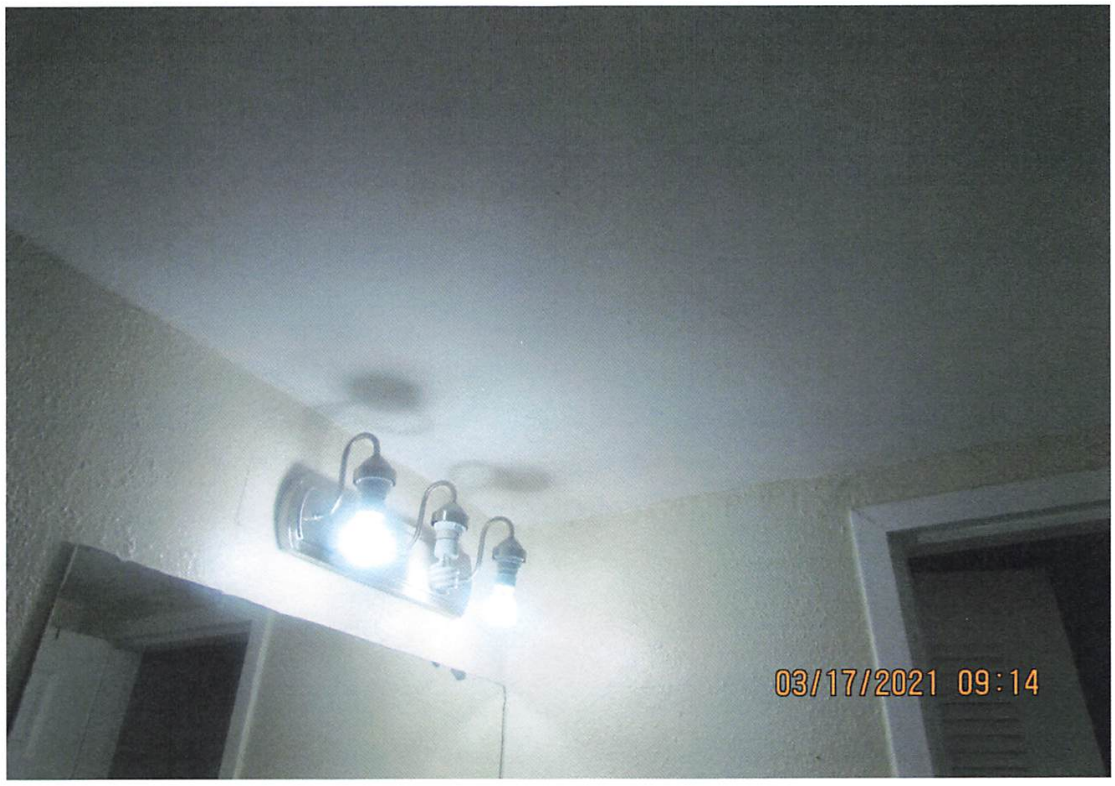
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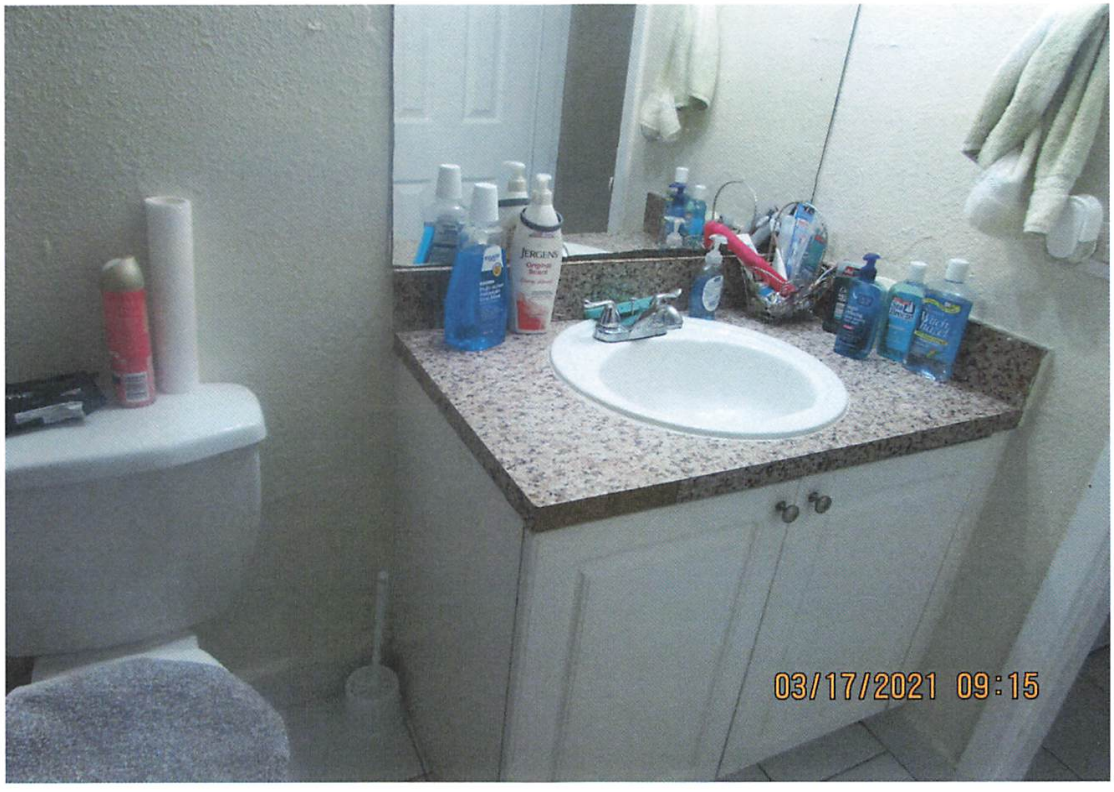
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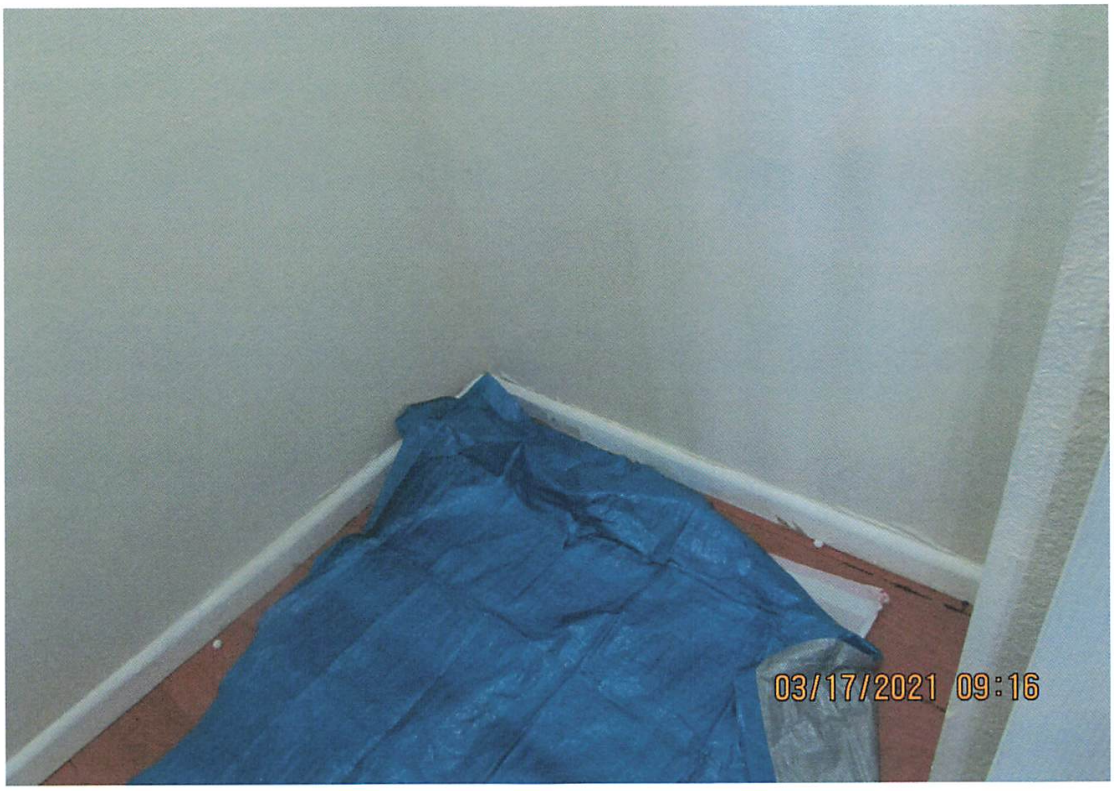
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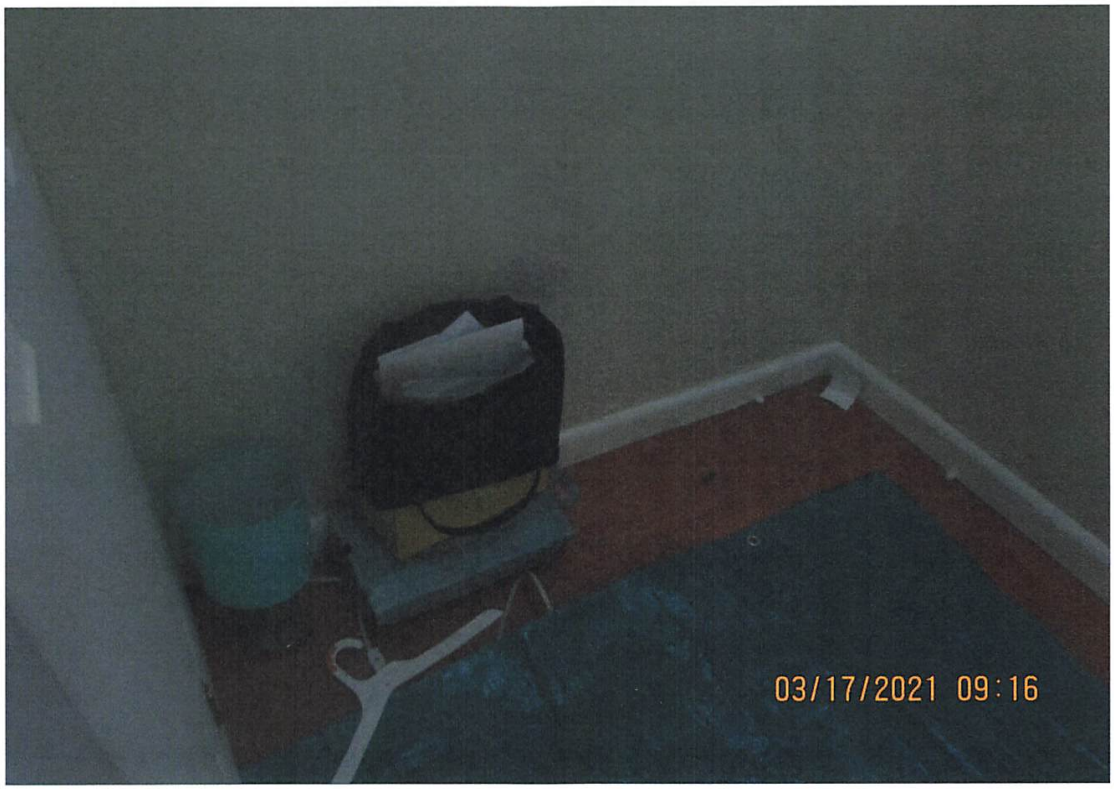
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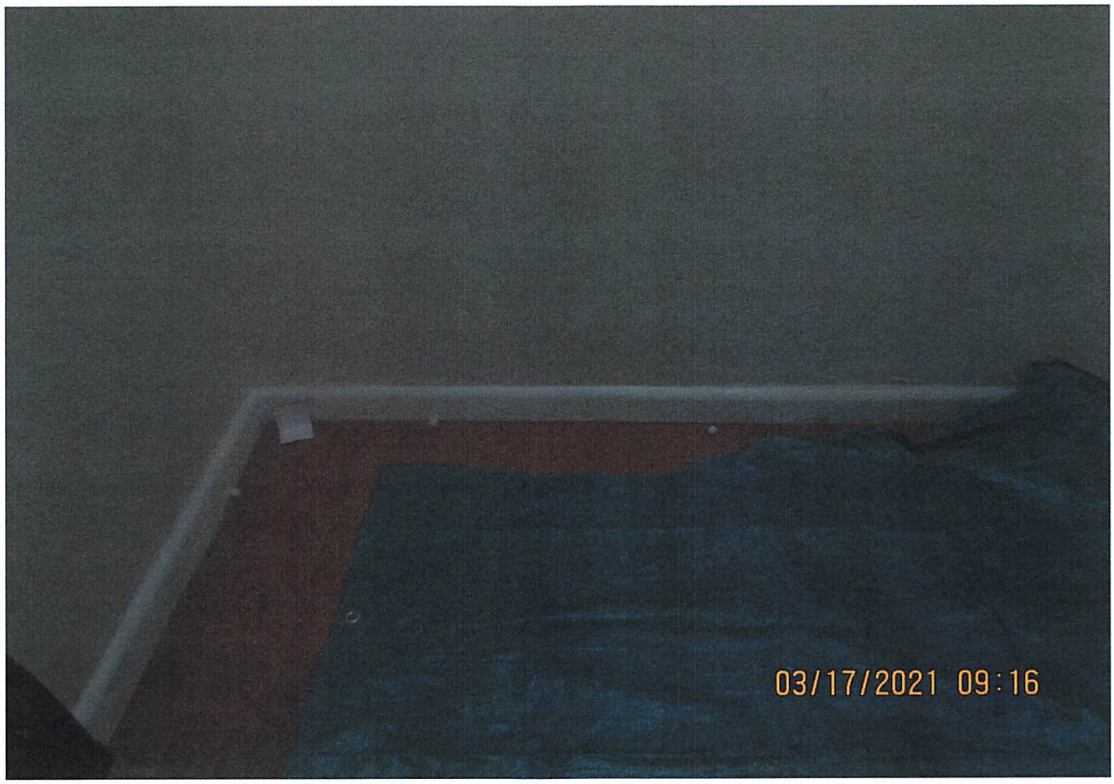
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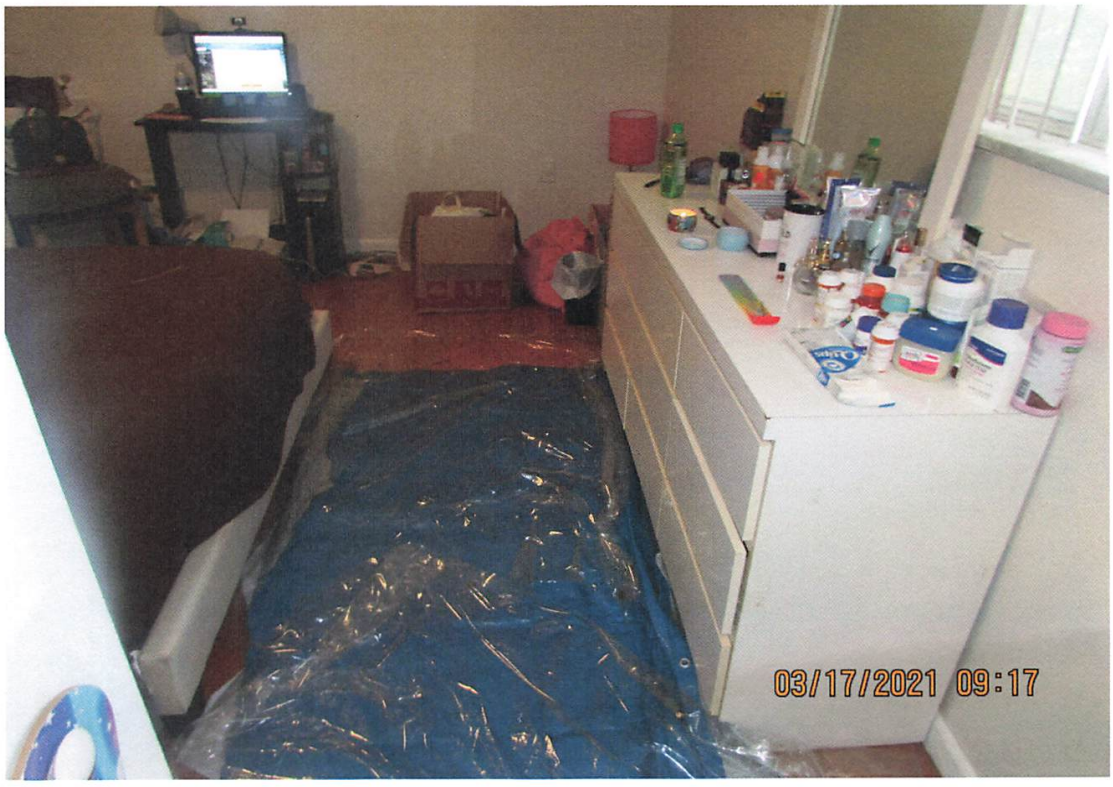
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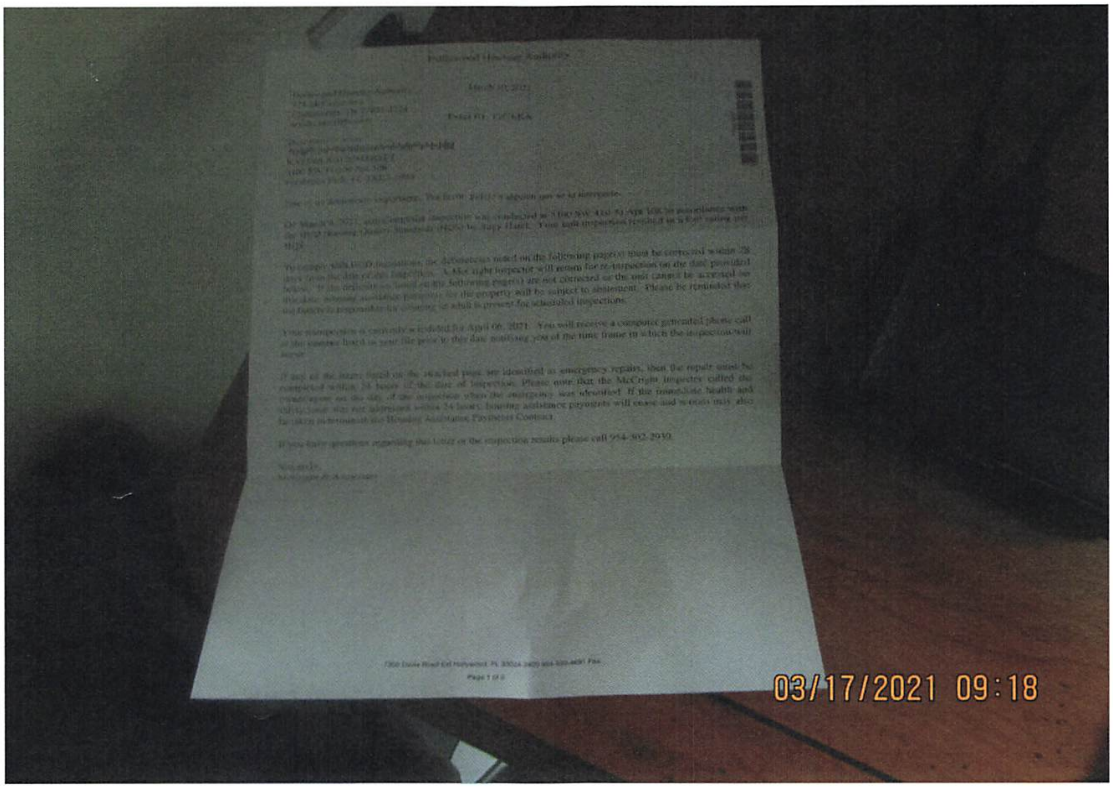
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# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MS INVEST US LLC | 7515 WESTOVER *MONTREAL QC, CA H4W 3K7 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

**Legal Description**

**Case Status** Open **Case #** 5619 **Date Next Inspection** 6/16/2021

**Notes**

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 3/18/2021 | | Notice of Violation | Regular Mail |
| 5/25/2021 | 6/16/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service Certified Mail |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 6/16/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 6/16/2021 |
| 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: 6/16/2021 |

**2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

**FILED**
**Jan 25, 2021**
**Secretary of State**
**2656376106CC**

DOCUMENT# L12000000687

**Entity Name:** MS INVEST US, LLC

**Current Principal Place of Business:**

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7

**Current Mailing Address:**

7515 WESTOVER
MONTREAL, QUEBEC, H4W3K-7 CA

**FEI Number: 80-0783153**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

ROXANA I. NASCO, P.A.
2600 SO. DOUGLAS ROAD
SUITE 913
CORAL GABLES, FL 33134 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE:

Electronic Signature of Registered Agent — Date

**Authorized Person(s) Detail :**

| | | | |
|---|---|---|---|
| Title | MGRM | Title | MGRM |
| Name | MALIKIN, ALEXANDER | Name | STYSIS, MICHAEL |
| Address | 17 TERRASSE PAGE | Address | 7515 WESTOVER |
| City-State-Zip: | ILE BIZARD QC H9E 1N7 | City-State-Zip: | MONTREAL QC H4W3K-7 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: MICHAEL STYSIS MGRM 01/25/2021

Electronic Signature of Signing Authorized Person(s) Detail — Date

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

CASE NO. 5619

MS INVEST US LLC )
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MS INVEST US LLC
TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST # 108, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: MS INVEST US LLC AT 12:39 P.M. ON THE 2 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

(X) POSTING: By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

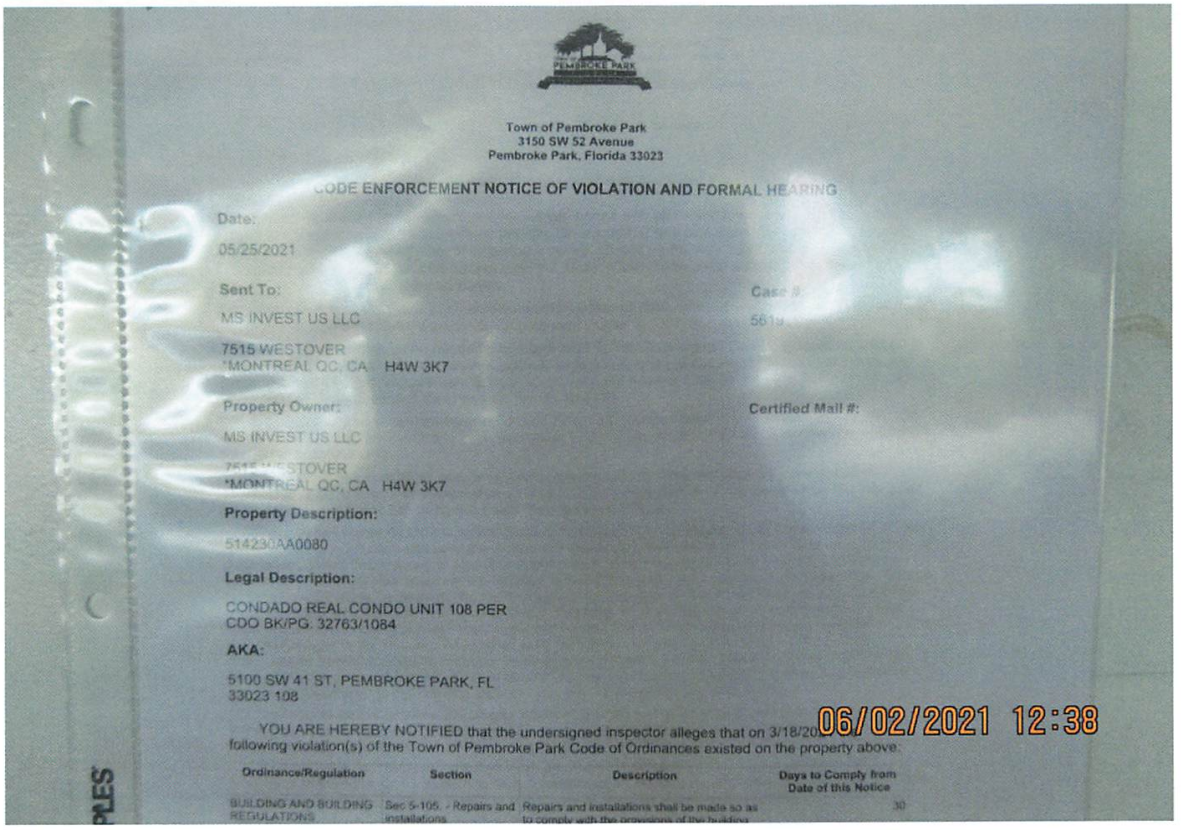
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 day of June 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

NOTARY PUBLIC STATE OF FLORIDA

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Service

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2021

Sent To:
MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Case #:
5619

Certified Mail #:

Property Owner:
MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

Property Description:
514230AA0080

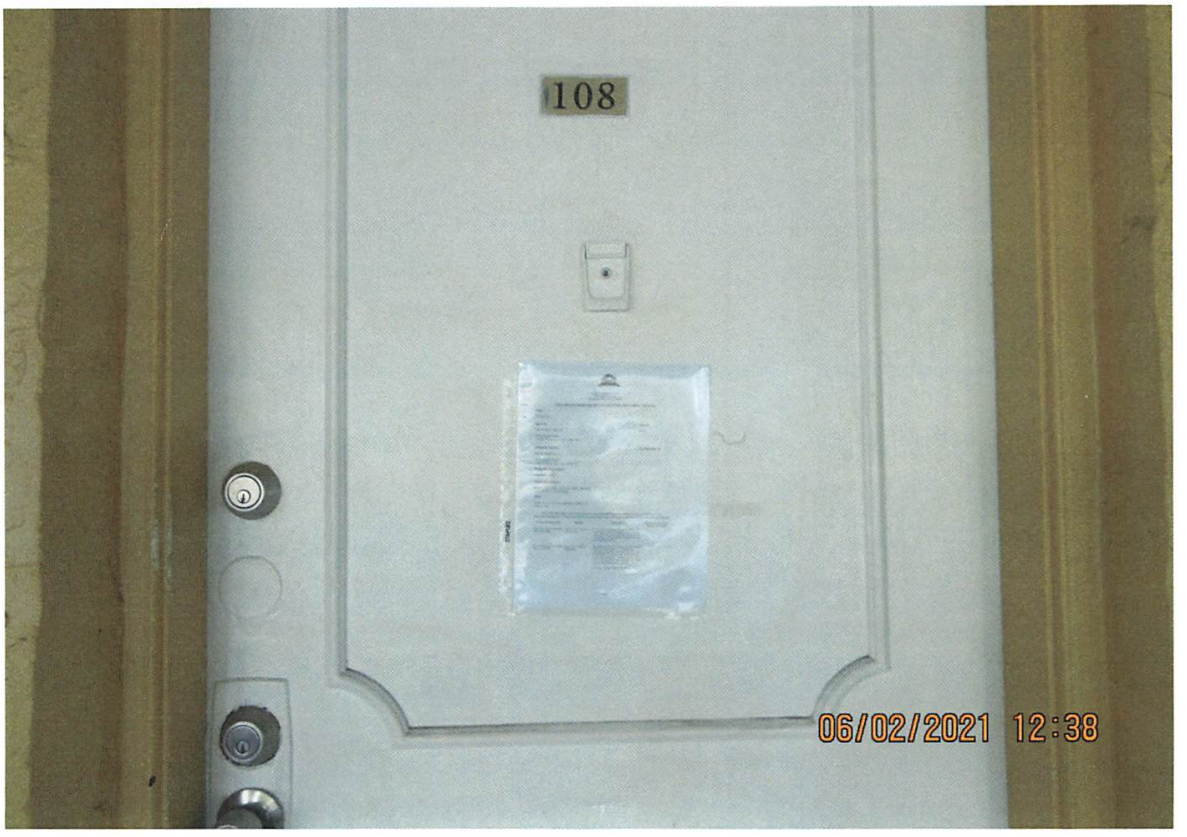
Legal Description:
CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

06/02/2021 12:38

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/20 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 | 30 |



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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/25/2021

**Sent To:**

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

**Case #:**

5619

**Property Owner:**

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

**Certified Mail #:**

**Property Description:**

514230AA0080

**Legal Description:**

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

**AKA:**

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
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| 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-87. - Permit required | It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.<br><br>(Ord. No. 89-12-1, § 2, 12-13-89) | 30 |

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 23rd day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

5/25/2021

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

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

05/25/2021

**Sent To:**

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

**Case #:**

5619

**Property Owner:**

MS INVEST US LLC

7515 WESTOVER
*MONTREAL QC, CA H4W 3K7

**Certified Mail #:**

**Property Description:**

514230AA0080

**Legal Description:**

CONDADO REAL CONDO UNIT 108 PER
CDO BK/PG: 32763/1084

**AKA:**

5100 SW 41 ST, PEMBROKE PARK, FL
33023 108

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-87. - Permit required | It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.<br><br>(Ord. No. 89-12-1, § 2, 12-13-89) | 30 |

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
4. Water heater was replaced prior of obtaining a permit. Obtain permit with plans and inspections.
5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

5/25/2021

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

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| MS INVEST US LLC<br>7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | 5619 | 03/18/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| MS INVEST US LLC<br>7515 WESTOVER<br>*MONTREAL QC, CA H4W 3K7 | 514230AA0080 | |

| Legal Description: | AKA: |
|---|---|
| CONDADO REAL CONDO UNIT 108 PER CDO BK/PG: 32763/1084 | 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/18/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
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| 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-87. - Permit required | It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.<br><br>(Ord. No. 89-12-1, § 2, 12-13-89) | 30 |

Notes/Means of Correction:

1. Kitchen renovation done without permits. Obtain permit with plans and inspections for all kitchen work including Structural, Electrical, & Plumbing work.
2. Bathroom renovation done without permits. Obtain permit with plans and inspections.
3. Areas of Drywall were replaced without permits. Obtain permit with plans and inspections.
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5. New A/c was installed prior of obtaining a permit. Obtain permit with plans and inspections.
6. A double permit fee has been assessed.

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

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

Teressa Malcolm
Code Enforcement Officer

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090493

**Legal Description**

**Case Status** Closed **Case #** 6147

**Notes**
1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/13/2021 | | Notice of Violation | Hand |
| 9/17/2021 | 10/20/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 10/20/2021 | 10/20/2021 | Final Order | |
| 10/20/2022 | | Affidavit of Non-Compliance | Regular Mail |
| 11/30/2022 | 12/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 12/21/2022 | | Affidavit of Compliance | Hand |
| 12/21/2022 | 12/21/2022 | Supplemental Order/Claim of Lien | Certified Mail |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>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. | 10/20/2022 |

## 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. | 10/20/2022 |
| 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. | 10/20/2022 |
| 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. | 12/21/2022 |
| 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. | 10/20/2022 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 10/20/2022 | $67,400.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$67,500.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$67,500.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 10, 2023
**INVOICE #** 435
**FOR:**

Case # 6147
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103(a)(c)(e)(h)(j).** | | |
| | Final Order 09/21/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 426 | Day(s) of Per Diem from (10/21/2021-12/21/2022) | $ 200.00 | $ 85,200.00 |
| 1 | Recorded Lien | $ 48.50 | $ 48.50 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 12,780.00 |
| | 12,780.00 + 48.50 + 100.00 | | $ 12,929 |
| | | **Balance** | $ 85,300.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

HANLEX PROPERTIES LLC CASE NO. 6147

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 10:29 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/9/23

AFFIANT

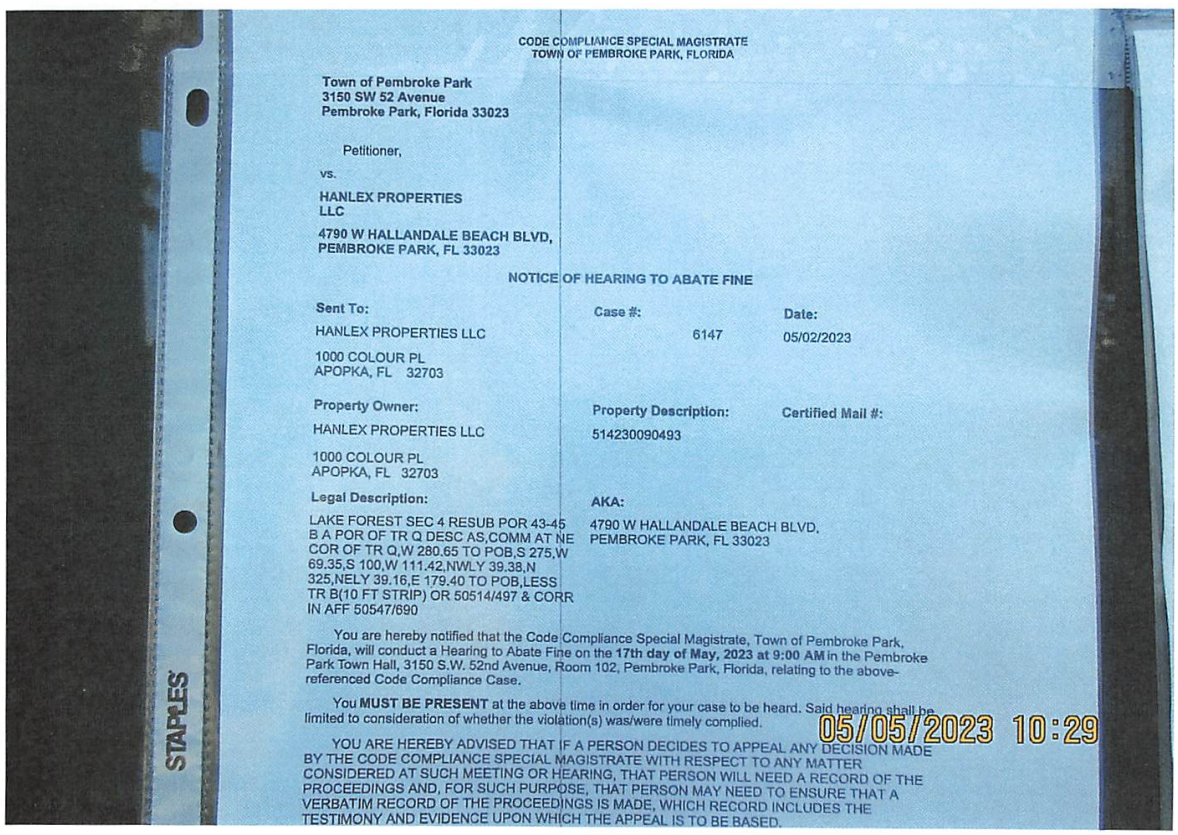
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A

Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

**NOTICE OF HEARING TO ABATE FINE**

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6147 | 05/02/2023 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **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.

05/05/2023 10:29

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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

Petitioner,

vs.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6147 | 05/02/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/1/23 Phone #: (305) 200-8674

Case # 6147 E- mail: michelle@sdtriallaw.com

Address of Violation: 4790 W. Hallandale Blvd., Pembroke Park, FL (Dollar General)

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Michelle Vargas, Esq. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6147 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the May 17, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $ 67,500.00 for violation(s)of the Town's Code of Ordinances: Section 5-103(a); Section 5-103(e); Section 5-103(h); Section 5-103(j) Exterior maintenance of structures and premises

Brief summary for request: Unfortunately Dollar General store personnel delayed in advising management of the outstanding violations. Once notified, management attempted to resolve the violations as expeditiously as possible and the store has now fully complied with all outstanding violations.

Michelle Vargas, Esq.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Miami-Dade
Personally appeared before me the undersigned authority, Michelle Vargas and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 05/01/2023.

Notary Public State of Florida: ELENA DORONINA Notary Public, State Of Florida Commission No. HH 233723 My Commission Expires: 2/27/2026

My Commission expires: 2/27/2026

Instr# 118591079 , Page 1 of 5, Recorded 12/27/2022 at 09:12 AM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HANLEX PROPERTIES LLC
Respondent(s)

Case No.: **6147**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on December 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 21, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

### FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: HANLEX PROPERTIES LLC

**FOLIO NO.:** 5142 30 09 0493

1. The Special Magistrate entered a Final Order on October 21, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(c)(e)(h)(j). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) 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 **$200.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 21, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$67,500.00** (SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of December 2022.

**TOWN OF PEMBROKE PARK**

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

December 22, 2022.

Notary Public, state of Florida

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

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br>HANLEX PROPERTIES LLC<br>Respondent(s) | Case No.: 6147 |

## 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: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC, 1000 COLOUR PL, APOPKA, FL 32703

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(j). 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) 5-103(a)(c)(e)(h)(j). 5-103(a); 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 200.00 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

Instr# 118591079 , Page 1 of 5, Recorded 12/27/2022 at 09:12 AM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HANLEX PROPERTIES LLC
Respondent(s)

Case No.: **6147**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on December 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 21, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: HANLEX PROPERTIES LLC

**FOLIO NO.:** 5142 30 09 0493

1. The Special Magistrate entered a Final Order on October 21, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(c)(e)(h)(j). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) 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 **$200.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 21, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$67,500.00** (SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of December 2022.

**TOWN OF PEMBROKE PARK**

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

December 22, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public · State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
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

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br>HANLEX PROPERTIES LLC<br>Respondent(s) | Case No.: 6147 |

## 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: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC, 1000 COLOUR PL, APOPKA, FL 32703

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After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(e)(h)(j). 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) 5-103(a)(c)(e)(h)(j). 5-103(a); 5-105; 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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.**

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**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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HANLEX PROPERTIES LLC
Respondent(s)

Case No.: **6147**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on December 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 21, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: HANLEX PROPERTIES LLC

**FOLIO NO.:** 5142 30 09 0493

1. The Special Magistrate entered a Final Order on October 21, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(c)(e)(h)(j). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) 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 **$200.00** (FIFTY DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

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confirms the fine of **$67,500.00** (SIXTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

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5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of December 2022.

**TOWN OF PEMBROKE PARK**

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: December 22, 2022.

Notary Public, state of Florida

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

This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br>HANLEX PROPERTIES LLC<br>Respondent(s) | ) | Case No.: 6147 |

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## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

**ORDER**

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(e)(h)(j). 5-103(a); 5-105; 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 20TH day of October 2021.

**TOWN OF PEMBROKE PARK**

Rafael Suarez-Rivas

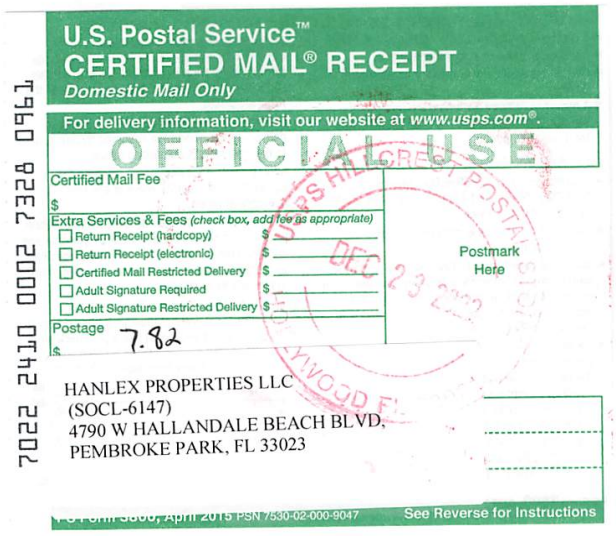
Rafael Suarez-Rivas, Special Magistrate

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.

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



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HANLEX PROPERTIES LLC
(SOCL-6147)
4790 W HALLANDALE BEACH BLVD,
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(SOCL-6147)
1000 COLOUR PL
APOPKA FL 32703
for Instructions
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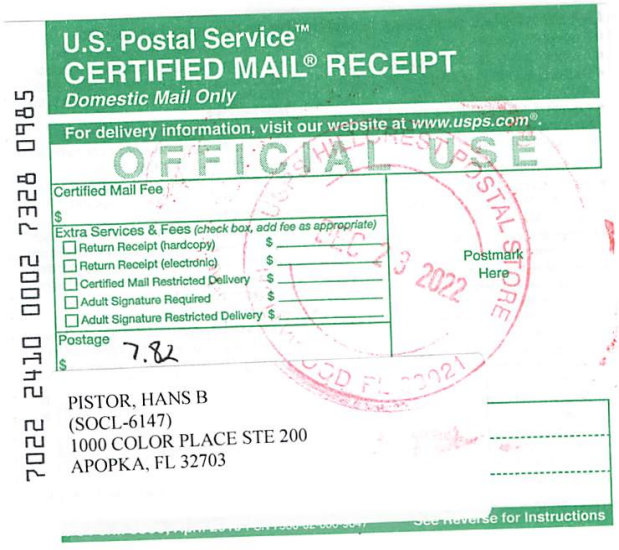

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PISTOR, HANS B
(SOCL-6147)
1000 COLOR PLACE STE 200
APOPKA, FL 32703
See Reverse for Instructions
7022 2410 0002 7328 0985

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090493

**Legal Description**

**Case Status** Open **Case #** 6147 **Date Next Inspection** 12/21/2022

**Notes**
1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/13/2021 | | Notice of Violation | Hand |
| 9/17/2021 | 10/20/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 10/20/2021 | 10/20/2021 | Final Order | |
| 10/20/2022 | | Affidavit of Non-Compliance | Regular Mail |
| 11/30/2022 | 12/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 12/7/22<br>Certified Mail 12/1/22 |

## 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. | 10/20/2022 |
| 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. | 10/20/2022 |
| 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. | 10/20/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | Not in Compliance - Reinspection Date: 12/21/2022 |
| 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. | 10/20/2022 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 10/20/2022 | $67,400.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$67,500.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$67,500.00** |

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

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HANLEX PROPERTIES LLC
(HCF-6147)
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Instructions

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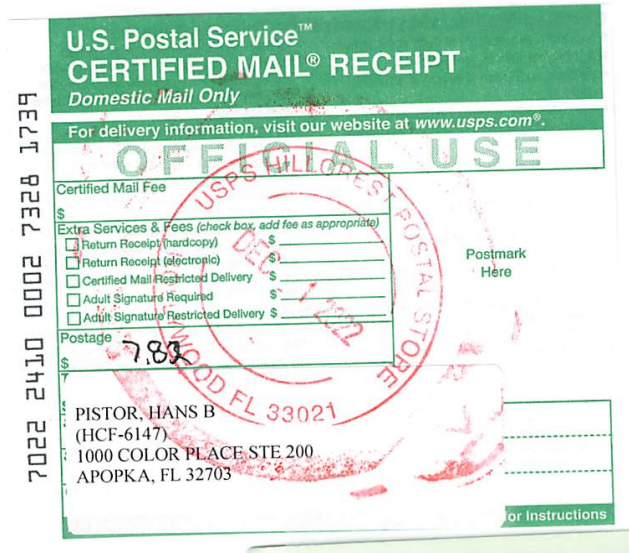
APOPKA FL 32703

7022 2410 0002 7328 1722



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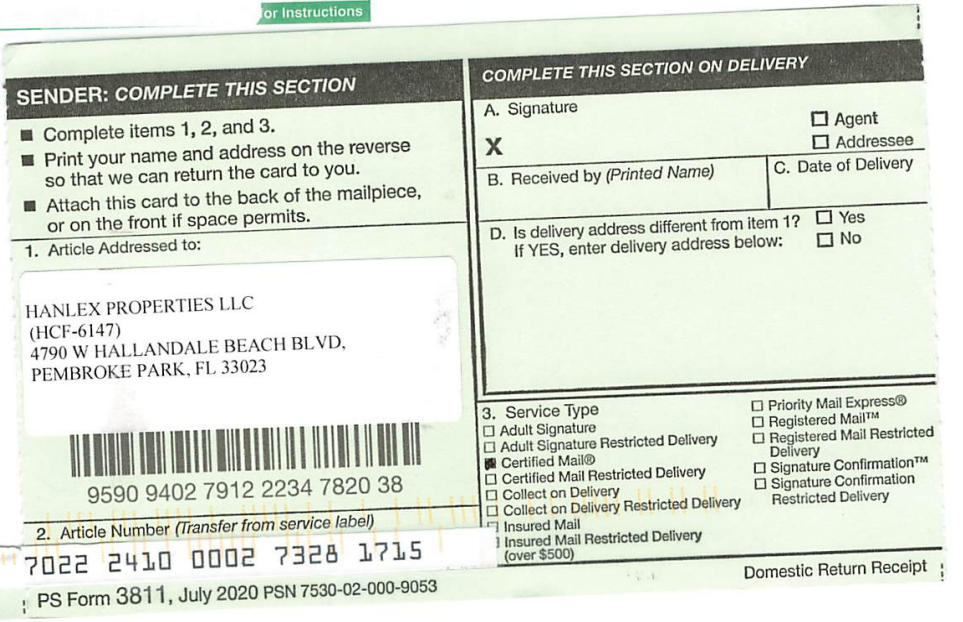
PISTOR, HANS B
(HCF-6147)
1000 COLOR PLACE STE 200
APOPKA, FL 32703

7022 2410 0002 7328 1739



SENDER: COMPLETE THIS SECTION

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

HANLEX PROPERTIES LLC
(HCF-6147)
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7820 38

2. Article Number (Transfer from service label)
7022 2410 0002 7328 1715

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)
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- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ 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. )

)

HANLEX PROPERTIES LLC CASE NO 6147

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 10:54. ON THE 4TH DAY OF DECEMBER 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 19 day of Dec, 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 _____

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

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

Petitioner,

vs.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6147 | 11/30/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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.

HANLEX PROPERTIES
LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

**Case #:**

6147

On 10/20/2022 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:** | HANLEX PROPERTIES LLC |
| **Address:** | 1000 COLOUR PL APOPKA, FL 32703 |
| **Folio:** | 514230090493 |
| **Site Address:** | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |
| **Legal Description:** | LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 |

| 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. | 10/20/2022 |
| 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. | 10/20/2022 |
| 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. | 10/20/2022 |
| 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: 12/21/2022 |
| 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. | 10/20/2022 |

Notes/Means of Correction:

1. Building needs to be pressure washed and maintained. BUILDING HAS BEEN PRESSURE WASHED
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall. ALL GRAFFITI HAS BEEN REMOVED
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it. PROPERTY HAS BEEN TRIMMED

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/20/2022

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

7019 1120 0000 9007 7163

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DIANA RIVERA

Street and Apt. N
212 LONE PINE LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009
FO # 6063

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

Postage
$

Total Postage
$ 7.33

Sent To
PARKER LONE PINE WEST LLC

Street and Apt.
8800 N BRONX AVE 2ND FLOOR

City, State, Zi
SKOKIE, IL 60077
FO # 6063

Postmark Here

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

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

1. Article Addressed to:
PARKER LONE PINE WEST LLC
8800 N BRONX AVE 2ND FLOOR
SKOKIE, IL 60077
FO # 6063

9590 9402 6379 0303 8498 08

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7170

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X CW
☐ Agent
☐ Addressee

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

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ 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:
DIANA RIVERA
212 LONE PINE LANE
PEMBROKE PARK, FL 33009
FO # 6063

9590 9402 6379 0303 8498 15

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7163

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
10/25/21

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
FO # 6147

9590 9402 6379 0303 8499 45

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7316

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

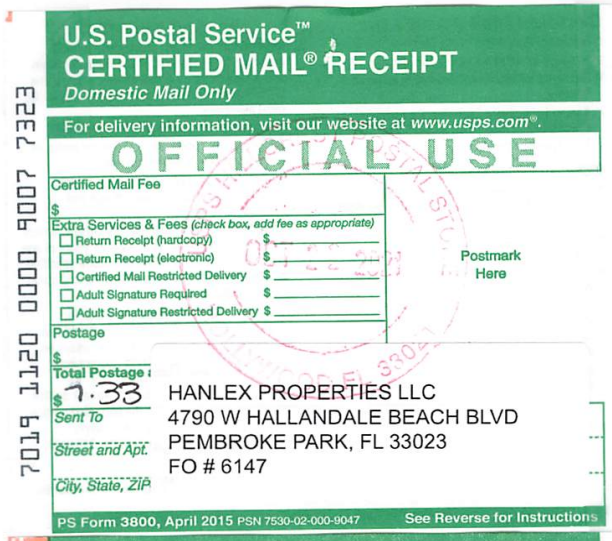
B. Received by (Printed Name)
Nicole Hanlex

C. Date of Delivery
10/25/21

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
☐ 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



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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.33
Total Postage and
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Sent To
Street and Apt. No.
City, State, ZIP+4®

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6147

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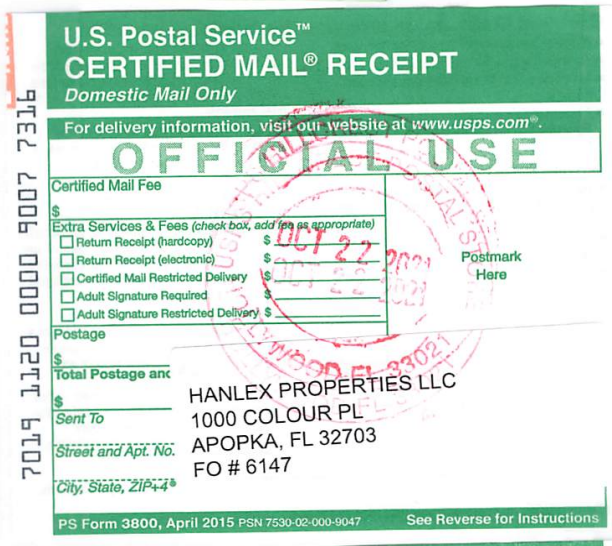
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7323



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
FO # 6147

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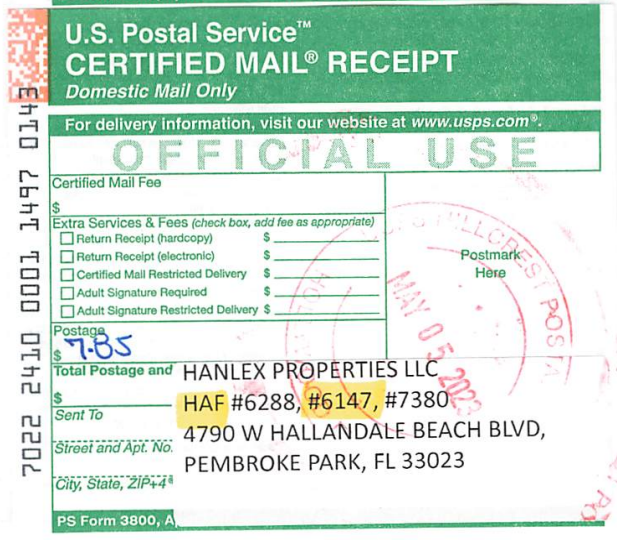
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7316



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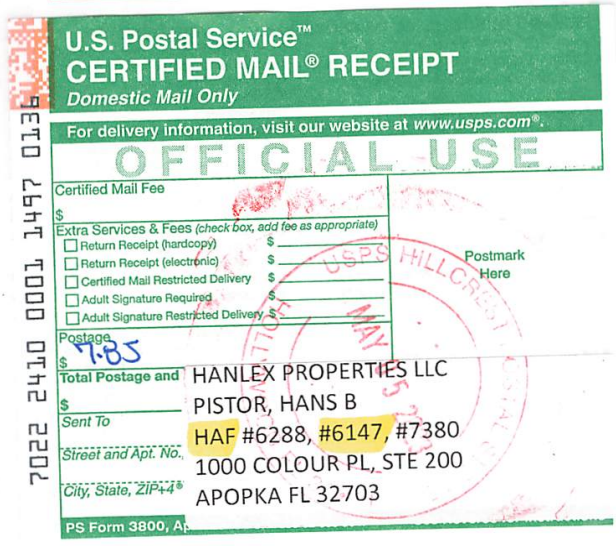
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HANLEX PROPERTIES LLC
HAF #6288, #6147, #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 0143



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HANLEX PROPERTIES LLC
PISTOR, HANS B
HAF #6288, #6147, #7380
1000 COLOUR PL, STE 200
APOPKA FL 32703

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 0136

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Legal Description**

**Case Status** Open **Case #** 6147 **Date Next Inspection** 10/20/2021

**Notes**
1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/13/2021 | | Notice of Violation | Hand |
| 9/17/2021 | 10/20/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 10/20/2021 |
| 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: 10/20/2021 |
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7021 0350 0001 0297 9543

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

Postage $7.33

$
To HANLEX PROPERTIES LLC
$
St 1000 COLOUR PL
City APOPKA, FL 32703
NOH # 6147

Postmark Here
SEP 17 2021

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

7021 0350 0001 0297 9536

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

Postage $7.33

$
To HANLEX PROPERTIES LLC
$
St 4790 W HALLANDALE BEACH BLVD
City PEMBROKE PARK, FL 33023
NOH # 6147

Postmark Here
SEP 17 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:
HANLEX PROPERTIES LLC
HAF #6288, #6147, #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7760 86

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 0143

**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:
HANLEX PROPERTIES LLC
PISTOR, HANS B
HAF #6288, #6147, #7380
1000 COLOUR PL, STE 200
APOPKA FL 32703

9590 9402 7581 2098 7760 79

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 0136

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
5/8/22

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

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

Hasler FI
08/13/2021
US POSTAGE $0
01

**CODE ENFORCEMENT NOTICE OF R.**

**Sent To:**
HANLEX PROPERTIES LLC
1000 COLOUR PL

**Case #:**
6147

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



# Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L13000052197 |
| **FEI/EIN Number** | 46-2494319 |
| **Date Filed** | 04/09/2013 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

**Mailing Address**

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

**Registered Agent Name & Address**

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

**Authorized Person(s) Detail**

**Name & Address**

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/29/2019 |
| 2020 | 04/21/2020 |

Sincerely,

**Joseline Ramirez**

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

2021 04/15/2021

**Document Images**

| | |
|---|---|
| 04/15/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2014 -- ANNUAL REPORT | View image in PDF format |

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | HANLEX PROPERTIES LLC |
| Mailing Address | 1000 COLOUR PL APOPKA FL 32703-7753 |

| | |
|---|---|
| ID # | 5142 30 09 0493 |
| Millage | 0613 |
| Use | 11 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 |

**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 | $769,700 | $1,634,840 | $2,404,540 | $2,404,540 | |
| 2021 | $769,700 | $1,634,840 | $2,404,540 | $2,404,540 | |
| 2020 | $769,700 | $1,637,190 | $2,406,890 | $2,406,890 | $51,945.02 |

**2022 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |
| 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 | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 2/8/2014 | AF*-T | | 112099165 |
| 1/27/2014 | WD*-E | $500,000 | 112072788 |
| | | | |
| | | | |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.25 | 68,418 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 9785 |
| Eff./Act. Year Built: 2015/2014 | | |

**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 REPEAT VIOLATION AND FORMAL HEARING

**Date:**

09/17/2021

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**

6147

**Property Owner:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Certified Mail #:**

**Property Description:**

514230090493

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

**AKA:**

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 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. | 14 |
| 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. | 14 |
| 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. | 14 |
| 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. | 14 |
| 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. | 14 |

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

*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

9/17/2021

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

HANLEX PROPERTIES LLC )

Respondent ) CASE NO. 6147

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT **1:40** 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.

XX **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

AFFIANT

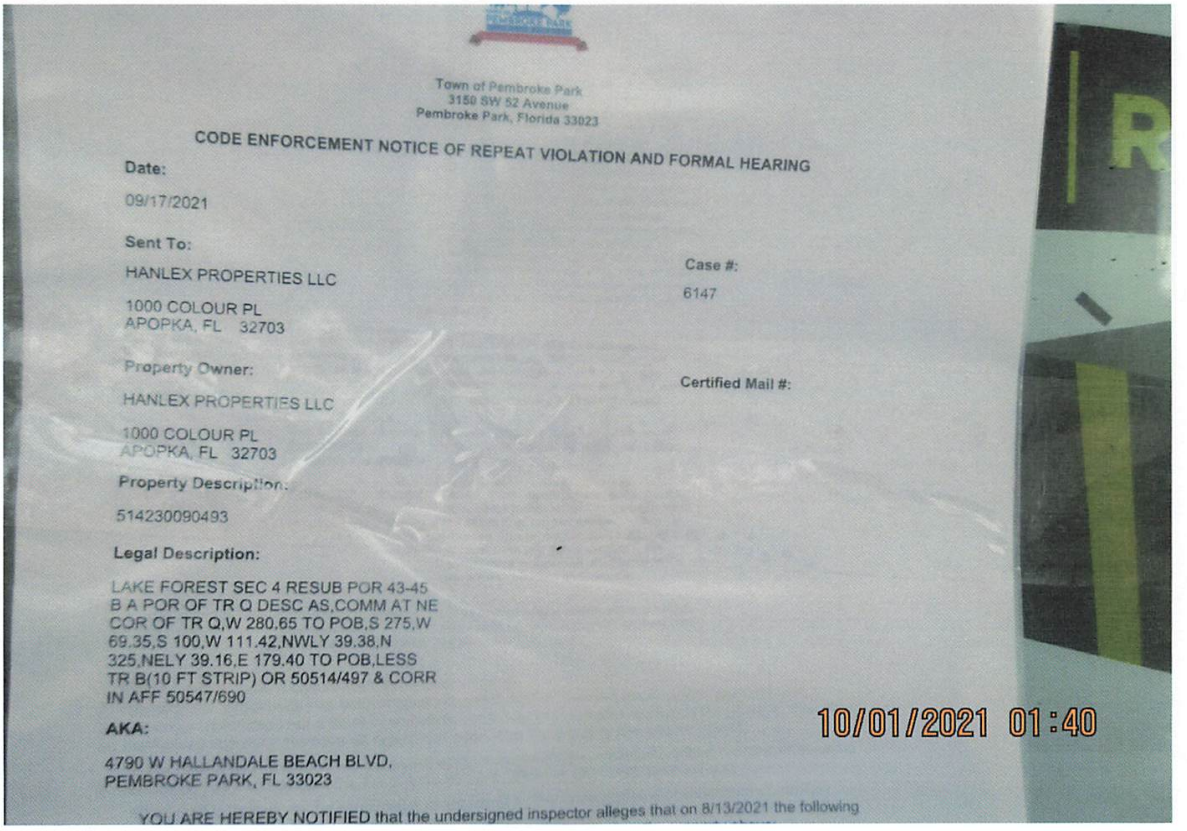
STATE OF FLORIDA
COUNTY OF BROWARD

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 REPEAT VIOLATION AND FORMAL HEARING**

**Date:**

09/17/2021

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**

6147

**Property Owner:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Certified Mail #:**

**Property Description:**

514230090493

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

**AKA:**

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

10/01/2021 01:40

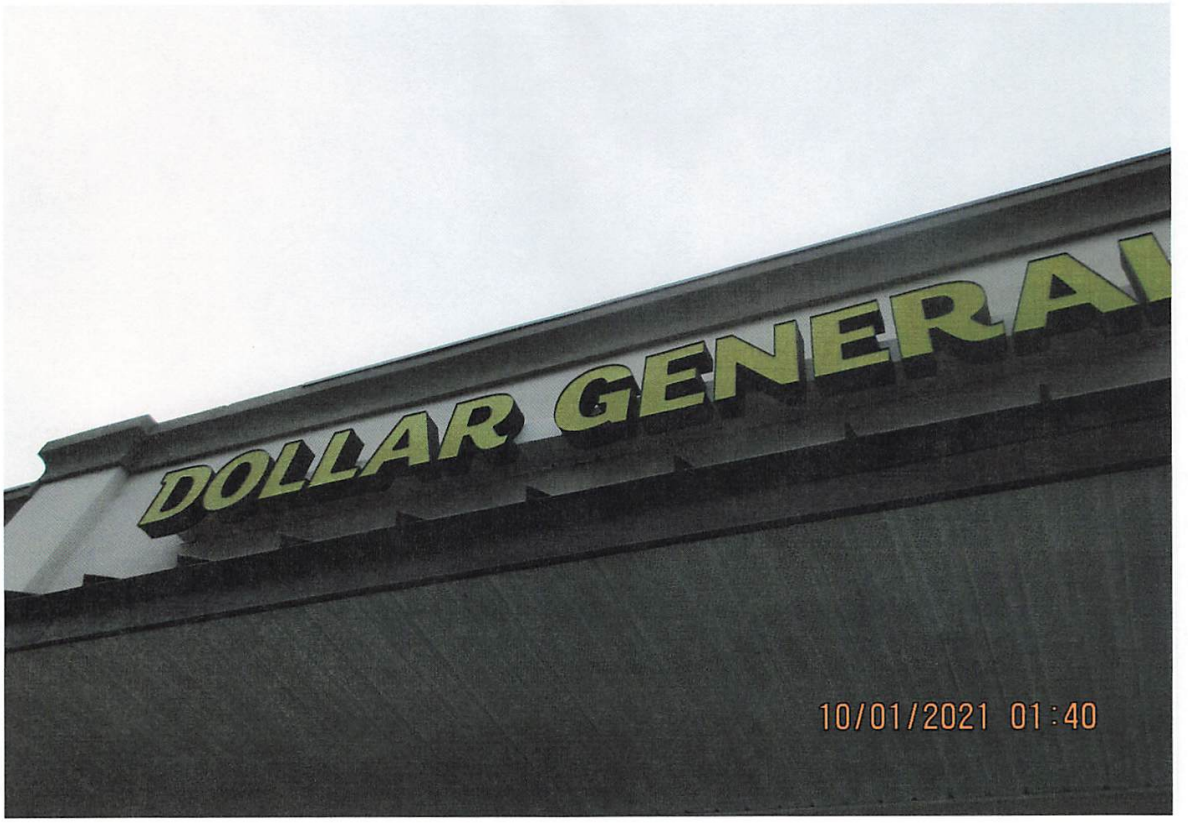
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/13/2021 the following

DOLLAR
GENERAL
10/01/2021 01:42

10/01/2021 01:40

10/01/2021 01:40

ENERAL
10/01/2021 01:40


DOLLAR GENERA
10/01/2021 01:40

10/01/2021 01:40

10/01/2021 01:40

10/01/2021 01:40

10/01/2021 01:41

10/01/2021 01:41

10/01/2021 01:41

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10/01/2021 01:41

10/01/2021 01:41

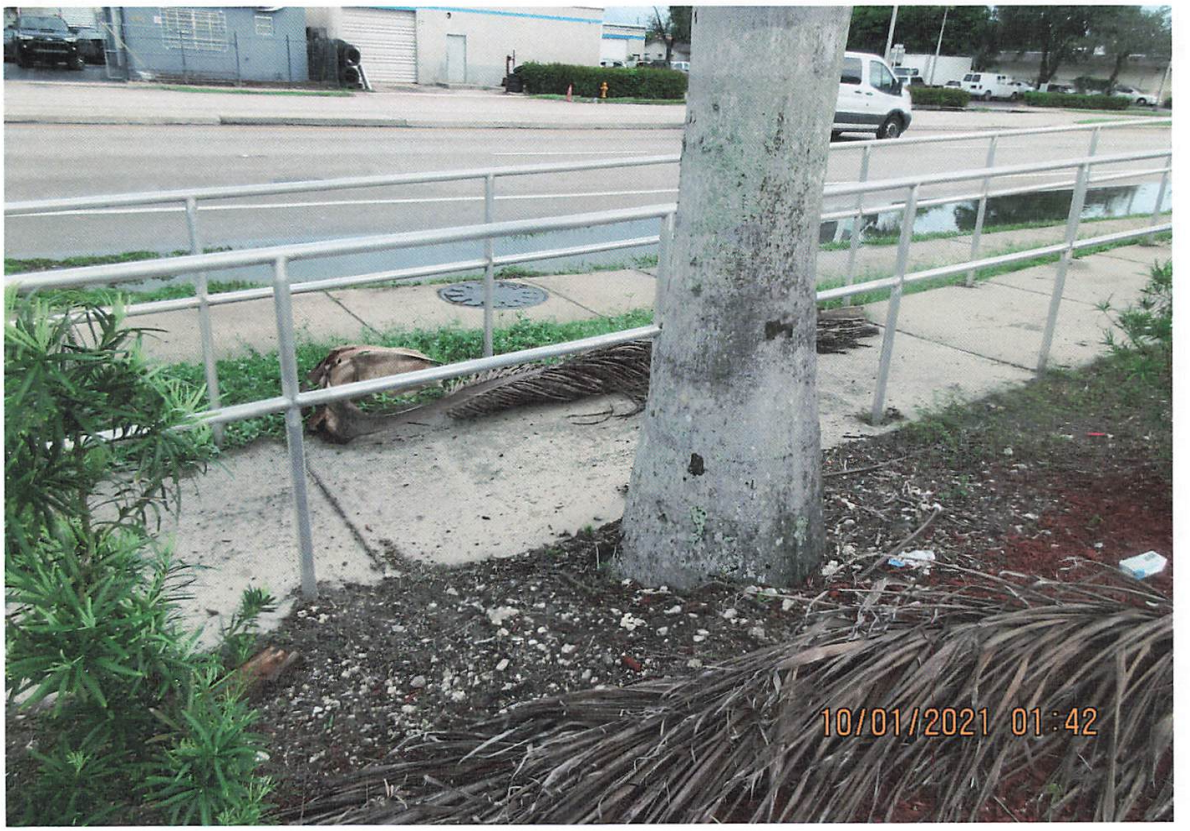
10/01/2021 01:41

10/01/2021 01:41

10/01/2021 01:42

10/01/2021 01:42

DOLLAR GENERAL
10/01/2021 01:42


10/01/2021 01:42

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

## CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6147 | 08/13/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

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| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
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| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(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. | 14 |
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| 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. | 14 |

Notes/Means of Correction:

1. Building needs to be pressure washed and maintained.
2. Property wall at the back has been tagged twice with graffiti. Remove graffiti and/or paint the wall.
3. Property was trimmed but a lot of trash/debris is left over in the swales alongside the property, this should be maintained regularly. Remove all debris and trash from the property line and maintain it.

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

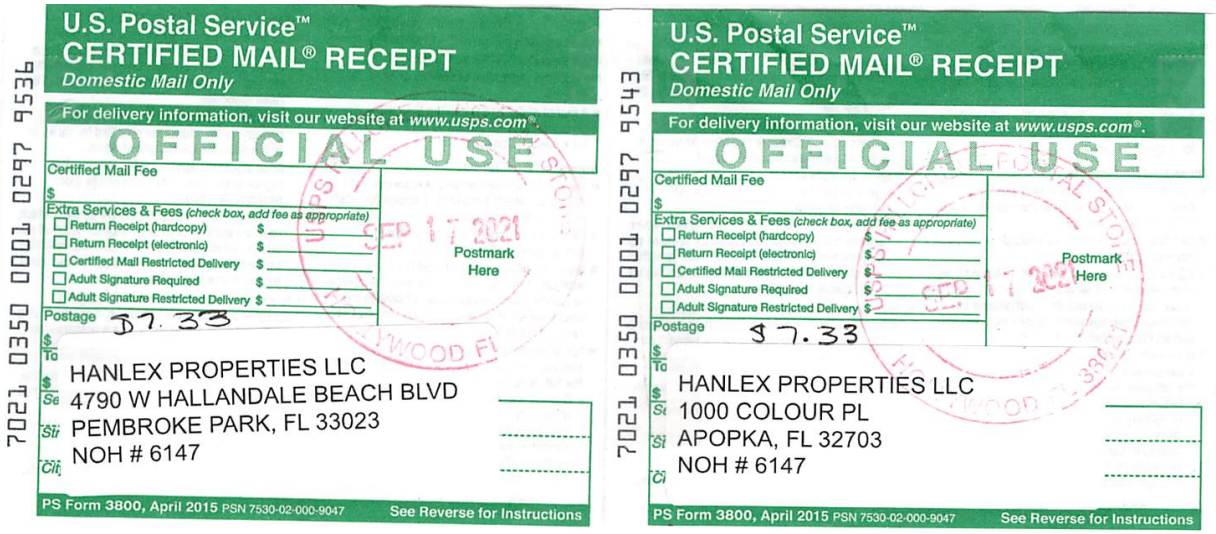
Teressa Malcolm
Code Enforcement Officer

DOLLAR GENERAL
08/12/2021 10:42

08/10/2021 12:12

08/10/2021 12:12

08/10/2021 12:12



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage $7.33

SEP 17 2021
Postmark Here

To HANLEX PROPERTIES LLC
Street 4790 W HALLANDALE BEACH BLVD
City, State PEMBROKE PARK, FL 33023
NOH # 6147

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

7021 0350 0001 0297 9536

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (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

SEP 17 2021
Postmark Here

To HANLEX PROPERTIES LLC
Street 1000 COLOUR PL
City, State APOPKA, FL 32703
NOH # 6147

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

7021 0350 0001 0297 9543

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #Dollar General |

**Legal Description**

**Case Status** Closed **Case #** 4766

**Notes** Property has dead vegetation and trash all over the property.
Owner must go to the building department and obtain a permit to repair irrigation system.
Owner must replace or revive dead vegetation and pick up all trash surrounding property.
Owner must trim tree hovering over [illegible] and trim overgrown vegetation behind the property'

Reinspected
10/15/21
@4:50pm

### Documents Issued

| Date Issue | Hearing Date | | Delivery |
|---|---|---|---|
| 10/3/2019 | | | Hand |
| 12/4/2019 | | | Hand |
| 3/6/2020 | 3/19/2020 | I | Hand |
| 7/1/2020 | | A | Hand |

trash + debris was removed but pressure washing + paint still needed

### Violations

| Ordinance/Regulation | Sectic | | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103. - Ex maintenance of structures and premises (i) | [illegible] 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. | 7/1/2020 |
| 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. | 7/1/2020 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103. - Exterior maintenance of structures and premises (h) | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | 7/1/2020 |
| 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) | 7/1/2020 |

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

CERTIFIED MAIL

7019 1120 0000 9007 7323

Hasler
10/22/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6147

Return to Sender

RECEIVED NOV 01 2021

NIXIE 331 FE 1 0010/29/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0586-04487-23-00

33023>5413 CO

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF 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:

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6147

9590 9402 6379 0303 8499 38

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

7019 1120 0000 9007 7323

***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

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

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

33023 FLORIDA

CERTIFIED MAIL®

7021 0350 0001 0297 9536

Hasler
09/17/2021
US POSTAGE $007.33⁰

ZIP 33023
011D10656696

RECEIVED OCT 12 2021

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
NOH # 6147

AUK

NIXIE 331 CE 1 8709/25/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
MANUAL PROC REQ *0806-05393-17-46

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:

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
NOH # 6147

9590 9402 6610 1028 6976 24

2. Article Number *(Transfer from service label)*
7021 0350 0001 0297 9536

**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

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

CERTIFIED MAIL®

MIAMI FL 330
23 DEC 2022 PM 2 L

7022 2410 0002 7328 0961

Hasler
12/23/2022
US POSTAGE $007.88²

ZIP 33023
011D10656696

HANLEX PROPERTIES LLC
(SOCL-6147)
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

AUS

33023-434190

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:

HANLEX PROPERTIES LLC
(SOCL-6147)
4790 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7804 16

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

7022 2410 0002 7328 0961

***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

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090493

**Legal Description**

**Case Status** Closed **Case #** 6288

**Notes**

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

### Documents Issued

## Case Overview

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 9/16/2021 | | Notice of Violation | Regular Mail |
| 10/22/2021 | 11/17/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 11/17/2021 | 11/17/2021 | Final Order | Certified Mail |
| 8/30/2022 | 9/21/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Supplemental Order/Claim of Lien | Certified Mail |
| 10/18/2022 | | Affidavit of Non-Compliance | Hand |
| 2/14/2023 | 3/15/2023 | Notice of Formal Hearing - Notice w/ NOV | Certified Mail |
| 3/15/2023 | | Affidavit of Compliance | Regular Mail |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>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. | 10/18/2022 |
| 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. | 10/18/2022 |
| 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. | 3/15/2023 |
| 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. | 10/18/2022 |
| 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. | 3/15/2023 |

## 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. | 10/18/2022 |
| 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. | 3/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(l). - Exterior maintenance of structures and premises | Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission. | 10/18/2022 |
| 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. | 3/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(n). - Exterior maintenance of structures and premises | All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling. | 10/18/2022 |
| 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... | 10/18/2022 |
| 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. | 3/15/2023 |
| 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) | 10/18/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | 3/15/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities | 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... | 3/15/2023 |
| 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. | 3/15/2023 |
| 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) | 3/15/2023 |
| HEALTH AND SANITATION | Sec. 12-48. - Outdoor storage prohibited | It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12) | 3/15/2023 |
| HEALTH AND SANITATION | Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. | The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. | 10/18/2022 |
| ZONING | Sec. 28-330 - Minimum standards for fences, walls and hedges | The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11) | 10/18/2022 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 10/18/2022 | $160,000.00 |

## Case Overview

| | | | | |
|---|---|---|---|---|
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$160,100.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$160,100.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 10, 2023
**INVOICE #** 435
**FOR:**

Case # 6288
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103 (a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-105; 5-207; 5-17; 5-2(a); 12-41; 12-43; 12-48; 12-76(b) and 28-330.** | | |
| | Final Order11/17/2021 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 468 | Day(s) of Per Diem from (12/02/2021-03/15/2023) | $ 500.00 | $ 234,000.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 35,100.00 |
| | 35,100.00 + 100.00 | | $ 35,200.00 |
| | | **Balance** | $ 234,100.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

HANLEX PROPERTIES LLC CASE NO. 6288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 10:29 A.M. ON THE 05 DAY OF MAY 2023.

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

TYPE OF SERVICE

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

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

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

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

5/10/23

AFFIANT

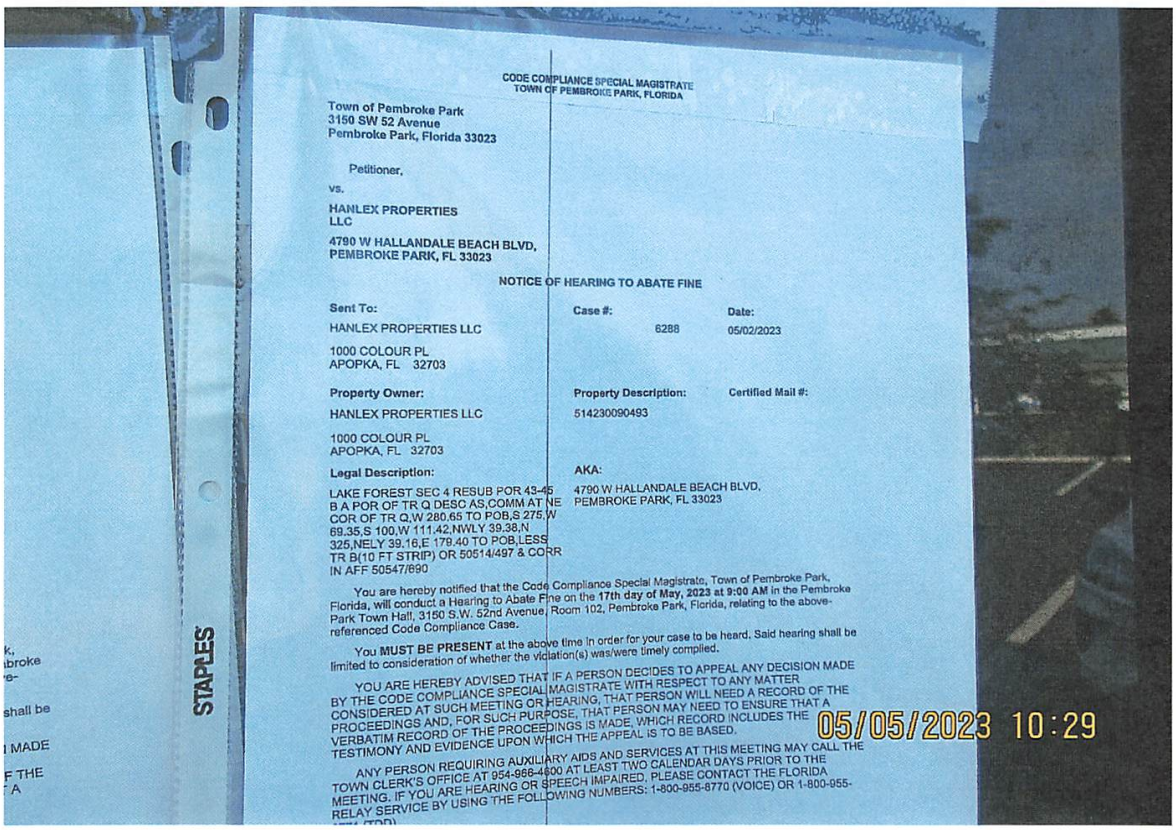
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 10 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A

Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027




CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HANLEX PROPERTIES
LLC

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC | 6288 | 05/02/2023 |
| 1000 COLOUR PL<br>APOPKA, FL 32703 | | |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC | 514230090493 | |
| 1000 COLOUR PL<br>APOPKA, FL 32703 | | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275.W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

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Postage
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Total Postage and
$

Sent To
HANLEX PROPERTIES LLC
PISTOR, HANS B

Street and Apt. No.
HAF #6288, #6147, #7380
1000 COLOUR PL, STE 200

City, State, ZIP+4®
APOPKA FL 32703

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$

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Street and Apt. No.
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®

Postmark Here

PS Form 3800, A

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

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

Petitioner,

vs.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:** 6288

**Date:** 05/02/2023

**Property Owner:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Property Description:**

514230090493

**Certified Mail #:**

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

**AKA:**

4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/1/23

Phone #: (305) 200-8674

Case # 6288

E-mail: michelle@sdtriallaw.com

Address of Violation: 4790 W. Hallandale Blvd., Pembroke Park, FL (Dollar General)

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Michelle Vargas, Esq. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6288 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the May 17, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $ 160,100.00 for violation(s)of the Town's Code of Ordinances: Section 5-103(a); Section 5-103(b); Section 5-103(c); Section 5-103(e); Section 5-103(h); Section 5-103(i); Section 5-103(j); Section 5-103(l); Section 5-103(m); Section 5-103(n); Section 5-103(o); Section 5-105; Section 5-207; Section 5-17; Section 5-2(a); Section 12-41; Section 12-43; Section 12-48; Section 12-76(b); Section 28-330.

Brief summary for request: Unfortunately Dollar General store personnel delayed in advising management of the outstanding violations. Once notified, management attempted to resolve the violations as expeditiously as possible. Some work required obtaining permits. The store has now fully complied with all outstanding violations. It should be noted that some of the violations overlap with other cases.

Michelle Vargas, Esq.

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Miami-Dade
Personally appeared before me the undersigned authority, Michelle Vargas and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 05/01/2023.

Notary Public State of Florida: _____ My Commission expires: 2/27/2026

ELENA DORONINA
Notary Public, State Of Florida
Commission No. HH 233723
My Commission Expires: 2/27/2026

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and Fe
$

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Sent To HANLEX PROPERTIES LLC
Street and Apt. No., o NHAF #6288
City, State, ZIP+4® 4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

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Street and Apt. No., NHAF #6288
City, State, ZIP+4® 1000 COLOUR PL
APOPKA FL 32703

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**SENDER: *COMPLETE THIS SECTION***

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

1. Article Addressed to:

HANLEX PROPERTIES LLC
NHAF #6288
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7837 21

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 4839

**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:

HANLEX PROPERTIES LLC
HAF #6288, #6147, #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7760 86

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 0143

**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

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

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

Petitioner,

vs.

**HANLEX PROPERTIES**
**LLC**

**4790 W HALLANDALE BEACH BLVD,**
**PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br><br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6288 | 02/14/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br><br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Instr# 118420651 , Page 1 of 5, Recorded 09/23/2022 at 09:44 AM
Broward County Commission

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

HANLEX PROPERTIES LLC
Respondent(s)

Case No.: **6288**

**SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN**

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

**FINDINGS OF FACT**

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES ✓ NO __?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: HANLEX PROPERTIES LLC

**FOLIO NO.:** 5142 30 09 0493

1. The Special Magistrate entered a Final Order on November 17, 2021. determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-2(a), 5-17, 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o), 5-105, 5-207, 12-41, 12-43, 12-48, 12-76(b) and 28-330. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$146,100.00** (ONE HUNDRED FORTY SIX THOUSAND 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:

**LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS, COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690**

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 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 Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

September 21, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
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
This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 22 day of September, 2022.

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br><br>HANLEX PROPERTIES LLC /<br>DOLLAR GENERAL<br>Respondent(s) | Case No.: 6288 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC /DOLLAR GENERAL, 1000 COLOUR PL, APOPKA, FL 32703-7753

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330. 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) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330 **WITHIN 15 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, 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
Petitioner,

vs.

HANLEX PROPERTIES LLC
Respondent(s)

Case No.: **6288**

## SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on September 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES ✓ NO __?

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: HANLEX PROPERTIES LLC

**FOLIO NO.:** 5142 30 09 0493

1. The Special Magistrate entered a Final Order on November 17, 2021. determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-2(a), 5-17, 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o), 5-105, 5-207, 12-41, 12-43, 12-48, 12-76(b) and 28-330. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED DOLLARS 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and

circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$146,100.00** (ONE HUNDRED FORTY SIX THOUSAND 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:

**LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS, COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690**

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of September 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 Erik Richwagen, Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: September 21, 2022.

Notary Public, state of Florida

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
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
This Supplemental Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 22 day of September, 2022.

Erik Richwagen

Erik Richwagen
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,<br>Petitioner,<br><br>vs.<br><br>HANLEX PROPERTIES LLC /<br>DOLLAR GENERAL<br>Respondent(s) | ) | Case No.: 6288 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC /DOLLAR GENERAL, 1000 COLOUR PL, APOPKA, FL 32703-7753

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330. 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) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o); 5-2(a); 5-105; 5-17; 5-207; 12-41; 12-43; 12-76(b); 28-330 **WITHIN 15 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, 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

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Legal Description**

**Case Status** Open **Case #** 6288 **Date Next Inspection** 9/21/2022

**Notes**

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 9/16/2021 | | Notice of Violation | Regular Mail |

## Case Overview

| | | | |
|---|---|---|---|
| 10/22/2021 | 11/17/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 11/17/2021 | 11/17/2021 | Final Order | Certified Mail |
| 8/30/2022 | 9/21/2022 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| 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: 9/21/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(n). - Exterior maintenance of structures and premises | All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling. | Not in Compliance - Reinspection Date: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 9/21/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities | 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: 9/21/2022 |
| 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: 9/21/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| HEALTH AND SANITATION | Sec. 12-43. - Notice to remove accumulations—To be sent to property owner. | Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18) | Not in Compliance - Reinspection Date: 9/21/2022 |
| 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: 9/21/2022 |
| HEALTH AND SANITATION | Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. | The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. | Not in Compliance - Reinspection Date: 9/21/2022 |
| ZONING | Sec. 28-330 - Minimum standards for fences, walls and hedges | The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11) | Not in Compliance - Reinspection Date: 9/21/2022 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $146,500.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$146,600.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | ~~$146,600.00~~ |

146,100

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

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

HANLEX PROPERTIES LLC CASE NO 6288

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 11:48 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

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 Sep, 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.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6288 | 08/30/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of September, 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

7020 0090 0001 3495 8860

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total
$

Sent
Street
City, State

PISTOR, HANS B
(HCF-6288)
1000 COLOR PLACE STE 200
APOPKA, FL 32703

Postmark Here
AUG 31 2022
USPS PHILLORESTAL STORE
HOLLYWOOD FL 33021

PS Form

7020 0090 0001 3495 8877

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

Postage
$

Total
$

Sent
Street
City, State

HANLEX PROPERTIES LLC
(HCF-6288)
1000 COLOUR PL APOPKA FL 32703-7753

Postmark Here
AUG 31 2022
USPS PHILLORESTAL STORE
HOLLYWOOD FL 33021

Instructions

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:

PISTOR, HANS B
(HCF-6288)
1000 COLOR PLACE STE 200
APOPKA, FL 32703

9590 9402 6921 1104 9951 11

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 8860

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☑ Agent
☐ Addressee

B. Received by *(Printed Name)*
Laurel Thompson

C. Date of Delivery
9/7/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

HANLEX PROPERTIES LLC
(HCF-6288)
1000 COLOUR PL APOPKA FL 32703-7753

9590 9402 6921 1104 9951 28

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 8877

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☑ Agent
☐ Addressee

B. Received by *(Printed Name)*
Laurel Thompson

C. Date of Delivery
9/7/22

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
FO # 6288

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

7019 1120 0000 9007 7941

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check 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

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6288

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

7019 1120 0000 9007 7958

repeat NOV
refer to
case
# 47666 (1st)
#6147 (2nd)
[redacted]

## Property/Incident Information

| Owner | Addr | |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 | EACH BLVD, |
| | FL 3 | 3023 |

**Legal Description**

**Case Status** Open **ection** 11/17/2021

**Notes**

1. Property walls nee[redacted] concrete walls alongside the property line including [redacted] at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans and inspections.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 9/16/2021 | | Notice of Violation | Regular Mail |

## Case Overview

| | | | |
|---|---|---|---|
| 10/22/2021 | 11/17/2021 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>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: 11/17/2021 |
| 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: 11/17/2021 |
| 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: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(e). - Exterior maintenance of structures and premises | All store fronts and walls exposed to public view shall be maintained and kept in a good state or repair. | Not in Compliance - Reinspection Date: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | Not in Compliance - Reinspection Date: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(i). - Exterior maintenance of structures and premises | Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard. | Not in Compliance - Reinspection Date: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(j). - Exterior maintenance of structures and premises | Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed. | Not in Compliance - Reinspection Date: 11/17/2021 |
| 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: 11/17/2021 |

## Case Overview

| | | | |
|---|---|---|---|
| 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: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(n). - Exterior maintenance of structures and premises | All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling. | Not in Compliance - Reinspection Date: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(o). - Exterior maintenance of structures and premises | Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other 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: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 11/17/2021 |
| 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: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 11/17/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities | 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: 11/17/2021 |
| HEALTH AND SANITATION | Sec. 12-41. - Accumulations deemed public nuisance | The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27. | Not in Compliance - Reinspection Date: 11/17/2021 |

## Case Overview

| | | | |
|---|---|---|---|
| HEALTH AND SANITATION | Sec. 12-43. - Notice to remove accumulations—To be sent to property owner. | Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18) | Not in Compliance - Reinspection Date: 11/17/2021 |
| HEALTH AND SANITATION | Sec. 12-48. - Outdoor storage prohibited | It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12) | Not in Compliance - Reinspection Date: 11/17/2021 |
| HEALTH AND SANITATION | Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. | The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. | Not in Compliance - Reinspection Date: 11/17/2021 |
| ZONING | Sec. 28-330 - Minimum standards for fences, walls and hedges | The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division. (Ord. No. 11-12-01, § 3, 12-7-11) | Not in Compliance - Reinspection Date: 11/17/2021 |

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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
HANLEX PROPERTIES LLC

Street and Apt. No.
1000 COLOUR PL

City, State, ZIP+4
APOPKA, FL 32703
NOH # 6288

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

7019 1120 0000 9007 7590

OCT 22 2021

Postmark Here

U.S. Postal Service™
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Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.33

Sent To
HANLEX PROPERTIES LLC

Street and Apt. No.
4790 W HALLANDALE BEACH BLVD

City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 6288

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7606

OCT 22 2021

Postmark Here

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Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 7.33

Sent To
HANLEX PROPERTIES LLC

Street and Apt. No.
4790 W HALLANDALE BEACH BLVD

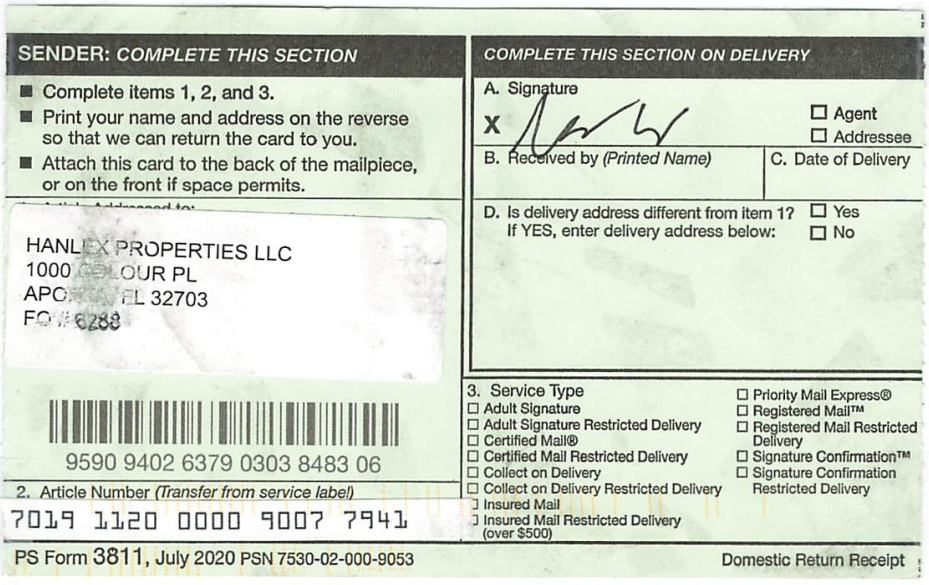
City, State, ZIP+4
PEMBROKE PARK, FL 33023
NOH # 6288

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1120 0000 9007 7774

OCT 25 2021

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.

HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
NOH # 6288

9590 9402 6379 0303 8483 06

2. Article Number (Transfer from service label)
7019 1120 0000 9007 7941

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

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/16/2021
US POSTAG

Hanlex Properties LLC/
Dollar General Store
4790 N Hallandale Beach
Blvd
Pembroke Park
FL
33023

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
09/16/2021
US POSTAG

**Sent To:**
HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**
6288

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website



# Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L13000052197 |
| **FEI/EIN Number** | 46-2494319 |
| **Date Filed** | 04/09/2013 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/07/2015

**Mailing Address**

1000 COLOR PLACE
APOPKA, FL 32703

Changed: 10/29/2015

**Registered Agent Name & Address**

PISTOR, HANS B
1000 COLOR PLACE
APOPKA, FL 32703

Address Changed: 04/13/2016

**Authorized Person(s) Detail**

**Name & Address**

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
APOPKA, FL 32703

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 04/29/2019 |
| 2020 | 04/21/2020 |

2021 04/15/2021

**Document Images**

| | |
|---|---|
| 04/15/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/13/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2015 -- ANNUAL REPORT | View image in PDF format |
| 01/13/2014 -- ANNUAL REPORT | View image in PDF format |

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | HANLEX PROPERTIES LLC |
| Mailing Address | 1000 COLOUR PL APOPKA FL 32703-7753 |

| | |
|---|---|
| ID # | 5142 30 09 0493 |
| Millage | 0613 |
| Use | 11 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 |

**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 | $769,700 | $1,634,840 | $2,404,540 | $2,404,540 | |
| 2021 | $769,700 | $1,634,840 | $2,404,540 | $2,404,540 | |
| 2020 | $769,700 | $1,637,190 | $2,406,890 | $2,406,890 | $51,945.02 |

**2022 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |
| 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 | $2,404,540 | $2,404,540 | $2,404,540 | $2,404,540 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 2/8/2014 | AF*-T | | 112099165 |
| 1/27/2014 | WD*-E | $500,000 | 112072788 |
| | | | |
| | | | |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.25 | 68,418 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 9785 |
| Eff./Act. Year Built: 2015/2014 | | |

**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. )

HANLEX PROPERTIES LLC ) CASE NO. 6288

Respondent

# AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC

AT **12:45** A.M./**P.M.** ON THE **4** DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(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

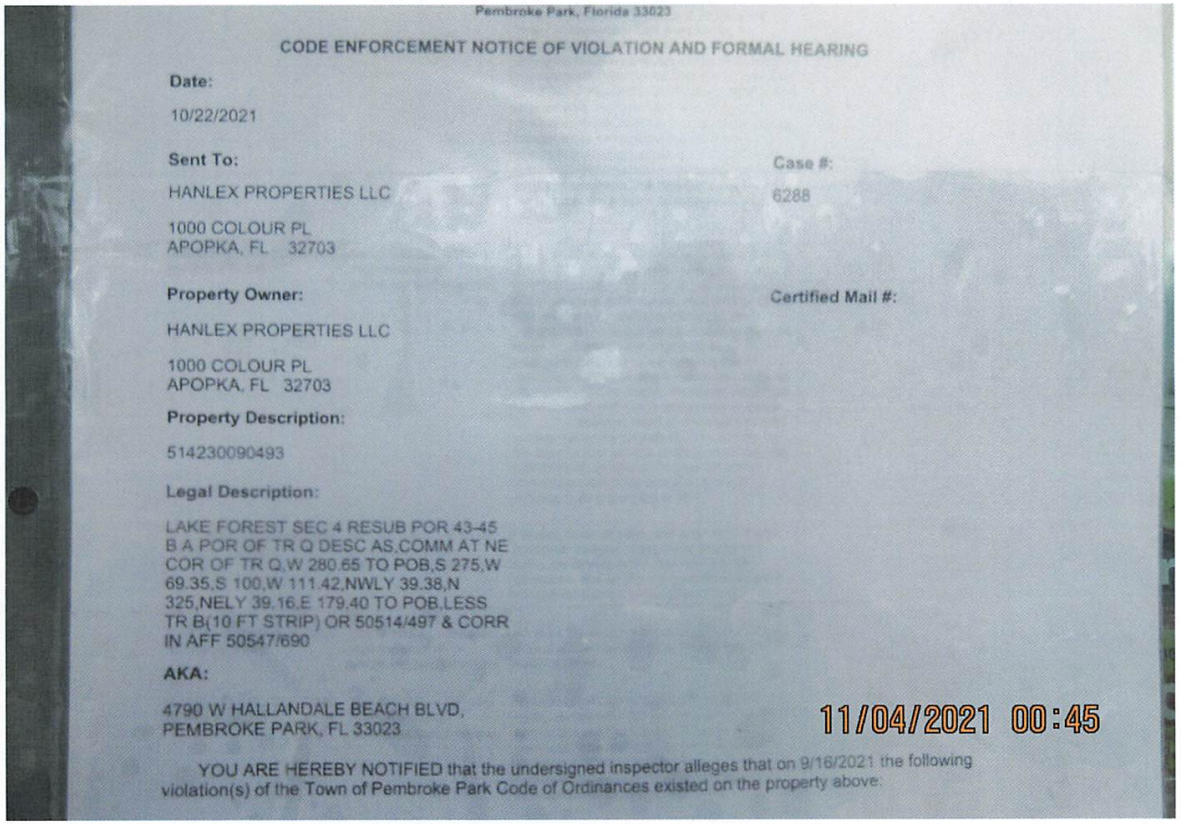
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

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.



Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

10/22/2021

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**

6288

**Property Owner:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Certified Mail #:**

**Property Description:**

514230090493

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690

**AKA:**

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

11/04/2021 00:45

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

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**Date:**

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**Sent To:**

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1000 COLOUR PL
APOPKA, FL 32703

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YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
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| 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(b). - Exterior maintenance of structures and premises | Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(c). - Exterior maintenance of structures and premises | Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(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(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(i). - Exterior maintenance of structures and premises | Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(j). - Exterior maintenance of structures and premises | Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed. | 30 |

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| 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. | 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(n). - Exterior maintenance of structures and premises | All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling. | 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.<br><br>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 5-207. - 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.<br><br>(Ord. No. 99-3-1, 7, 3-9-99) | 30 |

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| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities | 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:<br><br>(1)<br>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<br><br>(2)<br>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.<br><br>(3)<br>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 |
| 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.<br>(Ord. No. 83-8-1, § 1, 8-17-83)<br>Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27. | 30 |
| 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.<br><br>(Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18) | 30 |

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| HEALTH AND SANITATION | Sec. 12-48. - Outdoor storage prohibited | It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.<br><br>(Ord. No. 12-06-01, § 1, 6-13-12) | 30 |
| HEALTH AND SANITATION | Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. | The emission or creation of:<br>(1) vibration<br>(2) light or glare;<br>(3) insects or vermin;<br>(4) disease vectors;<br>(5) noise;<br>(6) unsanitary conditions;<br>(7) traffic congestion; or<br>(8) other risks to public safety,<br>which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. | 30 |
| ZONING | Sec. 28-330 - Minimum standards for fences, walls and hedges | The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division.<br><br>(Ord. No. 11-12-01, § 3, 12-7-11) | 30 |

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974-7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans 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 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.**

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

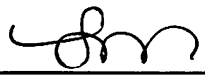
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer



10/22/2021

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 6288 | 09/16/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

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| 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.<br>(Ord. No. 83-8-1, § 1, 8-17-83)<br>Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27. | 30 |
| 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.<br><br>(Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18) | 30 |
| HEALTH AND SANITATION | Sec. 12-48. - Outdoor storage prohibited | It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.<br><br>(Ord. No. 12-06-01, § 1, 6-13-12) | 30 |
| HEALTH AND SANITATION | Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent. | The emission or creation of:<br>(1) vibration<br>(2) light or glare;<br>(3) insects or vermin;<br>(4) disease vectors;<br>(5) noise;<br>(6) unsanitary conditions;<br>(7) traffic congestion; or<br>(8) other risks to public safety,<br>which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. | 30 |

| | | | |
|---|---|---|---|
| ZONING | Sec. 28-330 - Minimum standards for fences, walls and hedges | The installation of any fence or wall shall require the application and receipt of a permit from the Town authorizing said installation prior to its installation. No permit is required for a hedge, but the placement and height of a hedge must comply with the criteria stated herein. These regulations are in addition to any requirements within individual zoning districts, or as related to screening, incompatible land uses or parking lots set forth in section 28-286. The more stringent requirements shall apply in the case of any conflict between the requirements. The design, height and location of any fence, wall or hedge shall comply, at a minimum, with the standards set forth in this division.<br><br>(Ord. No. 11-12-01, § 3, 12-7-11) | 30 |

Notes/Means of Correction:

1. Property walls need to be pressure washed and painted. Pressure the concrete walls alongside the property line including the walls at the back of the store by the dumpsters and the walls front and back on SW 31 st Drive to also remove the graffiti tags on that back wall.
2. Racking shelves are loose and scattered alongside the back of the store with cardboard boxes and excess debris. Those racking needs a designated area to be stored due to us being currently in Hurricane Season, See the Building Department for options on storage for the racking shelves.
3. Missing hedges in the gap in front of the concrete wall on SW 31st Drive. Replace the hedges in between that gap. Refer back to the landscaping plans for original build out. (See building Department or contact the Town's Planner ext 401).
4. Concrete columns on the concrete walls are damaged with the mesh exposed and requires a permit for concrete restoration. Obtain a permit with plans and inspections for concrete restoration.
5. The dumpster provided by waste management is damaged and needs a replacement dumpster ASAP. Property has a trash nuisance that's ongoing. Contact waste management at (305) 471-4444 or (954) 974 -7500 and schedule a change out for a new dumpster or consider obtaining a larger dumpster for trash control. Remove all the crates from inside of the dumpster enclosure since they are loose and not tied down to anything, (Hurricane Season is current at this time). Dumpsters and enclosure area needs to be maintained on a regular.
6. Property has a trash nuisance which needs to be maintained including trash and debris in the landscaping throughout the property lines, Town's swales (which is prohibited to illegally dumping), trash in the shut off valve at the front of the property's entrance door, parking lot area etc, remove all trash and debris from the property and keep it maintained.
7. Parking lot area has oil stains and dirt build up with cracks in the concrete curbs, damaged parking lot boulders which needs repairs or replacement. Obtain a permit for parking lot striping and paving including the parking curbs concrete restoration and parking boulders with plans and inspections.
8. Remove the illegal donation box completely from the property. (contact the Building Dept for more information).
9. Property has damaged and fallen sign (right turn only) which needs to be fixed and re-installed belonging to the entrance/exit path on SW 48 Ave.
10. Concrete blocks by the field drain needs to be pressure wash from all the dirt build up (Blight to the corridor on SW 48 Ave).
11. Remove the weeds growing in the black screens on side of the building.
12. Partial damaged panel needs repairs on the top trim of the building.
13. Damaged mansard needs a permit for repairs and replacement. Obtain a permit for mansard repairs with plans and inspections.
14. Cut and trim hedges, trees, and remove the weeds on the black chain link fence alongside the property line at the back on the property and keep it maintained.
15. Entrance door and sidewalk(pathway to store) needs to be pressure washed or use a treatment to remove the rust from that area.
16. Front of the property has electrical outlets which are currently damaged and/or missing. Obtain a permit for a safety check with the Electrical inspector with plans 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.

Teressa Malcolm
Code Enforcement Officer

09/08/2021 00:32

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4790
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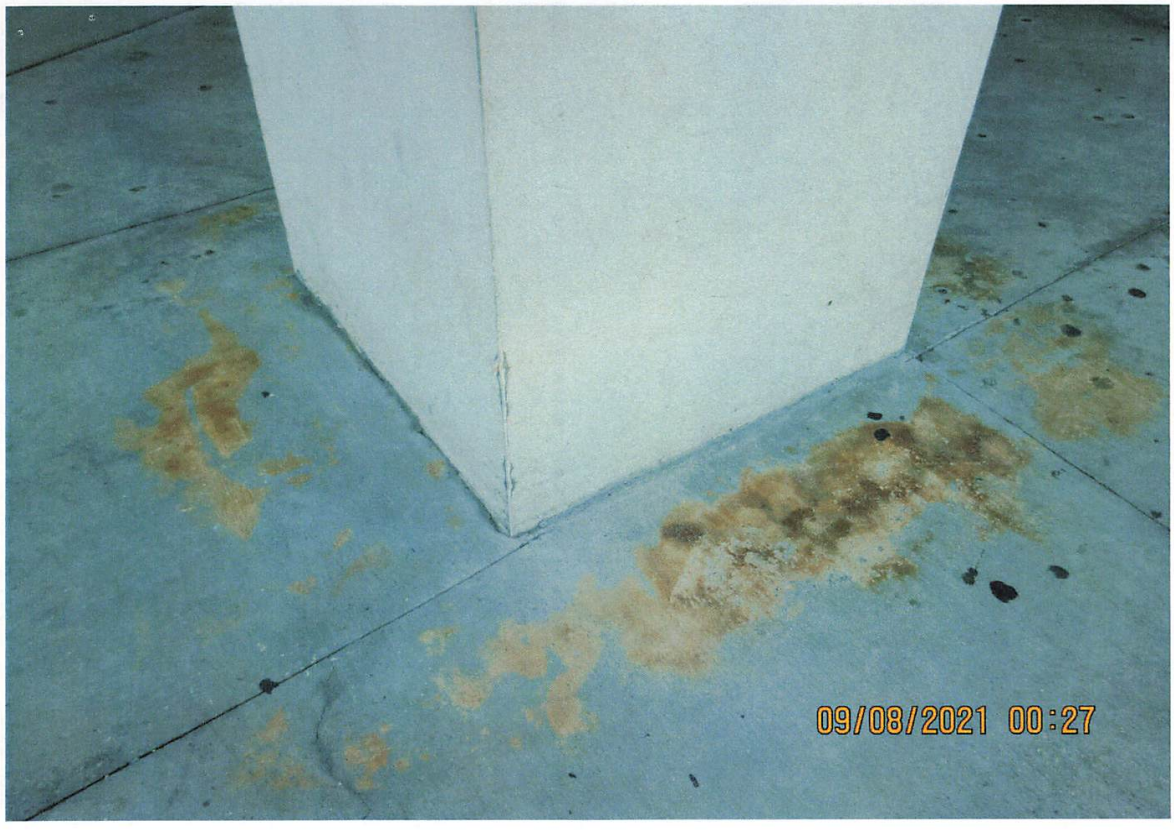
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DO YOUR PART
FACE COVERING
REQUIRED
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09/08/2021 00:27

4790
Save Time. Save Money. Every Day!
COPY KEYS HERE
DO YOUR PART
FACE COVERING REQUIRED
09/08/2021 00:27

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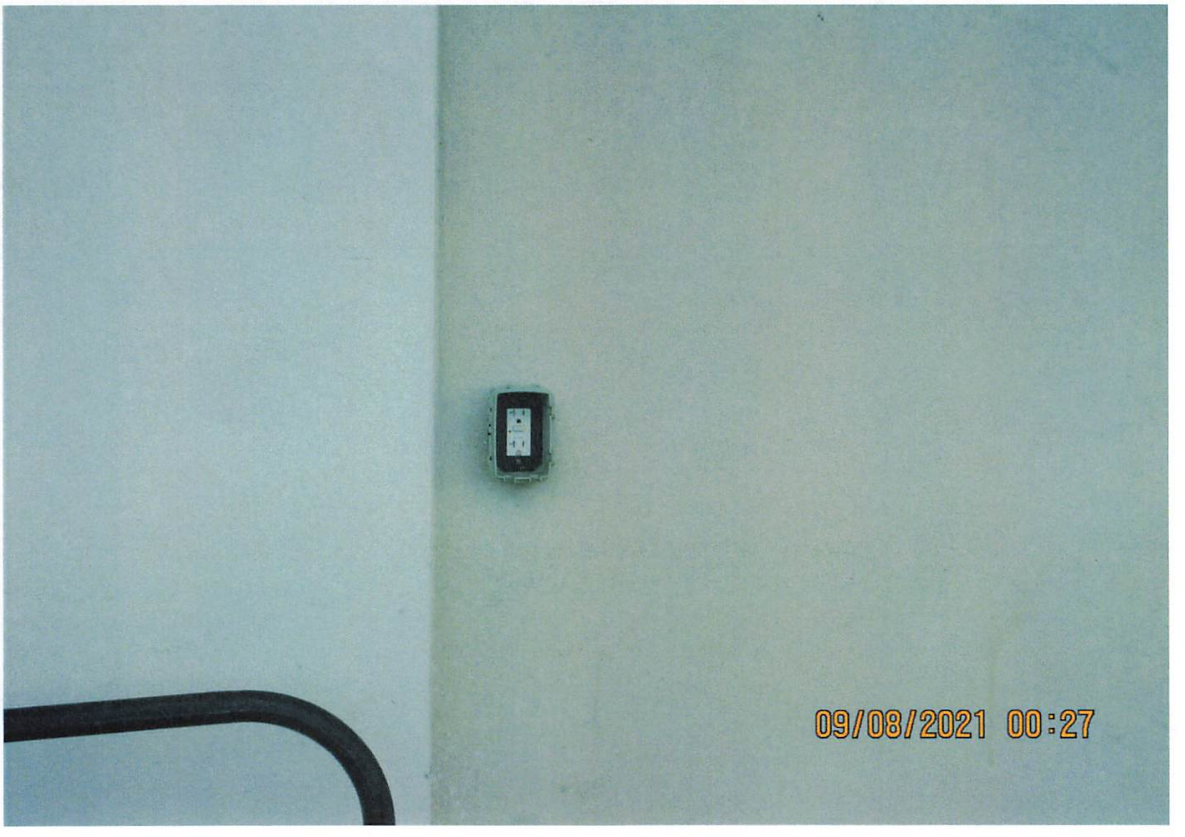
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AHEAD
CLOTHES & SHOES
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09/08/2021 00:23

LY
09/08/2021 00:23

09/08/2021 00:23

CLOTHES & SHOES
21
09/08/2021 00:23

CLOTHES & SHOES
21
21
09/08/2021 00:23

CLOTHES & SHOES
21
09/08/2021 00:22

CLOTHING & SHOE RECYCLING
ITEMS NEEDED:
WOMEN, MEN, AND CHILDREN'S CLOTHING, SHOES, LINEN, SMALL HOUSEHOLD ITEMS
ALL ITEMS MUST FIT IN BOX!
09/08/2021 00:22

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BUS
STOP
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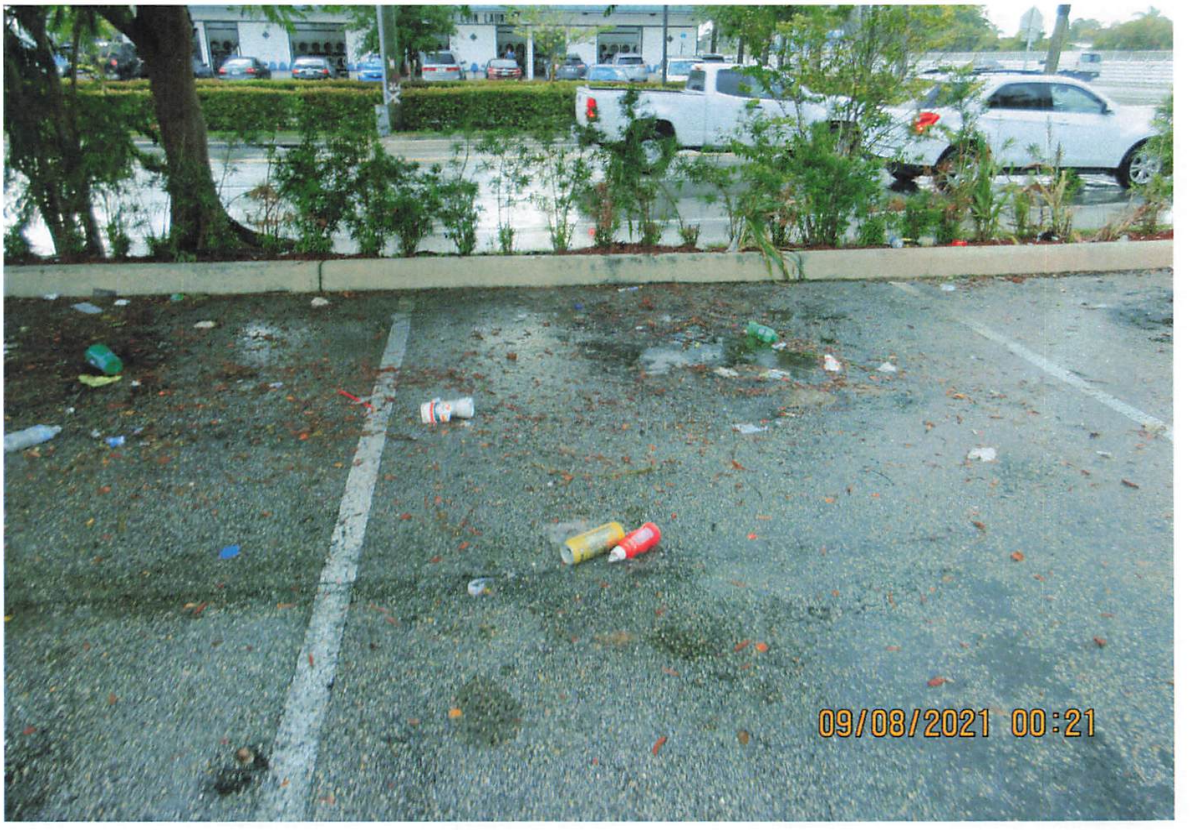
EAST
358
09/08/2021 00:21

09/08/2021 00:21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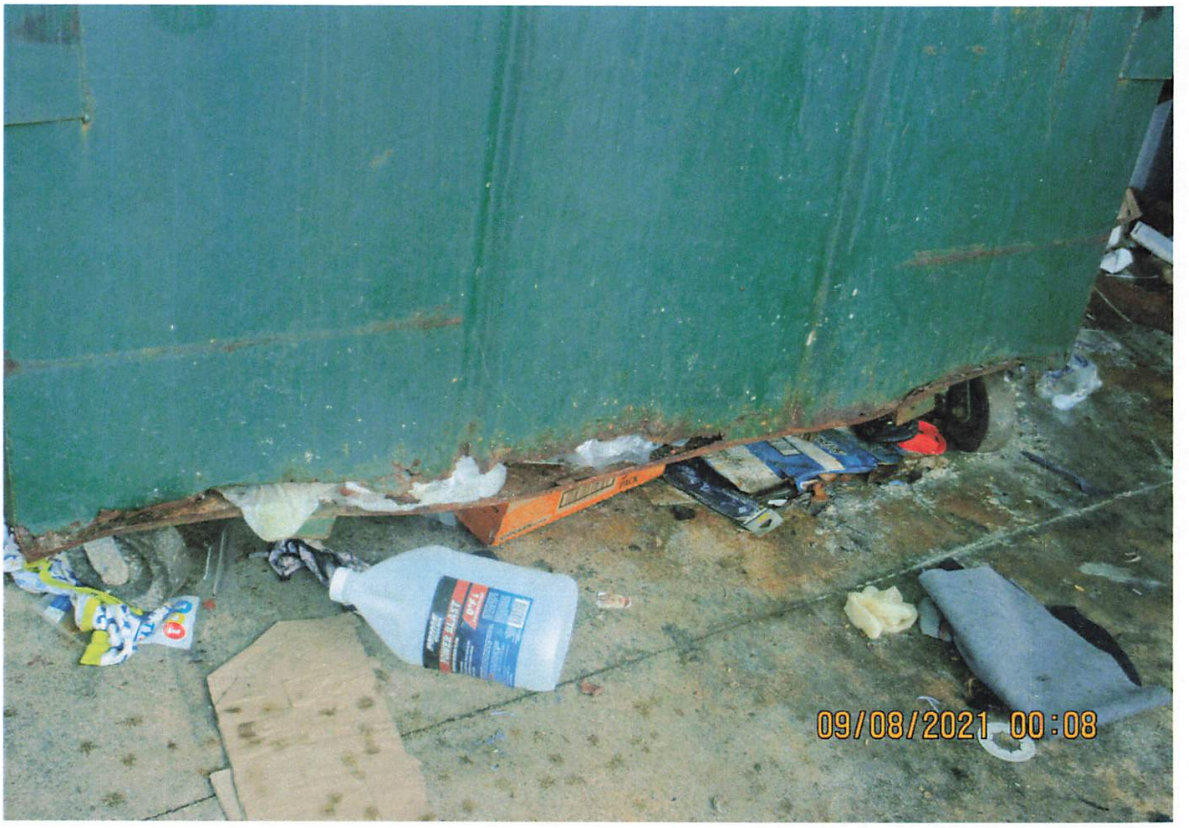
09/08/2021 00:09

MILO'S
09/08/2021 00:09

S is for Steven
09/08/2021 00:09

09/08/2021 00:09

DO NOT PARK
CAUTION
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
09/08/2021 00:08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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

SEP 12 2022

BOYNTON BEACH FL
33437-USPS

7020 0640 0000 5918 8822

HANLEX PROPERTIES LLC
(S.O.C.L-6288)
1000 COLOUR PL APOPKA FL 32703-7753

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

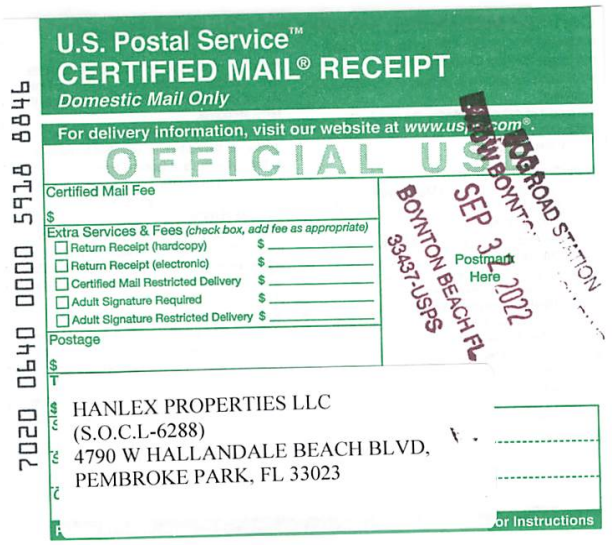
Postmark Here

SEP 12 2022

BOYNTON BEACH FL
33437-USPS

7020 0640 0000 5918 8839

PISTOR, HANS B
(S.O.C.L-6288)
1000 COLOR PLACE STE 200
APOPKA, FL 32703



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

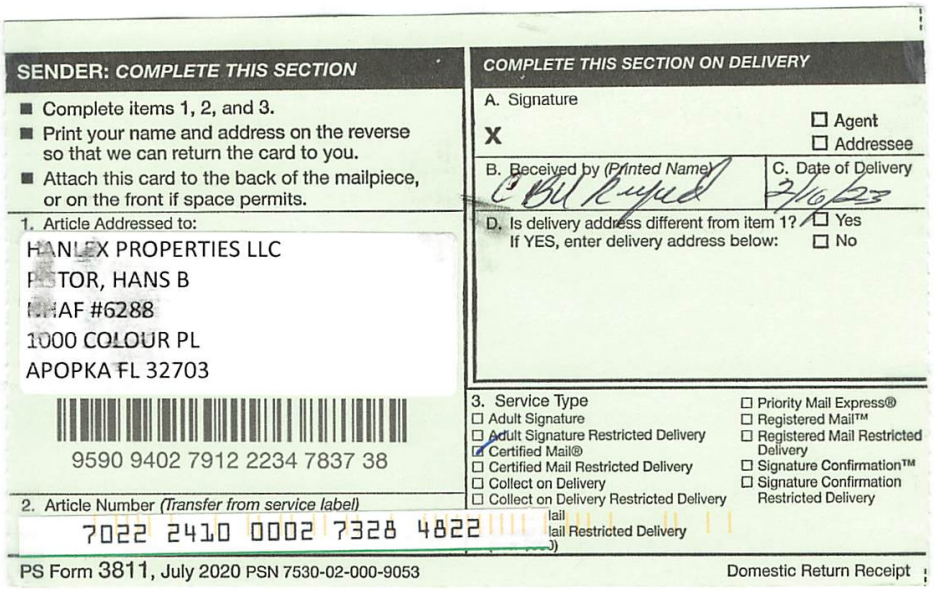
Postmark Here

SEP 12 2022

BOYNTON BEACH FL
33437-USPS

7020 0640 0000 5918 8846

HANLEX PROPERTIES LLC
(S.O.C.L-6288)
4790 W HALLANDALE BEACH BLVD,
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:

HANLEX PROPERTIES LLC
PASTOR, HANS B
NHAF #6288
1000 COLOUR PL
APOPKA FL 32703

9590 9402 7912 2234 7837 38

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 4822

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* C Bullard

C. Date of Delivery 7/10/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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:

PISTOR, HANS B
(S.O.C.L-6288)
1000 COLOR PLACE STE 200
APOPKA, FL 32703

9590 9402 6921 1104 9967 67

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8839

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 9/20/22

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

**SEN**

- Comple[illegible]
- Print your name a[illegible] reverse so that 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:

HANLEX PROPERTIES LLC
S.O.C.L-6288)
1000 COLOUR PL APOPKA FL 32703-7753

9590 9402 6921 1104 9967 50

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 8822

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 6/6/22

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:

HA[illegible]EX PROPERTIES LLC
PISTOR, HANS B
HAF #6288, #6147, #7380
1000 COLOUR PL, STE 200
APOPKA FL 32703

9590 9402 7581 2098 7760 79

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 0136

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 5/8/22

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®
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☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFIED MAIL
TOWN OF PEMBROK
3150 S.W. 52ND AVENUE • PEMBROKE PARK
MIAMI FL 330
19 NOV 2021PM 4 L
7019 1120 0000 9007 7958
Hasler
11/18/2021
US POSTAGE
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6288
RECEIVED JAN 03 2022
NIXIE 33152 12/03/2021
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
INSUFFICIENT ADDRESS
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955
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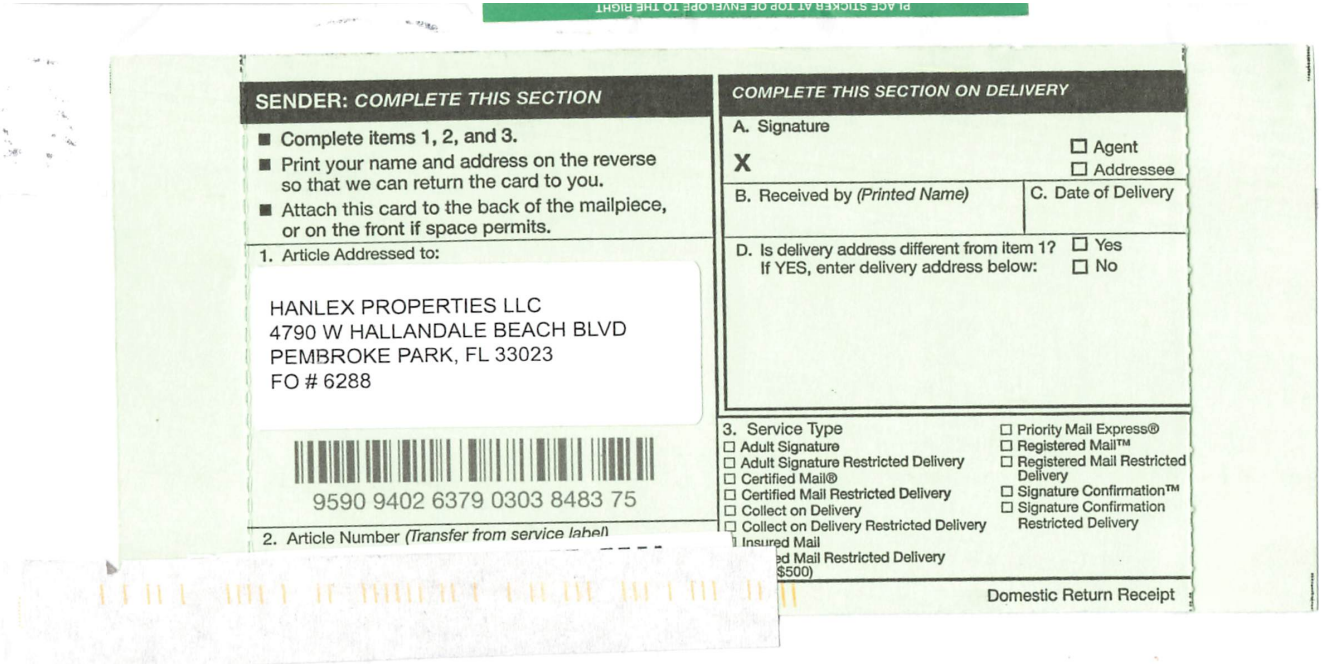

**SENDER: *COMPLETE THIS SECTION***

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023
FO # 6288

9590 9402 6379 0303 8483 75

2. Article Number *(Transfer from service label)*

***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
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- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ed Mail Restricted Delivery ($500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

WEST PALM BCH FL 334
4 L
7020 0640 0000 5918 8846

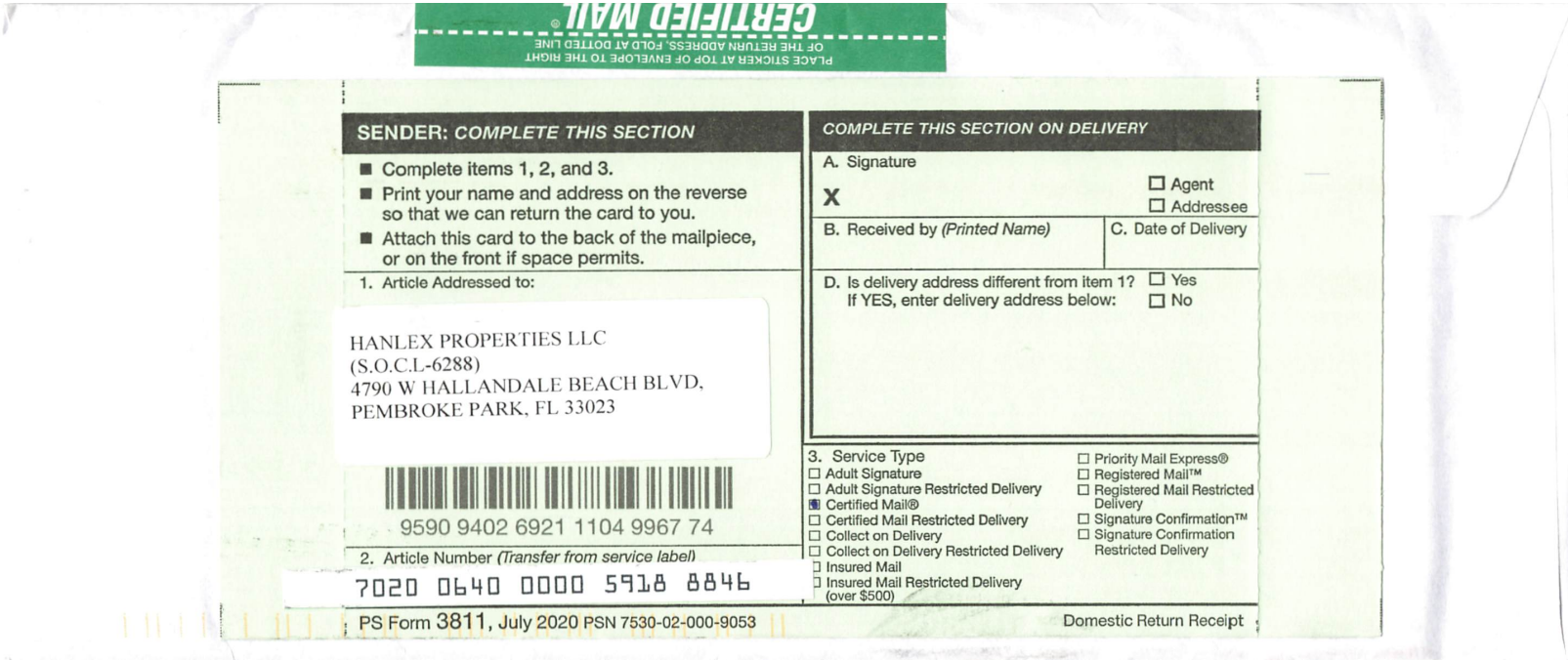
Hasler
09/23/2022
US POSTAGE $007.82⁰
ZIP 33023
011D10656696

HANLEX PROPERTIES LLC
(S.O.C.L-6288)
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

RECEIVED OCT 10 2022
RECEIVED OCT 08 2022

NIXIE 331 FE 1 0010/01/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0575-01835-23-44

..9327010650214505 UTF


CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
HANLEX PROPERTIES LLC
(S.O.C.L-6288)
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
9590 9402 6921 1104 9967 74
2. Article Number (Transfer from service label)
7020 0640 0000 5918 8846
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

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| SENECA SECURITY HOLDINGS LLC | 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514220170020

**Legal Description**

**Case Status** Closed **Case #** 6504

**Notes**

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.
Double permit fee assessed.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 11/5/2021 | | Notice of Violation | Regular Mail |
| 12/1/2021 | | Affidavit of Compliance | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Certified Mail<br>Posted to Property |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail |
| 10/24/2022 | 11/16/2022 | Notice of Formal Hearing - Extension of Time | Affidavit of Service/Posted to Property<br>Certified Mail |
| 11/8/2022 | | Affidavit of Compliance | |
| 11/16/2022 | 11/16/2022 | Amended Final Order | Certified Mail<br>Hand |
| 4/12/2023 | | Affidavit of Compliance | Regular Mail |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>Certified Mail |

### Violations

## Case Overview

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103 (a). - Exterior maintenance of structures and premises | All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure. | 11/8/2022 |
| 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. | 11/8/2022 |
| 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. | 11/8/2022 |
| 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. | 4/12/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 4/12/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 11/8/2022 | $0.00 |
| Individual Violation | | Individual Violation | 4/12/2023 | $14,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$14,450.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$14,450.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 16, 2023
**INVOICE #** 435
**FOR:**

Case # 6504
SENECA SECURITY HOLDINGS LLC
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

SENECA SECURITY HOLDINGS LLC
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103(a)(h)(i)(k) and 5-105.** | | |
| | Final Order 09/21/2022 | | |
| | Amended Final Order 11/16/2022 | | |
| 2 | Admin Fee | $ 100.00 | $ 200.00 |
| 57 | Day(s) of Per Diem from (02/14/2023-04/12/2023) | $ 250.00 | $ 14,250.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 2,137.50 |
| | 2,137.50+ 200.00 | | $ 2,338 |
| | | **Balance** | $ 14,450.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

SENECA SECURITY HOLDINGS LLC CASE NO. 6504

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SENECA SECURITY HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 11:10 A.M. ON THE 05 DAY OF MAY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

5/9/23

AFFIANT

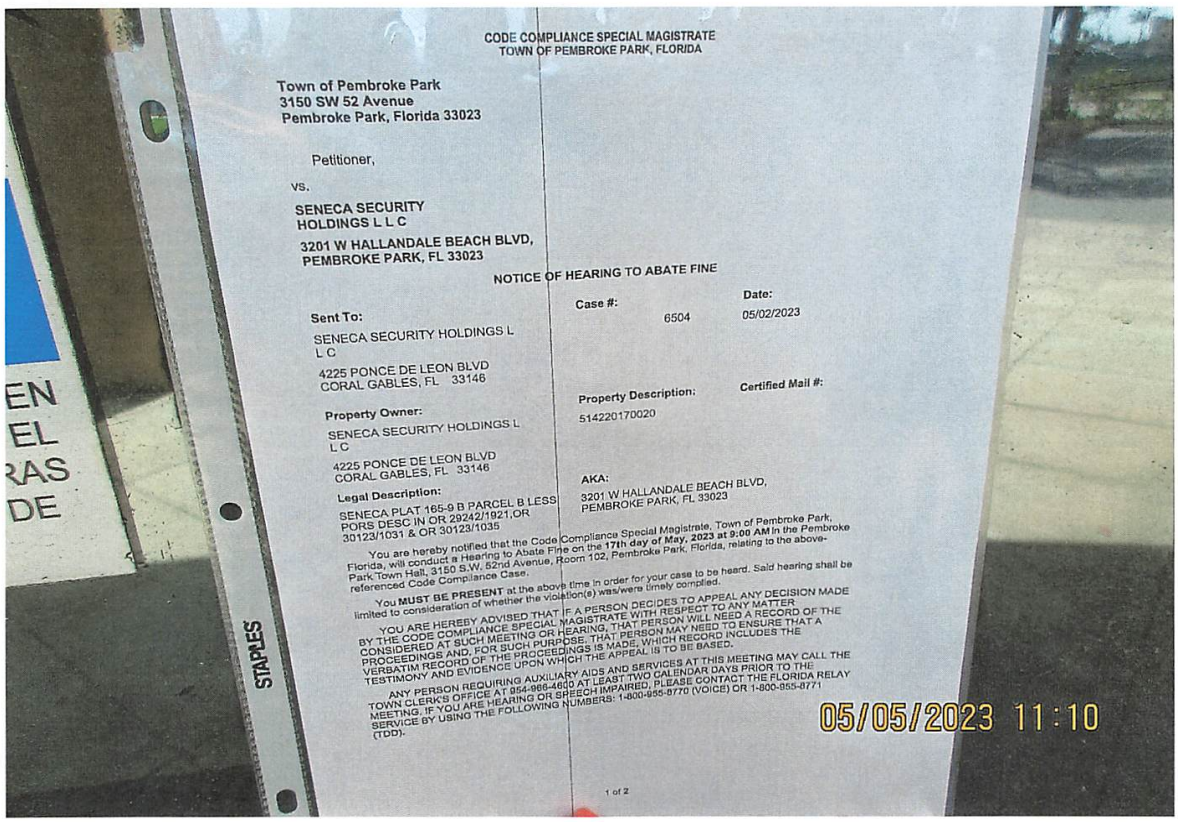
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of MAY, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
SENECA SECURITY HOLDINGS L L C
3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO ABATE FINE
Case #: 6504
Date: 05/02/2023
Sent To:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Property Owner:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Property Description:
514220170020
Certified Mail #:
Legal Description:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921;OR 30123/1031 & OR 30123/1035
AKA:
3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 17th day of May, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
You MUST BE PRESENT at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN 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).
1 of 2
STAPLES
05/05/2023 11:10

3201
NOTICE
AVISO
VIDEO/AUDIO
05/05/2023 11:10

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**SENECA SECURITY HOLDINGS L L C**

**3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 6504 | 05/02/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 514220170020 | |

| **Legal Description:** | **AKA:** |
|---|---|
| SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

April 27, 2023

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: April 27, 2023

Phone #: 305-283-7173

Case # 6504

E-mail: Lboschetti@lubosca.com

Address of Violation: 3201 W Hallandale Beach Blvd

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Luis Boschetti (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6504 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/17/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 11/16/22 imposing the fine of $ 14,450.00 for violation(s)of the Town's Code of Ordinances:

Brief summary for request: reduction of fine

Seneca Security Holdings, LLC
Luis Boschetti, as Manager

Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Luis Boschetti and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/27/2023

Notary Public State of Florida: My Commission expires: 3/6/2024

JENNIFER D. DURAN
MY COMMISSION # GG 960090
EXPIRES: March 6, 2024
Bonded Thru Notary Public Underwriters

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>SENECA SECURITY HOLDINGS LLC<br>Respondent(s) | ) | Case No.: 6504 |

## AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SENECA SECURITY HOLDINGS LLC

FOLIO NO.: 5142 20 17 0020

LEGAL DESCRIPTION: SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

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)(h)(i)(k) and 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) 5-103(a)(h)(i)(k) and 5-105 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 16th day of November 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ____

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C | 4225 PONCE DE LEON BLVD CORAL GABLES, FL 33146 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Legal Description**

**Case Status** Open **Case #** 6504 **Date Next Inspection** 11/16/2022

**Notes**
1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.
Double permit fee assessed.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 11/5/2021 | | Notice of Violation | Regular Mail |
| 12/1/2021 | | Affidavit of Compliance | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Certified Mail<br>Posted to Property |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail |
| 10/24/2022 | 11/16/2022 | Notice of Formal Hearing - Extension of Time | Affidavit of Service/Posted to Property 11/4/22<br>Certified Mail 10/28/22 |

## 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. | 12/1/2021 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | 12/1/2021 |

## 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. | 12/1/2021 |
| 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: 11/16/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 11/16/2022 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 12/1/2021 | $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. )

)

SENECA SECURITY HOLDINGS LLC CASE NO. 6504

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 11:36 A.M. ON THE 4 DAY OF NOVEMBER 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.

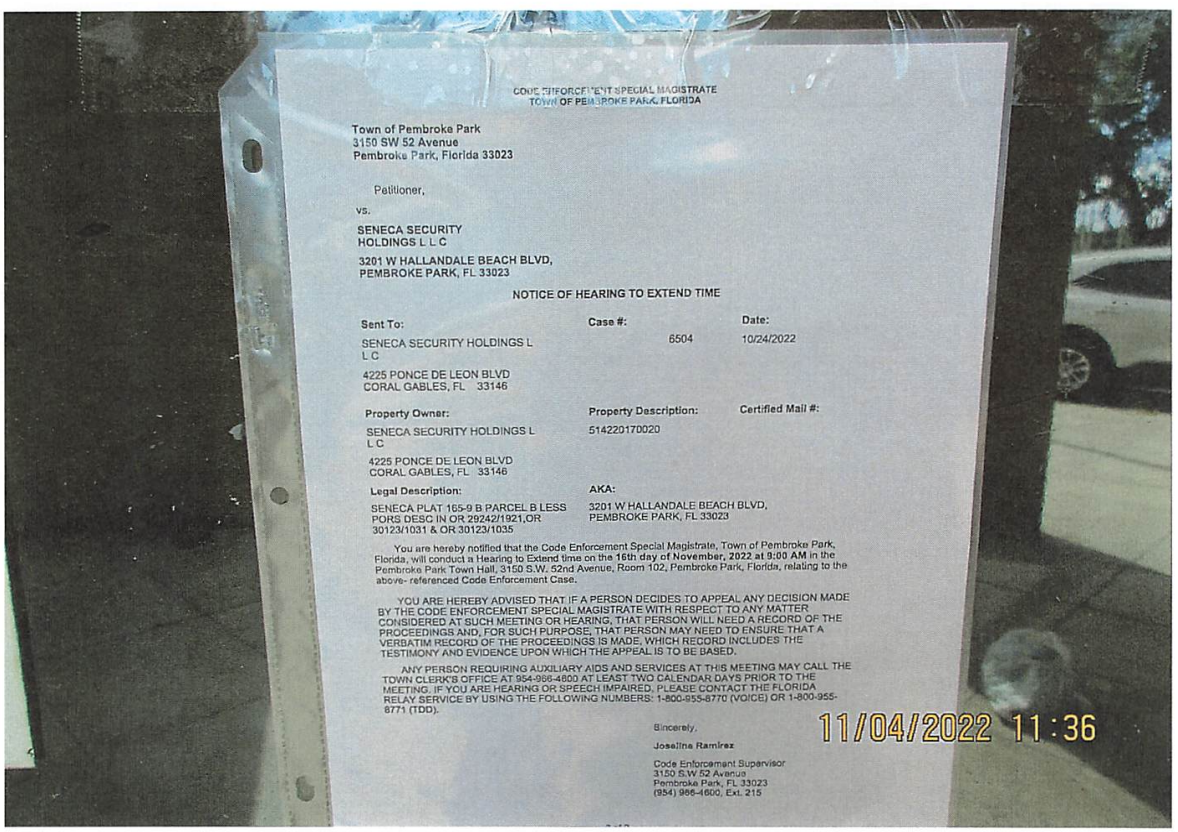
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 6 day of 11, 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 # HH 284966
My Comm. Expires Jul 7, 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.

SENECA SECURITY
HOLDINGS L L C

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

| Sent To: | Case #: | Date: |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 6504 | 10/24/2022 |
| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 514220170020 | |
| **Legal Description:** | **AKA:** | |
| SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 | |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 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.

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Sincerely,

**Joselina Ramirez**

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

11/04/2022 11:36

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**SENECA SECURITY HOLDINGS L L C**

**3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO EXTEND TIME

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 6504 | 10/24/2022 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 514220170020 | |

| **Legal Description:** | **AKA:** |
|---|---|
| SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 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 52 AVE Pembroke Park, 33023

Date: 10/24/22 Phone: 305-283-7173

Email: Luisboschetti@bfgroupllc.com

Property Address: 3201 W Hallandale Beach Blvd

## REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Luis Boschetti (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6504 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the November 16 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/29/22 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Seneca Security Holdings, LLC
Petitioner's Name (Print)

As Manager
Petitioner's Signature

State of Florida )
County of Broward )

PERSONALLY APPEARED before me, the undersigned authority, Luis R. Boschetti and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 24 day of October, 2022.

Notary
My Commission expires

JENNIFER D. DURAN
MY COMMISSION # GG 960090
EXPIRES: March 6, 2024
Bonded Thru Notary Public Underwriters

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

SENECA SECURITY HOLDINGS LLC
Respondent(s)

Case No.: 6504

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SENECA SECURITY HOLDINGS LLC

FOLIO NO.: 5142 20 17 0020

LEGAL DESCRIPTION: SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035

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)(h)(i)(k) and 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) 5-103(a)(h)(i)(k) and 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $200 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 21st day of September 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept, 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC

Street and Apt. No.
DURAN, JENNIFER
N.O.H #7396, #6504

City, State, ZIP+4
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

PS Form 3800,

7020 0640 0000 5922 2814

BOYNTON BEACH, FL 33437
SEP - 8 2022
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 7.82

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SENECA SECURITY HOLDINGS LLC

Street and Apt. No.
JENNIFER DURAN
O.A. #6504

City, State, ZIP+4
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL 33146

PS Form 3800, A

7020 0640 0000 5918 6712

300 ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
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33437-USPS

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
$ 7.82

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SENECA SECURITY HOLDINGS LLC

Street and Apt. No.
O.A. #6504

City, State, ZIP+4
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

PS Form 3800, A

7020 0640 0000 5918 6705

300 ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 1 2022
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BOYNTON BEACH FL
33437-USPS

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- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
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- Adult Signature Restricted Delivery $

Postage
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SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER

Street and Apt. No.
F.O #7396, #6504

City, State, ZIP+4
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

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HILLCREST POSTAL STORE
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9454

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- Adult Signature Restricted Delivery $

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Total Postage and
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F.O #7396, #6504

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3201 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

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- Return Receipt (electronic) $
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- Adult Signature Restricted Delivery $

Postage
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Total Postage and Fe
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Sent To
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HAF #6504

Street and Apt. No., o
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City, State, ZIP+4®
PEMBROKE PARK, FL 33023

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

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SENECA SECURITY HOLDINGS LLC
JENNIFER DURAN

Street and Apt. No.,
HAF #6504

City, State, ZIP+4®
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL 33146

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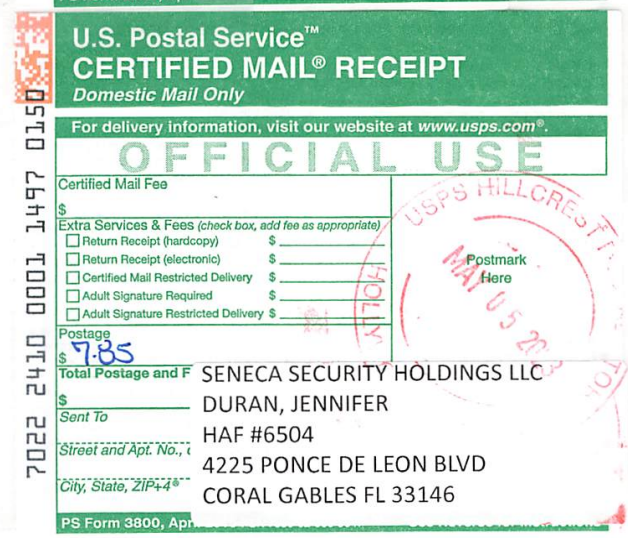
7020 0090 0001 3495 9935



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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

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SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER

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HAF #6504
4225 PONCE DE LEON BLVD

City, State, ZIP+4®
CORAL GABLES FL 33146

PS Form 3800, Apr

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7022 2410 0001 1497 0150

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- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
SENECA SECURITY HOLDINGS LLC
HAF #6504

Street and Apt. No.,
3201 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, Apr

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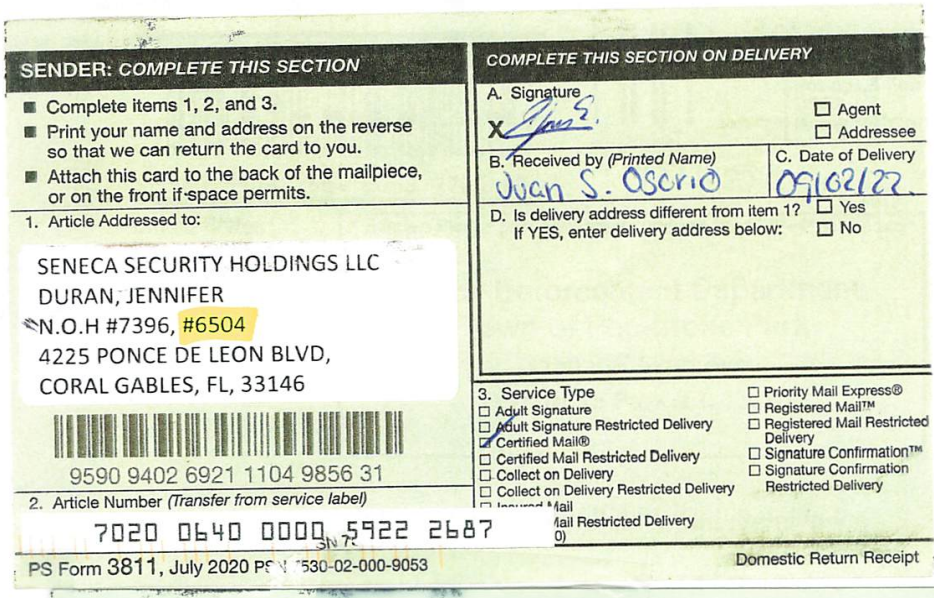
7022 2410 0002 7328 3788



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9856 31

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2687

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X Juan S.
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Juan S. Osorio
C. Date of Delivery 09/02/22

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:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
N.O.H #7396, #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES, FL, 33146

9590 9402 6921 1104 9663 95

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2816

**COMPLETE THIS SECTION ON DELIVERY**

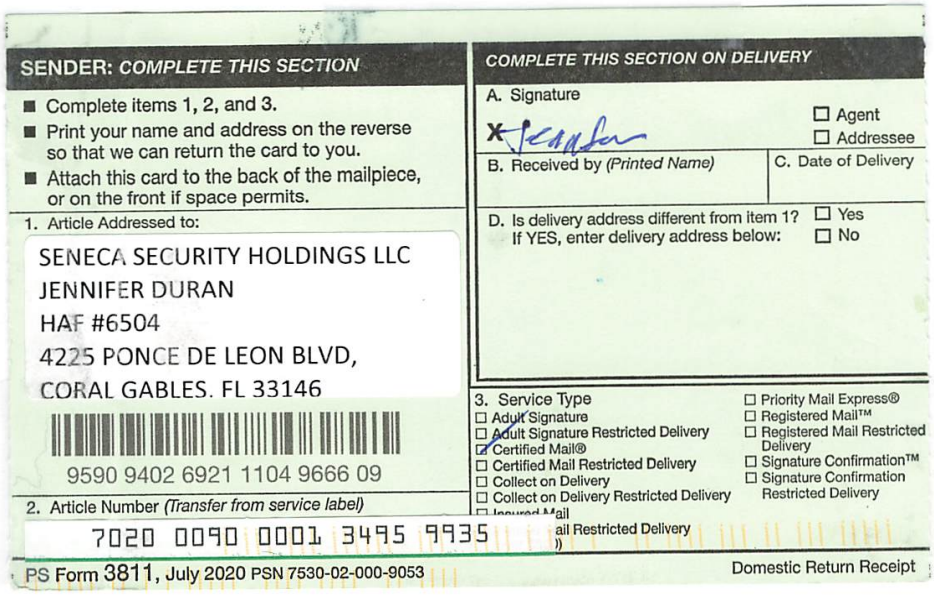
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Jenny Perez
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:

SENECA SECURITY HOLDINGS LLC
JENNIFER DURAN
HAF #6504
4225 PONCE DE LEON BLVD,
CORAL GABLES. FL 33146

9590 9402 6921 1104 9666 09

2. Article Number *(Transfer from service label)*
7020 0090 0001 3495 9935

**COMPLETE THIS SECTION ON DELIVERY**

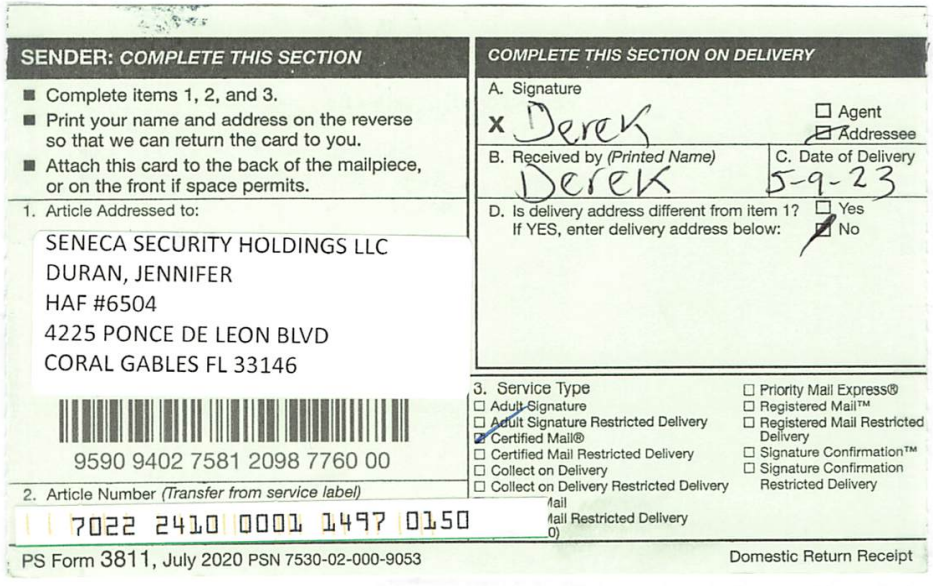
A. Signature
X
☐ Agent
☐ Addressee

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:

SENECA SECURITY HOLDINGS LLC
DURAN, JENNIFER
HAF #6504
4225 PONCE DE LEON BLVD
CORAL GABLES FL 33146

9590 9402 7581 2098 7760 00

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 0150

***COMPLETE THIS SECTION ON DELIVERY***

A. Signature

X Derek ☐ Agent ☑ Addressee

B. Received by *(Printed Name)* Derek

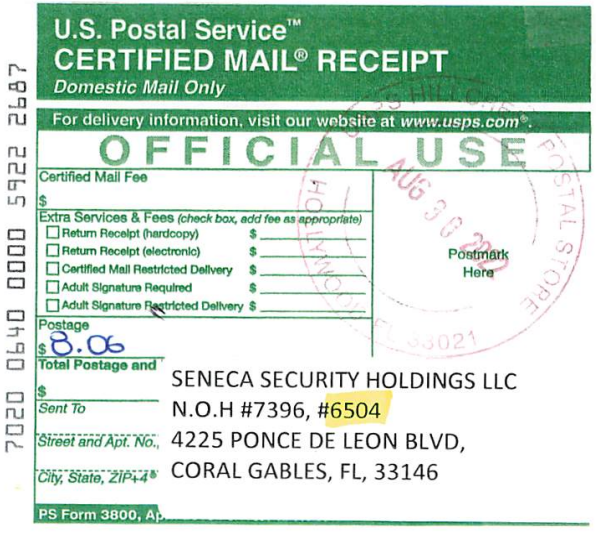
C. Date of Delivery 5-9-23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☑ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No., N.O.H #7396, #6504

City, State, ZIP+4® 4225 PONCE DE LEON BLVD, CORAL GABLES, FL, 33146

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AUG 30 2022

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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To SENECA SECURITY HOLDINGS LLC

Street and Apt. No., N.O.H #7396, #6504

City, State, ZIP+4® 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

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AUG 30 2022

7020 0640 0000 5922 2694

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V. #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

6504

Property Owner:

Property Descri

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Seneca Security Holdings LLC
3201 W. Hallandale Beach Boulevard
Pembroke Park, FL 33023

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
N.O.V. #6504

Hasler FIRST-CLASS MAIL
11/05/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Jennifer Duran
4225 Ponce de Leon Blvd.
Coral Gables, FL 33146

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 3201 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | SENECA SECURITY HOLDINGS L L C |
| Mailing Address | 4225 PONCE DE LEON BLVD CORAL GABLES FL 33146 |

| | |
|---|---|
| ID # | 5142 20 17 0020 |
| Millage | 0613 |
| Use | 17 |

| | |
|---|---|
| Abbr Legal Description | SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035 |

**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 | $629,570 | $978,300 | $1,607,870 | $1,607,870 | |
| 2021 | $629,570 | $978,300 | $1,607,870 | $1,607,870 | $34,576.61 |
| 2020 | $629,570 | $888,240 | $1,517,810 | $1,517,810 | $32,757.06 |

**2022 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,607,870 | $1,607,870 | $1,607,870 | $1,607,870 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,607,870 | $1,607,870 | $1,607,870 | $1,607,870 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,607,870 | $1,607,870 | $1,607,870 | $1,607,870 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 10/12/2004 | DRR | | 38634 / 584 |
| 9/24/1999 | WD | $167,900 | 29912 / 605 |
| 11/1/1993 | WD* | $2,500,000 | 21510 / 216 |
| | | | |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.25 | 55,962 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 9897 |
| Eff./Act. Year Built: 2001/2001 | | |

**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 Liability Company
SENECA SECURITY HOLDINGS, L.L.C.

**Filing Information**

| | |
|---|---|
| **Document Number** | L99000001643 |
| **FEI/EIN Number** | 65-0909290 |
| **Date Filed** | 03/23/1999 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | LC AMENDMENT |
| **Event Date Filed** | 01/23/2014 |
| **Event Effective Date** | NONE |

**Principal Address**

4225 Ponce de leon blvd
Coral Gables, FL 33146

Changed: 02/14/2019

**Mailing Address**

PO BOX 330967
MIAMI, FL 33233

Changed: 04/26/2016

**Registered Agent Name & Address**

Duran, Jennifer
4225 Ponce de leon blvd
Coral Gables, FL 33146

Name Changed: 03/16/2017

Address Changed: 02/14/2019

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

BOSCHETTI, JOSE R
PO BOX 330967
MIAMI, FL 33233

Title MGR

BOSCHETTI, LUIS R
PO BOX 330967
MIAMI, FL 33233

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 02/14/2019 |
| 2020 | 01/20/2020 |
| 2021 | 01/13/2021 |

**Document Images**

| | |
|---|---|
| 01/13/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/20/2020 -- ANNUAL REPORT | View image in PDF format |
| 02/14/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2018 -- ANNUAL REPORT | View image in PDF format |
| 03/16/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/26/2016 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2014 -- ANNUAL REPORT | View image in PDF format |
| 01/23/2014 -- LC Amendment | View image in PDF format |
| 04/29/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2009 -- ANNUAL REPORT | View image in PDF format |
| 01/29/2008 -- 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 |
| 04/27/2005 -- ANNUAL REPORT | View image in PDF format |
| 10/19/2004 -- Amendment | View image in PDF format |
| 04/30/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/28/2003 -- ANNUAL REPORT | View image in PDF format |
| 05/12/2002 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2001 -- ANNUAL REPORT | View image in PDF format |
| 06/05/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/23/1999 -- Florida Limited Liabilites | 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. | ) | |
| | ) | |
| SENECA SECURITY HOLDINGS LLC | | CASE NO. 6504 |
| Respondent | | |

AFFIDAVIT OF SERVICE

TO BE SERVED: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SENECA SECURITY HOLDINGS LLC AT 12:02 P.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

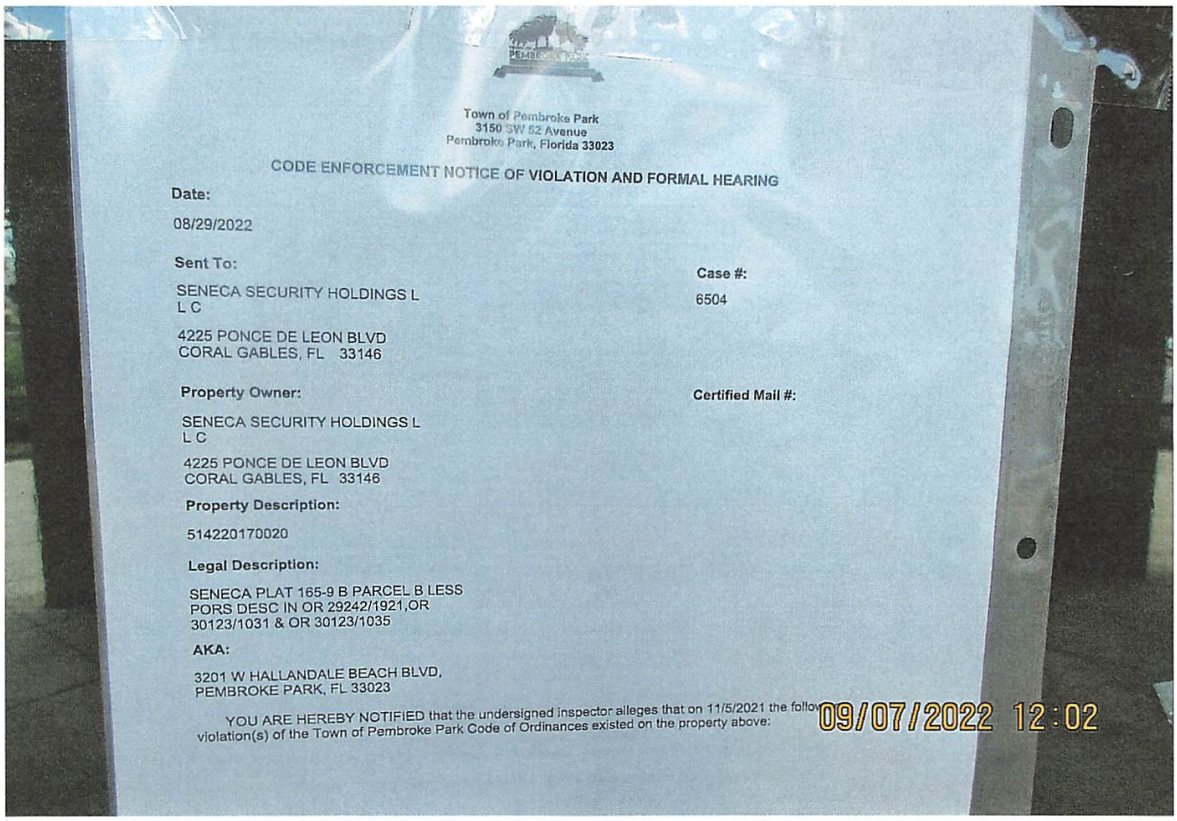
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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:
08/29/2022
Sent To:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Case #:
6504
Property Owner:
SENECA SECURITY HOLDINGS L L C
4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146
Certified Mail #:
Property Description:
514220170020
Legal Description:
SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035
AKA:
3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 the follo
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
09/07/2022 12:02

3201
NOTICE
AVISO
09/07/2022 12:02

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

08/29/2022

**Sent To:**

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

**Case #:**

6504

**Property Owner:**

SENECA SECURITY HOLDINGS L
L C

4225 PONCE DE LEON BLVD
CORAL GABLES, FL 33146

**Certified Mail #:**

**Property Description:**

514220170020

**Legal Description:**

SENECA PLAT 165-9 B PARCEL B LESS
PORS DESC IN OR 29242/1921,OR
30123/1031 & OR 30123/1035

**AKA:**

3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 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(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(k). - Exterior maintenance of structures and premises | Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 30 |

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.). Completed.
2. Dead branches and leaves on parking lot requires removal. Completed.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.). In-complete.
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections. In-complete.
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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.**

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 6504 | 11/05/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| SENECA SECURITY HOLDINGS L L C<br>4225 PONCE DE LEON BLVD<br>CORAL GABLES, FL 33146 | 514220170020 | |

| Legal Description: | AKA: |
|---|---|
| SENECA PLAT 165-9 B PARCEL B LESS PORS DESC IN OR 29242/1921,OR 30123/1031 & OR 30123/1035 | 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/5/2021 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(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(k). - Exterior maintenance of structures and premises | Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 30 |

Notes/Means of Correction:

1. Property common areas are in need of exterior maintenance (i.e. pressure wash, chemical treatment, etc.).
2. Dead branches and leaves on parking lot requires removal.
3. Parking lot requires maintenance, (i.e. pressure wash curbs, pressure wash parking stumps, paint curbs, paint faded stripes, etc.).
4. Demolished "Broward Sheriff's Sign" without a permit. Obtain plans, after the fact permit and inspections.
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

10/20/2021 08:12

10/20/2021 08:12

10/20/2021 08:12

10/20/2021 08:12

10/20/2021 08:11

10/20/2021 08:12

10/20/2021 08:12

CERTIFIED MAIL

7020 0640 0000 5918 6705

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
11/18/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

SENECA SECURITY HOLDINGS LLC
O.A. #6504
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0011/25/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0375-05132-18-40

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:

SENECA SECURITY HOLDINGS LLC
O.A. #6504
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 4729 8344 1613 06

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6705

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
- ☐ [illegible]ail
- ☐ [illegible]ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0090 0001 3495 9928

Hasler
10/28/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

SENECA SECURITY HOLDINGS LLC
HAF #6504
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0011/05/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350 *0506-06236-28-45

ANK

CERTIFIED MAIL®

**SENDER: *COMPLETE THIS SECTION***

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SENECA SECURITY HOLDINGS LLC
HAF #6504
3201 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 6921 1104 9666 16

2. Article Number *(Transfer from service label)*

7020 0090 0001 3495 9928

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
☐ ail Restricted Delivery
0)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

N.O.V#6504

MIAMI FL 330
5 NOV 2021 PM 2 L

Hasler
11/05/2021
US POSTAGE $000.53⁰

FIRST-CLASS MAIL

ZIP 33023
011D10656696

RECEIVED NOV 15 2021

Seneca Security Holdings LLC
3201 W. Hallandale Beach Boulevard

NIXIE 331 DE 1 0011/10/21
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2106-07219-05-43

ANK
33023541350 13

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| BNUMO INC | 3582 NE 171 ST #305<br>NORTH MIAMI BEACH, FL<br>33160 | 4420 W HALLANDALE BEACH BLVD,<br>PEMBROKE PARK, FL 33023 #4420<br>W Hallandale Beach Blvd, Pembrok |

**Folio**

514230090681

**Legal Description**

**Case Status** Closed **Case #** 6399

**Notes**
1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior tc operating.
Double permit fee assessed.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 10/6/2021 | | Notice of Violation | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail<br>Hand |
| 12/2/2022 | | Affidavit of Compliance | Regular Mail |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>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. | 12/2/2022 |
| 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) | 12/2/2022 |
| 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) | 12/2/2022 |

## Fines

## Case Overview

| Fine Type | Section |
|---|---|
| Individual Violation | |
| Admin Fixed | |

| Fine Type | Date Complied | Total Fine |
|---|---|---|
| Individual Violation | 12/2/2022 | $10,250.00 |
| Admin Fixed | | $100.00 |
| | **Total Fines** | **$10,350.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$10,350.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 12, 2023
**INVOICE #** 435
**FOR:**

Case # 6399
BNUMO INC
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

BNUMO INC
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 15-17.** | | |
| | Amended Final Order 09/21/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 41 | Day(s) of Per Diem from (10/22/2022-12/2/2022) | $ 250.00 | $ 10,250.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 1,538 |
| | 1,538.00 + 100.00 | | $ 1,638 |
| | | **Balance** | $ 10,350.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

BNUMO INC CASE NO. 6399

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BNUMO INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 10:31 A.M. ON THE 05 DAY OF MAY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

5/9/23

AFFIANT

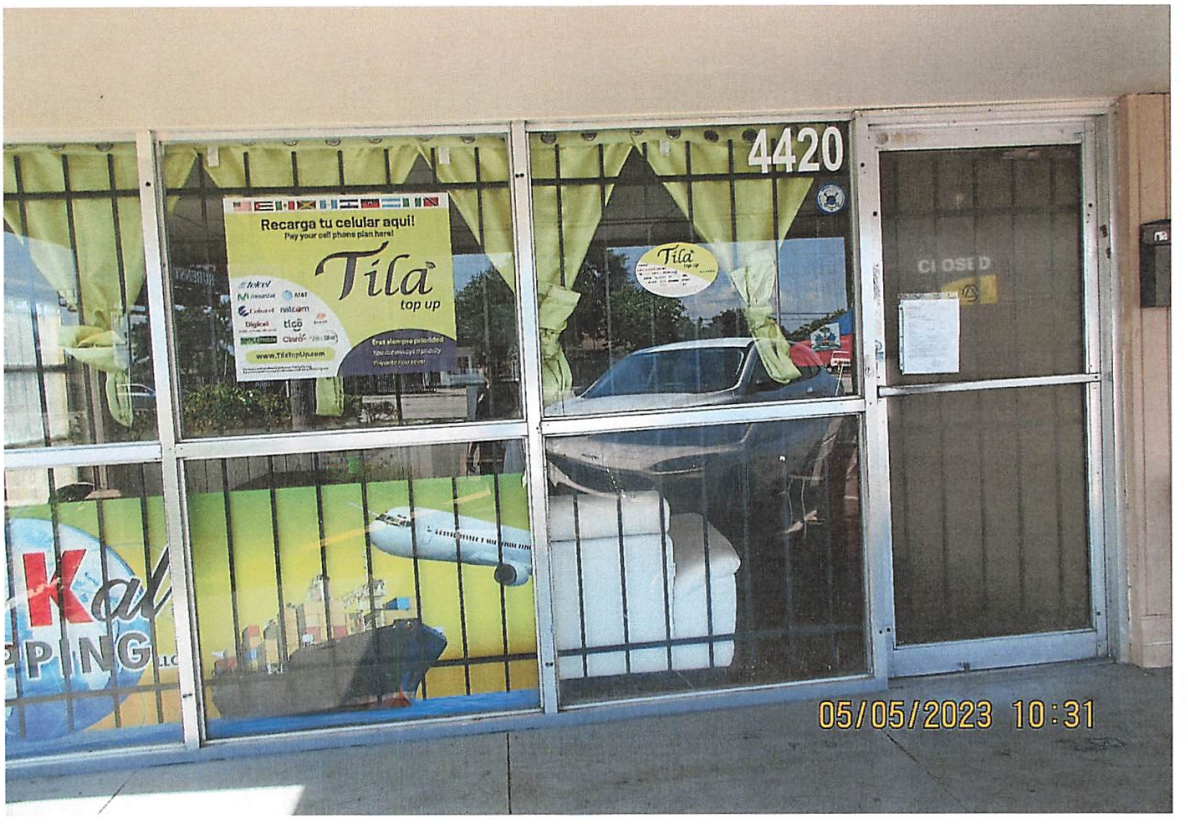
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez. as Code Enforcement Officer for the Town of Pembroke Park.

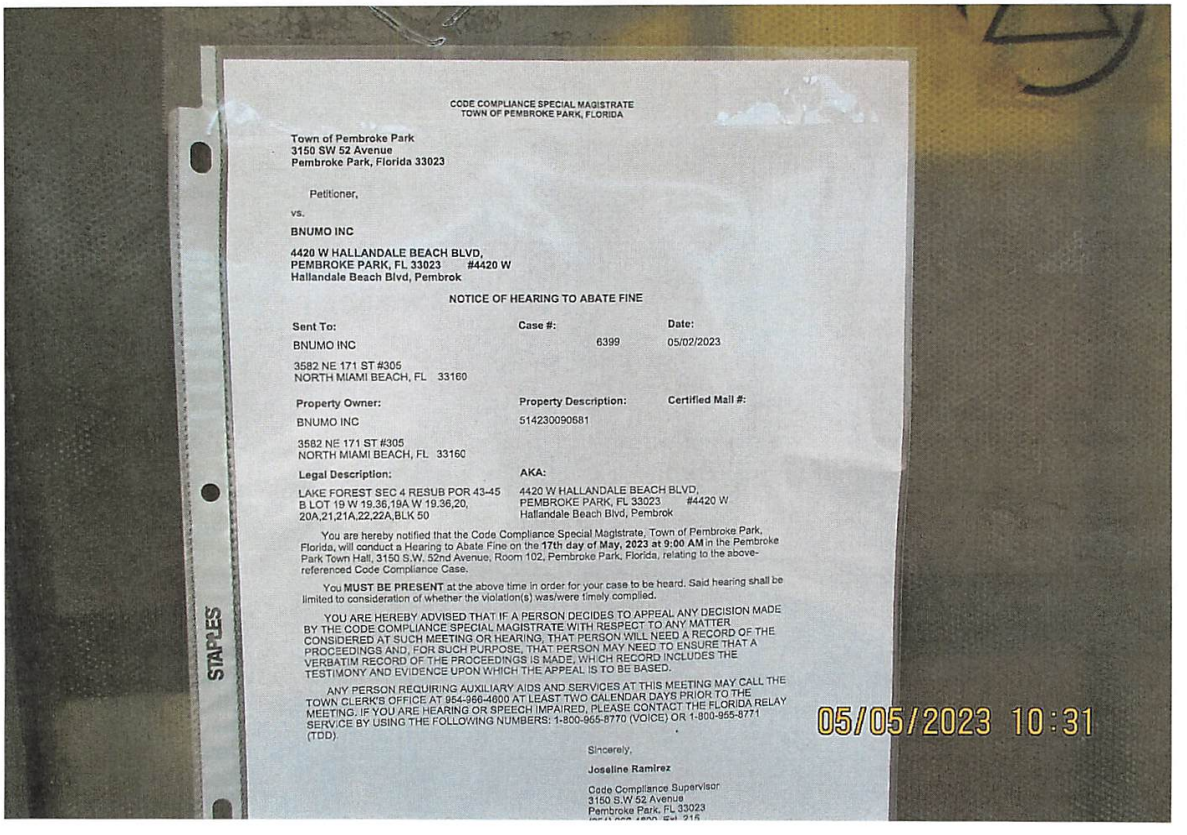
Nazly Dayana CA

Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**BNUMO INC**

**4420 W HALLANDALE BEACH BLVD,**
**PEMBROKE PARK, FL 33023 #4420 W**
**Hallandale Beach Blvd, Pembrok**

**NOTICE OF HEARING TO ABATE FINE**

| Sent To: | Case #: | Date: |
|---|---|---|
| BNUMO INC<br>3582 NE 171 ST #305<br>NORTH MIAMI BEACH, FL 33160 | 6399 | 05/02/2023 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| BNUMO INC<br>3582 NE 171 ST #305<br>NORTH MIAMI BEACH, FL 33160 | 514230090681 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50 | 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd, Pembrok |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**BNUMO INC**

**4420 W HALLANDALE BEACH BLVD,**
**PEMBROKE PARK, FL 33023 #4420 W**
**Hallandale Beach Blvd, Pembrok**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| BNUMO INC | 6399 | 05/02/2023 |
| 3582 NE 171 ST #305<br>NORTH MIAMI BEACH, FL 33160 | | |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| BNUMO INC | 514230090681 | |
| 3582 NE 171 ST #305<br>NORTH MIAMI BEACH, FL 33160 | | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50 | 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd, Pembrok |

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Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4/14/23 Phone #: 321-999-4762

Case # 6399 E-mail:

Address of Violation: 4420 Hallandale Bch BLVD

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Franki Lpmaar (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6399 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 05-17-2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 09-21-23 imposing the fine of $ ~~$50~~ $10,350.00 for violation(s)of the Town's Code of Ordinances: 5-105; 5-17; 5-17

Brief summary for request: I Never received the notice. more over I spend so much $ to Fix the Problems. I request the amount of 5% minigation of The Fines

Frantz Lamarre
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Frantz Lamarre and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/17/23.

Notary Public State of Florida: My Commission expires: 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

7020 0640 0000 5918 9287

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
BNUMO INC
S.O.C.L #5280 F.O #5471, #6399

Street and Apt. N
4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800,

Postmark Here
SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9294

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
BNUMO INC
BOUGANIM, DAVID
S.O.C.L #5280 F.O #5471, #6399

Street and Apt. No.,
3582 NE 171 ST #305,

City, State, ZIP+4
NORTH MIAMI BEACH, FL, 33160

PS Form 3800, Ap

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SEP 26 2022
FLORIDA 33021

7020 0640 0000 5918 9539

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.06

Total Postage and
$

Sent To
BNUMO INC
S.O.C.L #5280 F.O #5471, #6399

Street and Apt. No.
4502 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, A

Postmark Here
SEP 26 2022
FLORIDA 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.

1. Article Addressed to:

BNUMO INC
H.C.F #5280 N.O.H #5471, #6399
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9851 74

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9782

**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

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

BNUMO INC CASE NO. 6399

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: BNUMO INC AT 09:44 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

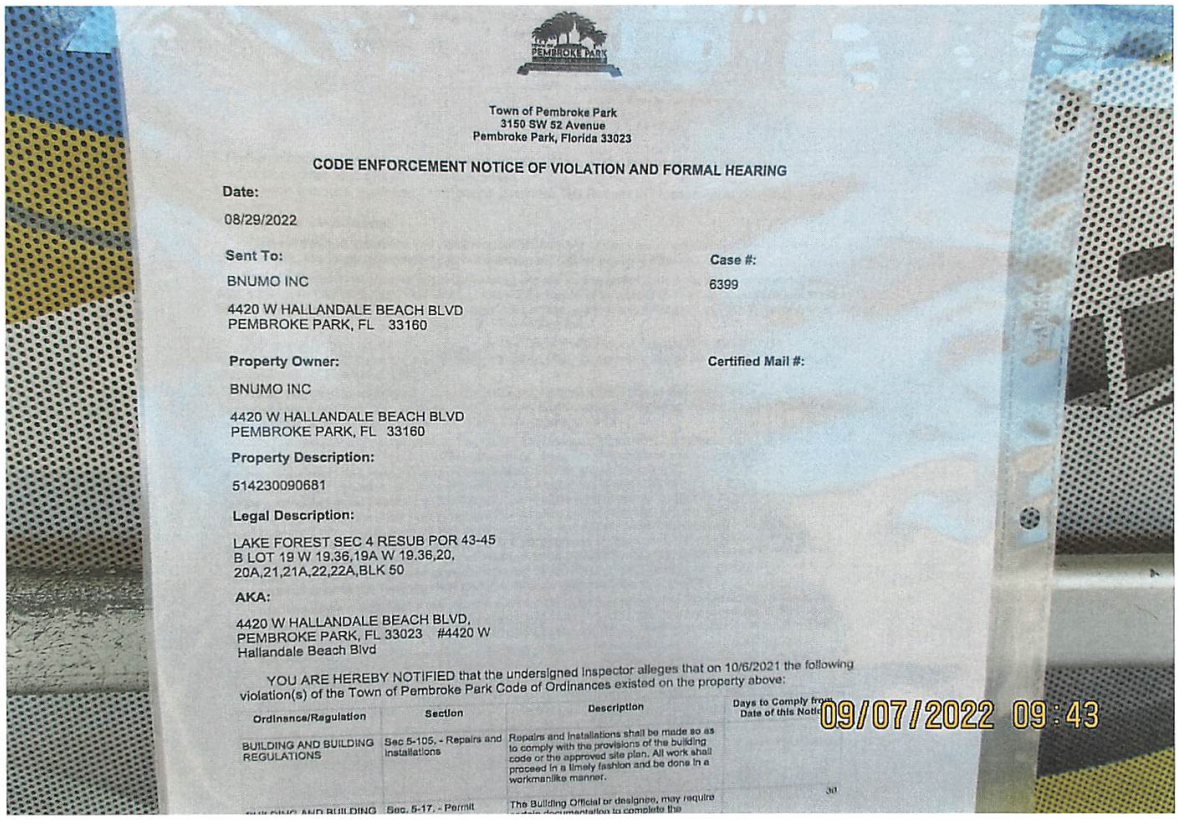
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

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:**

08/29/2022

**Sent To:**

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

**Case #:**

6399

**Property Owner:**

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

**Certified Mail #:**

**Property Description:**

514230090681

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

**AKA:**

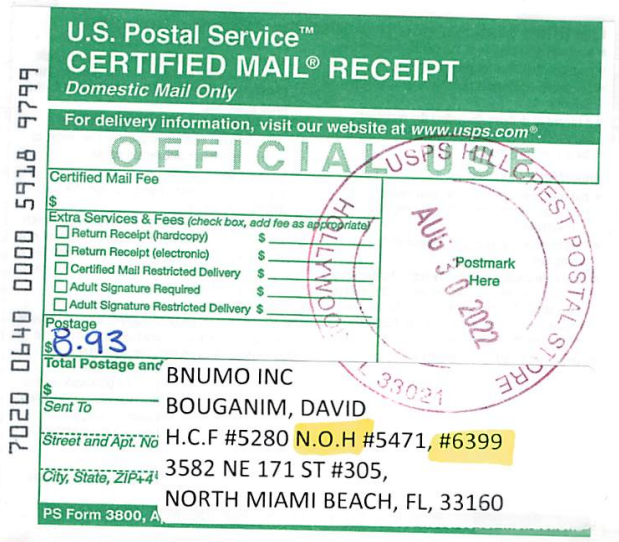
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4420 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notic |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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 | Sec. 5-17. - Permit | The Building Official or designee, may require | |

09/07/2022 09:43

09/07/2022 09:44



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 8.93

Total Postage and
$

Sent To
BNUMO INC
BOUGANIM, DAVID

Street and Apt. No
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,

City, State, ZIP+4
NORTH MIAMI BEACH, FL, 33160

PS Form 3800, A

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H.C.F #5280 N.O.H #5471, #6399

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4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK, FL, 33023

PS Form 3800, A

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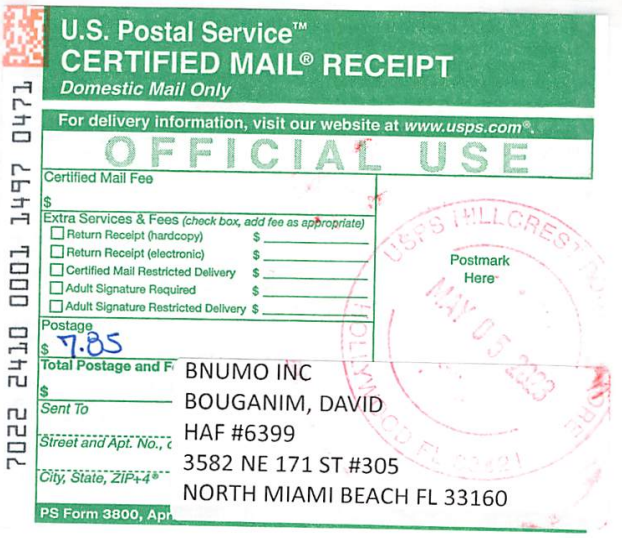
AUG 30 2022

7020 0640 0000 5918 9782



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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

Sent To
BNUMO INC
BOUGANIM, DAVID

Street and Apt. No.,
HAF #6399
3582 NE 171 ST #305

City, State, ZIP+4
NORTH MIAMI BEACH FL 33160

PS Form 3800, Apr

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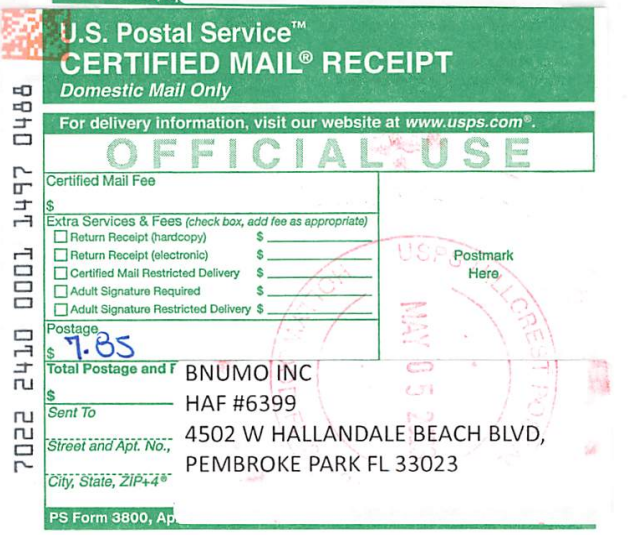
MAY 03 2023

7022 2410 0001 1497 0471



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

Sent To
BNUMO INC
HAF #6399

Street and Apt. No.,
4502 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK FL 33023

PS Form 3800, Ap

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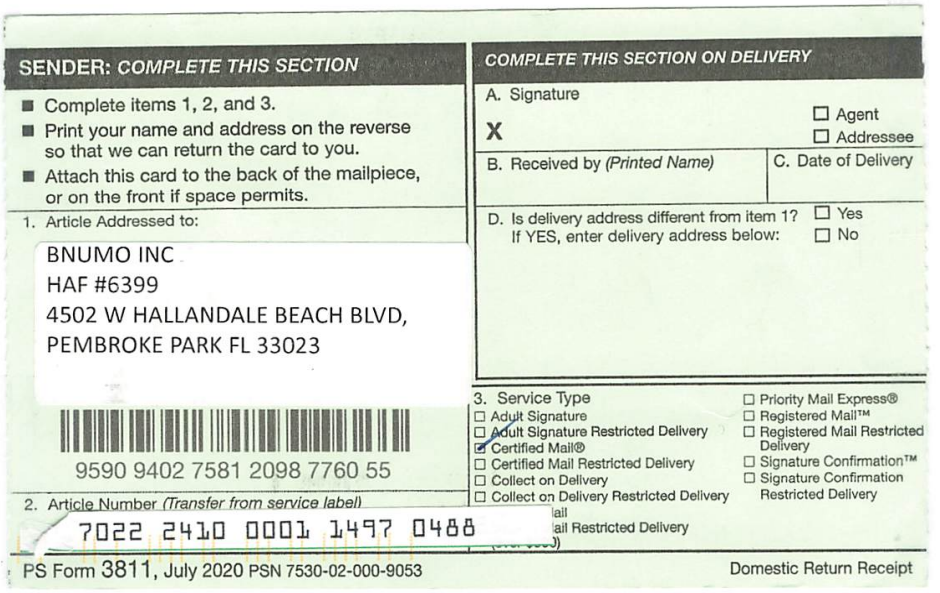
7022 2410 0001 1497 0488



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

BNUMO INC
HAF #6399
4502 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33023

9590 9402 7581 2098 7760 55

2. Article Number (Transfer from service label)
7022 2410 0001 1497 0488

COMPLETE THIS SECTION ON DELIVERY

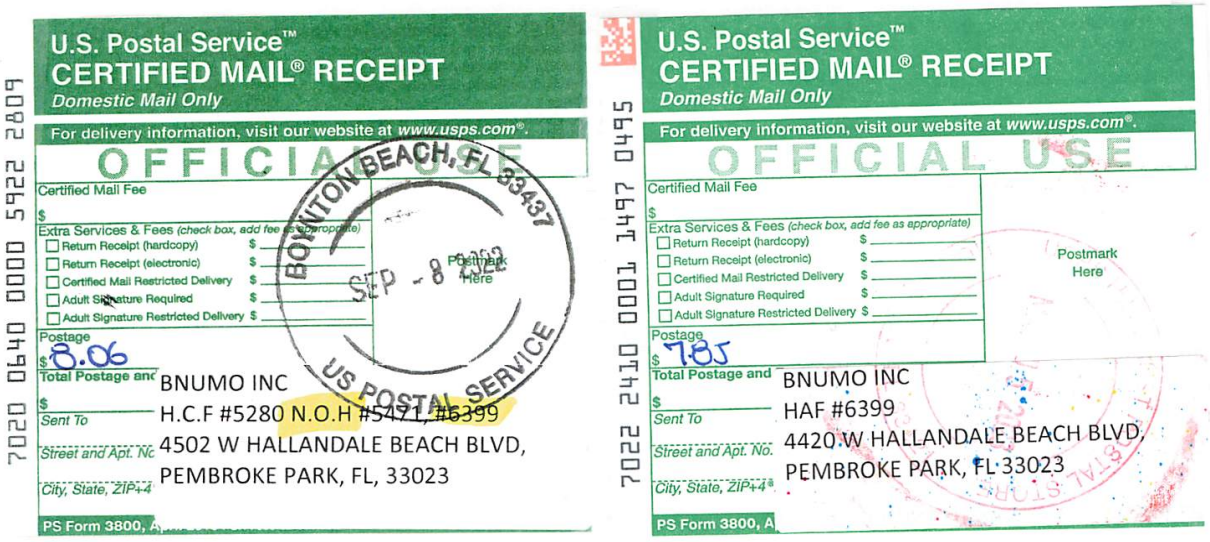
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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Postage
$ 8.06

Total Postage and
$

Sent To BNUMO INC
H.C.F #5280 N.O.H #5471, #6399

Street and Apt. No. 4502 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL, 33023

PS Form 3800, A

7020 0640 0000 5922 2809

BOYNTON BEACH, FL 33437
SEP -8 2022
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HAF #6399

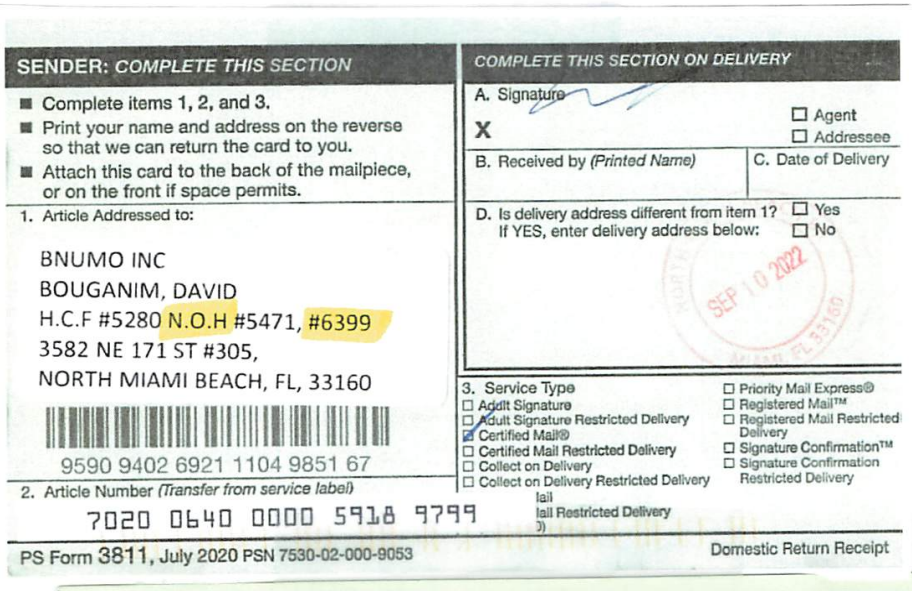
Street and Apt. No. 4420 W HALLANDALE BEACH BLVD,

City, State, ZIP+4 PEMBROKE PARK, FL 33023

PS Form 3800, A

7022 2410 0001 1497 0495

Postmark Here



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- Print your name and address on the reverse so that 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:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number (Transfer from service label)
7020 0640 0000 5918 9799

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

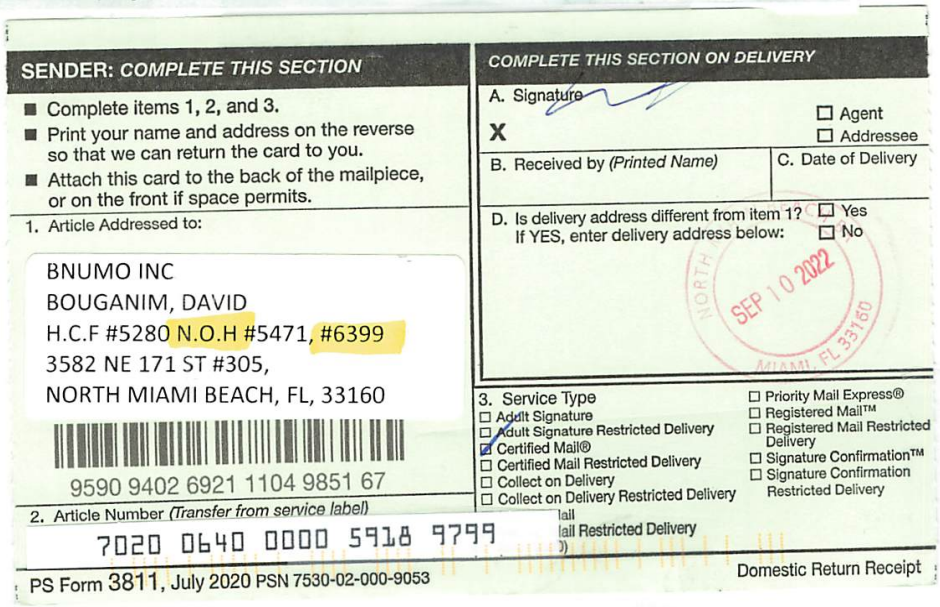
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 10 2022
NORTH MIAMI BEACH FL 33160

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:

BNUMO INC
BOUGANIM, DAVID
H.C.F #5280 N.O.H #5471, #6399
3582 NE 171 ST #305,
NORTH MIAMI BEACH, FL, 33160

9590 9402 6921 1104 9851 67

2. Article Number (Transfer from service label)
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COMPLETE THIS SECTION ON DELIVERY

A. Signature
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SEP 10 2022
NORTH MIAMI BEACH FL 33160

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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

**Sent To:**

BNUMO INC/ KE KAL SHIPPING

239 ATLANTIC ISLE
NORTH MIAMI BEACH, FL 33160

**Case #:**

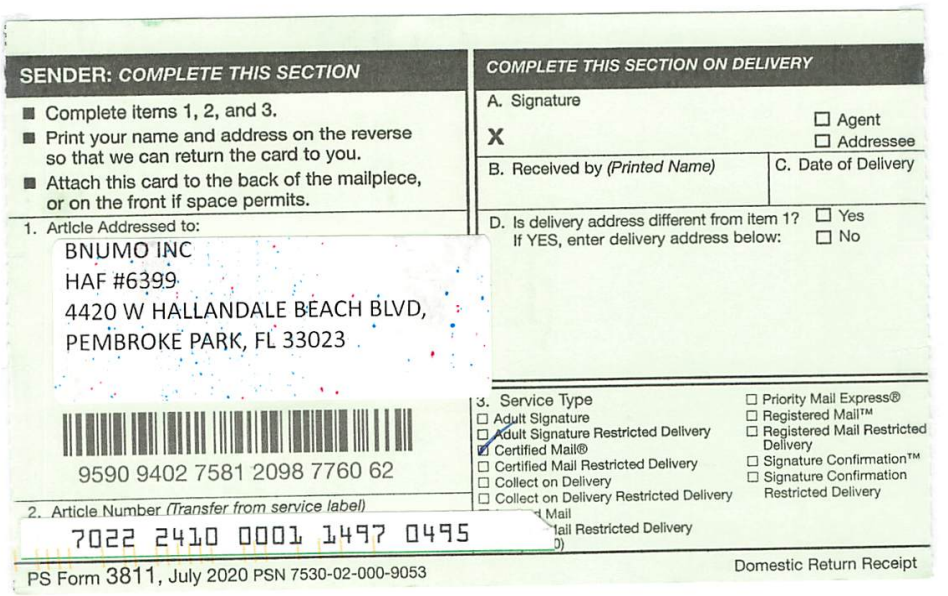
6399

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Bouganim, David
N.O.V. #6399
239 Atlantic Isle,
Sunny Isles, FL, 33160



**SENDER: *COMPLETE THIS SECTION***

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

BNUMO INC
HAF #6399
4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7760 62

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 0495

***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
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☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

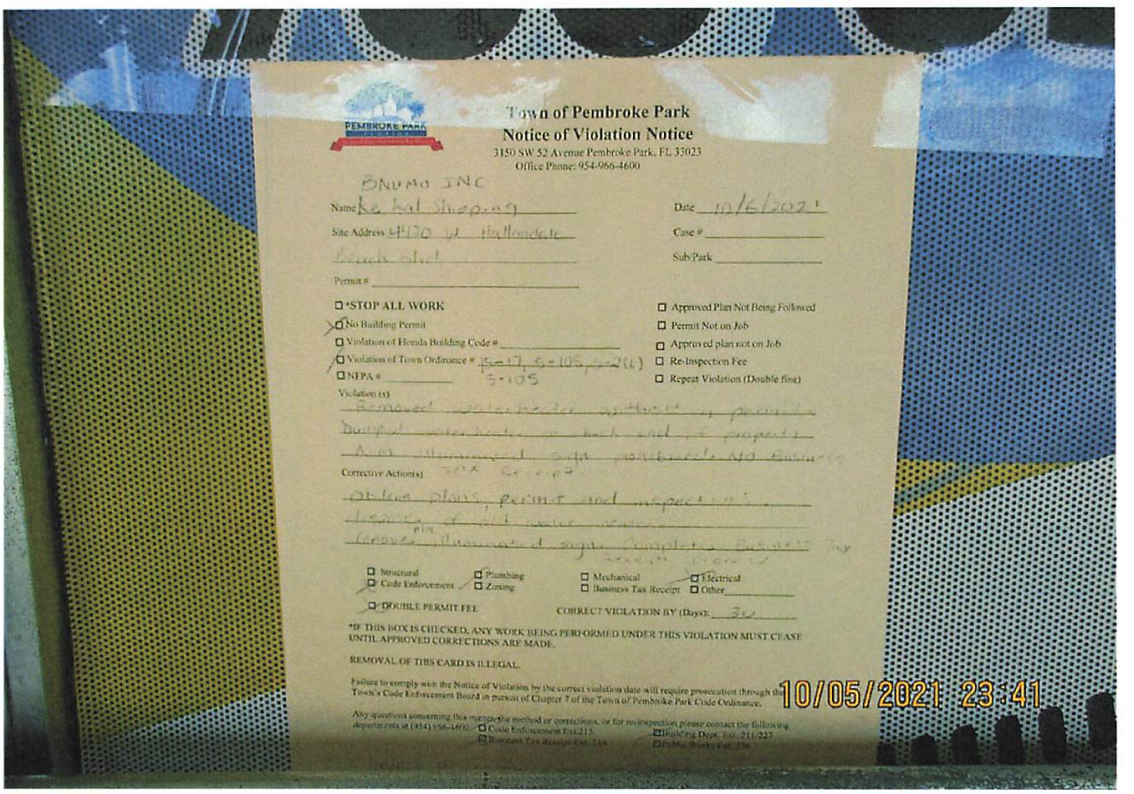
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
10/08/2021
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

BRUMO INC/KE KA Shipping
N.OV #6399
4420 W Hallandale Beach Blvd.
Pembroke Park, FL, 33023.



**Town of Pembroke Park**
**Notice of Violation Notice**
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

BNUMO INC

Name Ke Kal Shipping Date 10/6/2021
Site Address 4420 W Hallandale Case #
Beach Blvd Sub/Park
Permit #

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 15-17, 5-105, 5-2(a)
☐ NFPA # 5-105
☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)
Removed water heater without permits
Dumpster water heater on back and on property
And illuminated sign panels NO Permits

Corrective Action(s)
Obtain plans, permit and inspections
Remove all unpermitted signs complete Business Tax Receipt

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this notice, the method of corrections, or for re-inspection please contact the following department(s) at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 216 ☐ Public Works Ext. 230

10/05/2021 23:41

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

| | |
|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>BNUMO INC<br>Respondent(s) | Case No.: 6399 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: BNUMO INC

FOLIO NO.: 5142 30 09 0681

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

**ORDER**

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 15-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 21st day of September 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No ____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

08/29/2022

**Sent To:**

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

**Case #:**

6399

**Property Owner:**

BNUMO INC

4420 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33160

**Certified Mail #:**

**Property Description:**

514230090681

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 19 W 19.36,19A W 19.36,20,
20A,21,21A,22,22A,BLK 50

**AKA:**

4420 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4420 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

| | | | |
|---|---|---|---|
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | 30 |

1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior to operating.

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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.**

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

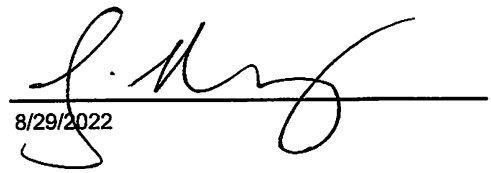
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| BNUMO INC/ KE KAL SHIPPING<br>239 ATLANTIC ISLE<br>NORTH MIAMI BEACH, FL 33160 | 6399 | 10/06/2021 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| BNUMO INC/ KE KAL SHIPPING<br>239 ATLANTIC ISLE<br>NORTH MIAMI BEACH, FL 33160 | 514230090681 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50 | 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk.<br>(Ord. No. 58-2-1 (#7), § 1, 2-4-58) | 30 |

Notes/Means of Correction:

1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior to operating.
Double permit fee assessed.

*If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

# Town of Pembroke Park
# Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

BNUMO INC

Name Ke Kal Shipping

Date 10/6/2021

Site Address 4420 W Hallandale Beach Blvd

Case # _____

Sub/Park _____

Permit # _____

- ☐ *STOP ALL WORK
- ☒ No Building Permit
- ☐ Violation of Florida Building Code # _____
- ☒ Violation of Town Ordinance # 15-17, 5-105, 5-26) 5-105
- ☐ NFPA # _____
- ☐ Approved Plan Not Being Followed
- ☐ Permit Not on Job
- ☐ Approved plan not on Job
- ☐ Re-Inspection Fee
- ☐ Repeat Violation (Double fine)

Violation (s)

Removed water heater without a permit.
Dumped water heater on back end of property
ATM illuminated sign prohibited. NO Business TAX Receipt.

Corrective Action(s)

Obtain plans, permit and inspections.
dispose of old water heater.
Remove ATM illuminated sign. Complete Business Tax Receipt process

- ☐ Structural
- ☒ Code Enforcement
- ☒ Plumbing
- ☐ Zoning
- ☐ Mechanical
- ☐ Business Tax Receipt
- ☒ Electrical
- ☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

- ☒ Code Enforcement Ext.215
- ☒ Business Tax Receipt Ext. 214
- ☒ Building Dept. Ext. 211/227
- ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy  Yellow: Office Copy  Cardstock: Violator

## Case Overview

BTR 9/22/20 fail inspection

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| BNUMO INC | 4420 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 | 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4420 W Hallandale Beach Blvd |

**Legal Description**

NO permit for water heater as of 9/21/22

**Case Status** Open **Case #** 6399 **Date Next Inspection** 9/21/2022

**Notes**
1. Removed/replaced water heater without a permit. Obtain, plans, permit and inspections.
2. ATM illuminated sign prohibited. Remove sign.
3. Operating without a Business Tax Receipt. Business Tax Receipt in process, must complete prior tc operating.
Double permit fee assessed.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 10/6/2021 | | Notice of Violation | Posted 10/5/21 Regular Mail + 10/8/21 |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 9/7/22 Certified Mail 8/30/22 |

### Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 9/21/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 9/21/2022 |
| LICENSES AND BUSINESS REGULATIONS | Sec. 15-17. - Business Tax Receipt Required. | It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58) | Not in Compliance - Reinspection Date: 9/21/2022 |

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | BNUMO INC |
| Mailing Address | 3582 NE 171 ST #305 NORTH MIAMI BEACH FL 33160 |

| | |
|---|---|
| ID # | 5142 30 09 0681 |
| Millage | 0613 |
| Use | 11-01 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50 |

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

* 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* | $336,000 | $671,260 | $1,007,260 | $1,007,260 | |
| 2021 | $336,000 | $603,020 | $939,020 | $939,020 | $20,193.24 |
| 2020 | $336,000 | $599,330 | $935,330 | $935,330 | $20,186.11 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,007,260 | $1,007,260 | $1,007,260 | $1,007,260 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,007,260 | $1,007,260 | $1,007,260 | $1,007,260 |
| 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 | $1,007,260 | $1,007,260 | $1,007,260 | $1,007,260 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 8/9/2001 | WD | $545,000 | 31987 / 1565 |
| 12/1/1986 | WD | $100 | 14033 / 361 |
| 6/1/1986 | QCD | $318,000 | |
| 7/1/1981 | WD | $405,000 | |
| 4/1/1979 | WD | $345,000 | |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.00 | 30,545 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 11427 |
| Eff./Act. Year Built: 1965/1960 | | |

**Special Assessments**

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

# Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P01000075786 |
| **FEI/EIN Number** | 65-1128688 |
| **Date Filed** | 08/01/2001 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

**Mailing Address**

3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Changed: 04/12/2022

**Registered Agent Name & Address**

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/12/2022

**Officer/Director Detail**

**Name & Address**

Title PRESIDENT

BOUGANIM, DAVID
3582 NE 171ST
305
NORTH MIAMI BEACH, FL 33160

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4420-4502 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | BNUMO INC |
| Mailing Address | 239 ATLANTIC ISLE NORTH MIAMI BEACH FL 33160 |

| | |
|---|---|
| ID # | 5142 30 09 0681 |
| Millage | 0613 |
| Use | 11 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 19 W 19.36,19A W 19.36,20, 20A,21,21A,22,22A,BLK 50 |

**The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).**

* 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 | $336,000 | $603,020 | $939,020 | $939,020 | |
| 2021 | $336,000 | $603,020 | $939,020 | $939,020 | |
| 2020 | $336,000 | $599,330 | $935,330 | $935,330 | $20,186.11 |

**2022 Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $939,020 | $939,020 | $939,020 | $939,020 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $939,020 | $939,020 | $939,020 | $939,020 |
| 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 | $939,020 | $939,020 | $939,020 | $939,020 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 8/9/2001 | WD | $545,000 | 31987 / 1565 |
| 12/1/1986 | WD | $100 | 14033 / 361 |
| 6/1/1986 | QCD | $318,000 | |
| 7/1/1981 | WD | $405,000 | |
| 4/1/1979 | WD | $345,000 | |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.00 | 30,545 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 11427 |
| Eff./Act. Year Built: 1965/1960 | | |

**Special Assessments**

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Florida Department of State DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Profit Corporation
BNUMO, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | P01000075786 |
| **FEI/EIN Number** | 65-1128688 |
| **Date Filed** | 08/01/2001 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

4502 W. HALLENDALE BLVD
PEMBROKE PARK, FL 33023

Changed: 02/25/2004

**Mailing Address**

239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

**Registered Agent Name & Address**

BOUGANIM, DAVID
239 ATLANTIC ISLE
SUNNY ISLES, FL 33160

Name Changed: 04/04/2006

Address Changed: 04/04/2006

**Officer/Director Detail**

**Name & Address**

Title PRESIDENT

BOUGANIM, DAVID
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

Title DIRECTOR

BOUGANIM, BENJAMIN
239 ATLANTIC ISLES
NORTH MIAMI BEACH, FL 33160

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2019 | 03/27/2019 |
| 2020 | 05/12/2020 |
| 2021 | 04/12/2021 |

**Document Images**

| | |
|---|---|
| 04/12/2021 -- ANNUAL REPORT | View image in PDF format |
| 05/12/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/27/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2018 -- ANNUAL REPORT | View image in PDF format |
| 04/19/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/14/2016 -- ANNUAL REPORT | View image in PDF format |
| 04/20/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2013 -- ANNUAL REPORT | View image in PDF format |
| 04/11/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/05/2011 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2010 -- ANNUAL REPORT | View image in PDF format |
| 04/15/2009 -- ANNUAL REPORT | View image in PDF format |
| 03/03/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/25/2004 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2003 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2002 -- ANNUAL REPORT | View image in PDF format |
| 08/01/2001 -- Domestic Profit | View image in PDF format |

Florida Department of State, Division of Corporations

# Town of Pembroke Park
# Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name BNUMO INC ke kal Shipping

Date 10/6/2021

Site Address 4420 W Hallandale Beach Blvd

Case # _____

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 15-17, 5-105, 5-26) 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Removed water heater without a permit.
Dumped water heater on back end of property
ATM illuminated sign prohibited. NO Business TAX Receipt.

Corrective Action(s)

Obtain plans, permit and inspections.
dispose of old water heater.
remove ATM illuminated sign. Complete Business Tax Receipt process

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext.215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

10/05/2021 03:12

4420
Ke Kal
SHIPPING
321-999-4762
786-630-1963
Ke Kal
SHIPPING
10/05/2021 23:38

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC | 1650 NW 87 AVE MIAMI, FL 33172 | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090250

**Legal Description**

**Case Status** Closed **Case #** 7122

**Notes** White fence wall is damage. Repair with plans for permit and inspections. Contact the Building Dept at 954-966-4600, ext 182. for permits.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 5/25/2022 | | Notice of Violation | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail<br>Hand |
| 1/26/2023 | 2/15/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property<br>Certified Mail |
| 1/27/2023 | | Affidavit of Non-Compliance | Affidavit of Service/Posted to Property<br>Certified Mail |
| 2/15/2023 | 2/15/2023 | Supplemental Order/Claim of Lien | Certified Mail |
| 4/11/2023 | | Affidavit of Compliance | Regular Mail |
| 5/9/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Email |

## 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. | 4/11/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 4/11/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | 4/11/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 4/11/2023 | $35,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$35,350.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$35,350.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 10, 2023
**INVOICE #** 435
**FOR:**

Case # 7122
SUNSHINE GASOLINE
DISTRIBUTORS INC
3700 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

SUNSHINE GASOLINE
DISTRIBUTORS INC
3700 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105 and 5-17.** | | |
| | Final Order 09/21/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 141 | Day(s) of Per Diem from (11/21/2022-04/11/2023) | $ 250.00 | $ 35,250.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 5,288 |
| | | **Balance** | $ 35,350.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**SUNSHINE GASOLINE DISTRIBUTORS INC**

**3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 7122 | 05/09/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 514230090250 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40 | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 4.27.2023 Phone #: 305-477-5800

Case # 7122 E-mail: mzamora@sunshinegasoline.com

Address of Violation: 3700 W. HALLANDALE BEACH BLVD., PEMBROKE PARK, FL 33023

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, SANDRA REUS (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7122 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 5/17/2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/22/2022 imposing the fine of $ 35,350.00 for violation(s)of the Town's Code of Ordinances: BUILDING AND BUILDING REGULATIONS

Brief summary for request: Permitting to comply with the NOV began immediately after receiving the notice. There were some delays due to weather and also the processing time for the permits to be issued. Once obtaining the permit, our construction team was scheduled immediately to cure the violation. We would like to request a review of this case and ask for an abatement of fines imposed by the Town of Pembroke Park.

SANDRA REUS
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, SANDRA REUS and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 4/27/23.

Notary Public State of Florida: VANESSA PALACIOS Notary Public State of Florida Comm# HH355861 Expires 3/26/2027 My Commission expires: 3/26/2027

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

SUNSHINE GASOLINE DISTRIBUTORS INC
Respondent(s)

Case No.: 7122

## SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

**THIS CAUSE** came on to be heard before the undersigned Special Magistrate on February 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on September 21st 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

## FINDINGS OF FACT

**STREET ADDRESS OF SUBJECT REAL PROPERTY**: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**PROPERTY OWNER**: SUNSHINE GASOLINE DISTRIBUTORS INC

**FOLIO NO.:** 5142 30 09 0250

1. The Special Magistrate entered a Final Order on September 21, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a); 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN SIXTY (60) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 21 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on September 21, 2022. 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 S 50 OF N 375 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 6,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)**

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 15th day of February 2023.

**TOWN OF PEMBROKE PARK**

Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: Feb 15, 2023, 2023.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

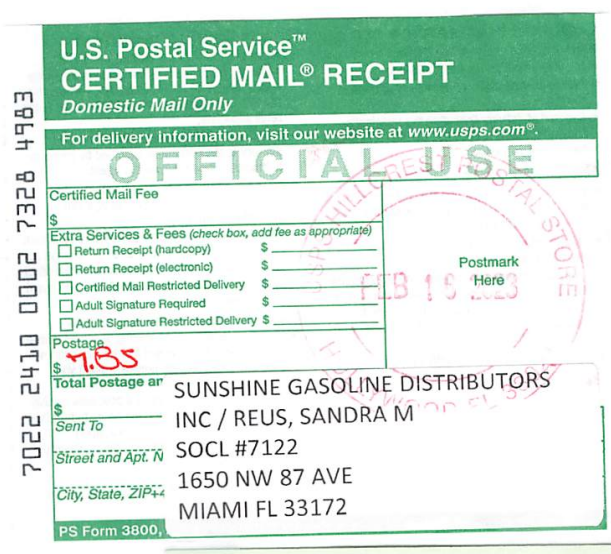
Certificate of Service

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 17 day of Feb., 2023.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


3 of 2



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OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M

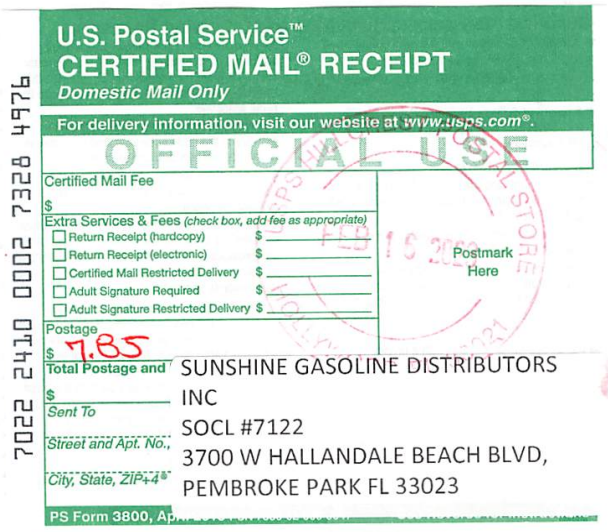
Street and Apt. No.
SOCL #7122
1650 NW 87 AVE

City, State, ZIP+4
MIAMI FL 33172

PS Form 3800,

Postmark Here
FEB 19 2023

7022 2410 0002 7328 4983



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
SUNSHINE GASOLINE DISTRIBUTORS
INC

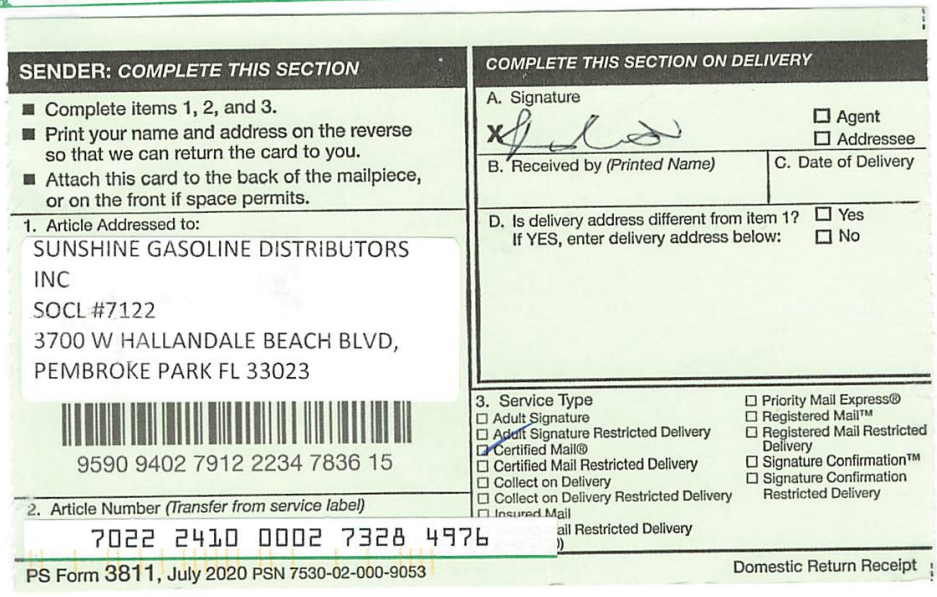
Street and Apt. No.,
SOCL #7122
3700 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK FL 33023

PS Form 3800, Ap

Postmark Here
FEB 19 2023

7022 2410 0002 7328 4976



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

SUNSHINE GASOLINE DISTRIBUTORS
INC
SOCL #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7836 15

2. Article Number (Transfer from service label)
7022 2410 0002 7328 4976

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
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC | 1650 NW 87 AVE MIAMI, FL 33172 | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090250

**Legal Description**

**Case Status** Open **Case #** 7122 **Date Next Inspection** 1/27/2023

**Notes** White fence wall is damage. Repair with plans for permit and inspections. Contact the Building Dept at 954-966-4600, ext 182. for permits.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 5/25/2022 | | Notice of Violation | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail<br>Hand |
| 1/26/2023 | 2/15/2023 | Notice of Formal Hearing - Confirm Fine | Affidavit of Service/Posted to Property 2/3/23<br>Certified Mail 1/31/23 |
| 1/27/2023 | | Affidavit of Non-Compliance | Affidavit of Service/Posted to Property 2/3/23<br>Certified Mail 1/31/23 |

## 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: 1/27/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 1/27/2023 |

## Case Overview

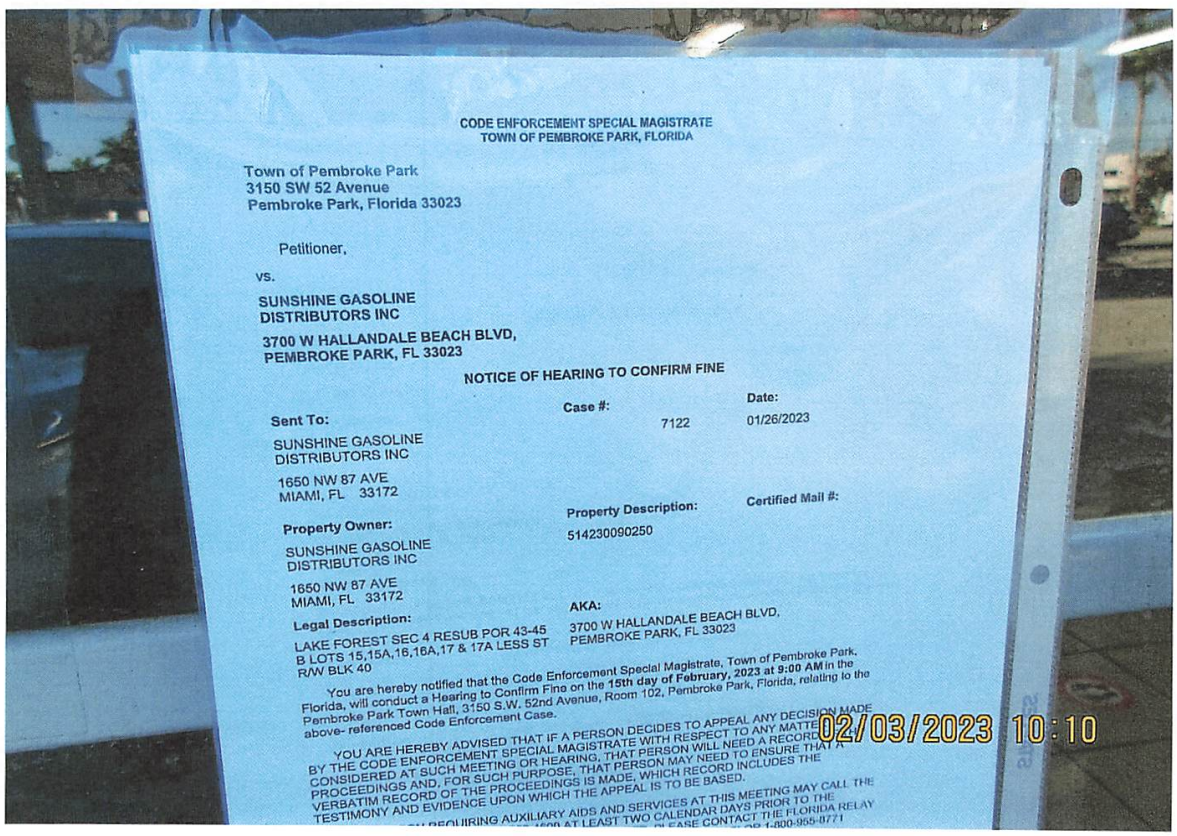
| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, 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: 1/27/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $20,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$20,350.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$20,350.00** |



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

SUNSHINE GASOLINE
DISTRIBUTORS INC

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

| Sent To: | Case #: | Date: |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 7122 | 01/26/2023 |
| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 514230090250 | |
| **Legal Description:** | **AKA:** | |
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40 | 3700 W HALLANDALE BEACH BLVD,<br>PEMBROKE PARK, FL 33023 | |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of February, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code 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 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.

REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE AT LEAST TWO CALENDAR DAYS PRIOR TO THE PLEASE CONTACT THE FLORIDA RELAY 1-800-955-8771

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

SUNSHINE GASOLINE DISTRIBUTORS INC CASE NO. 7122

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SUNSHINE GASOLINE DISTRIBUTORS INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SUNSHINE GASOLINE DISTRIBUTORS INC AT 10:10 A.M. ON THE 03RD DAY OF FEBRUARY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

_____
AFFIANT

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb, 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**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** February 6, 2023
**INVOICE #** 435
**FOR:**

Case # 7122
SUNSHINE GASOLINE DISTRIBUTORS INC
3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

**Bill To:**

SUNSHINE GASOLINE
DISTRIBUTORS INC
3700 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-105 - 5-17** | | |
| | Final Order 09/21/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 86 | Day(s) of Per Diem from (11/21/2022-02/15/2023) | $ 250.00 | $ 21,500.00 |
| | | **Balance** | $ 21,600.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**SUNSHINE GASOLINE DISTRIBUTORS INC**

**3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO CONFIRM FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 7122 | 01/26/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 514230090250 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40 | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of February, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code 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

0,57

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/01/2023
US POSTAGE $0

01

Sunshine Gasoline
Distributors INC
AONC #7122
3700 W Hallandale Beach Blvd,
Pembroke Park, Fl, 33023

0,57

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
02/01/2023
US POSTAGE $0

01

Sunshine Gasoline Distributors
INC /REUS, Sandra M.
AONC, #7122
1650 NW 87 AVE
MIAMI, Fl, 33172

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.

SUNSHINE GASOLINE
DISTRIBUTORS INC

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

**Case #:**

7122

On 1/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | SUNSHINE GASOLINE DISTRIBUTORS INC |
| **Address:** | 1650 NW 87 AVE MIAMI, FL 33172 |
| **Folio:** | 514230090250 |
| **Site Address:** | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |
| **Legal Description:** | LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40 |

| 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: 1/27/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 1/27/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 1/27/2023 |

Notes/Means of Correction:

White fence wall is damage. Repair with plans for permit and inspections. Permit #22350594-0 issues as of 12/19/2022, pending completion of all inspections.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/27/2023

NOTARY PUBLIC, STATE OF FLORIDA

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, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>SUNSHINE GASOLINE DISTRIBUTORS INC<br>Respondent(s) | Case No.: 7122 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: SUNSHINE GASOLINE DISTRIBUTORS INC

FOLIO NO.: 5142 30 09 0250

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W 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) 5-103; 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as 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; 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 21st day of September 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

U.S. Postal Service™
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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage
$

Sent To
SUNSHINE GASOLINE DISTRIBUTORS INC

Street and Apt.
F.O #7122
3700 W HALLANDALE BEACH BLVD,

City, State, ZIP
PEMBROKE PARK, FL, 33023

PS Form 3800

HILLCREST POSTAL STORE
SEP 26 2022
Postmark Here
FLORIDA 33021

7020 0640 0000 5918 9416

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To
SUNSHINE GASOLINE DISTRIBUTORS INC / REUS, SANDRA M

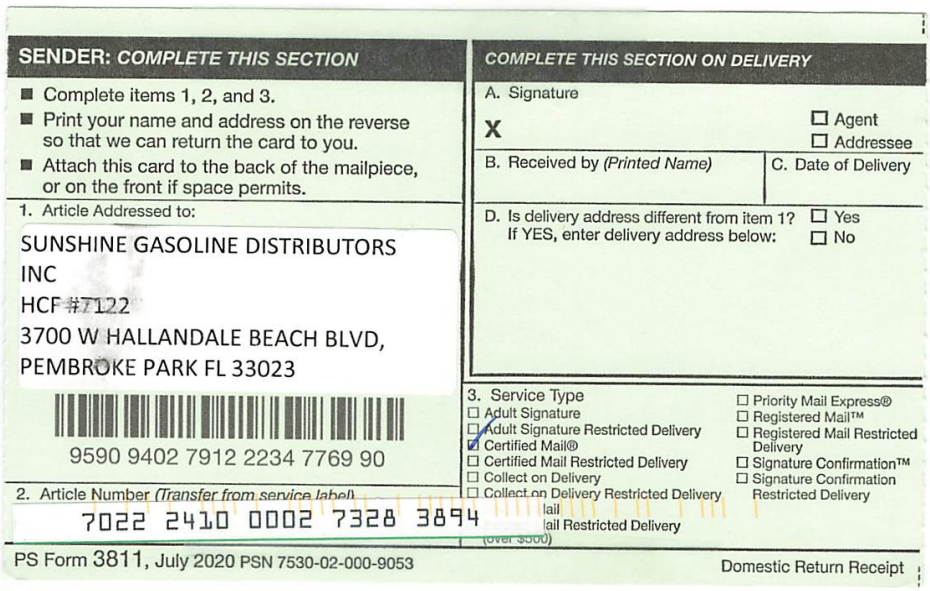
Street and Apt. No
F.O #7122
1650 NW 87 AVE,

City, State, ZIP+4
MIAMI, FL ,33172

PS Form 3800, A

HILLCREST POSTAL STORE
SEP 26 2022
Postmark Here
FLORIDA 33021

7020 0640 0000 5918 9423



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

SUNSHINE GASOLINE DISTRIBUTORS INC
HCF #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33023

9590 9402 7912 2234 7769 90

2. Article Number (Transfer from service label)
7022 2410 0002 7328 3894

**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:

SUNSHINE GASOLINE DISTRIBUTORS
INC
F.O #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9661 59

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9416

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9-28

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ 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:

SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M
F.O #7122
1650 NW 87 AVE,
MIAMI, FL ,33172

9590 9402 6921 1104 9661 66

2. Article Number *(Transfer from service label)*

7020 0640 0000 5918 9423

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 09-28-22

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

7022 2410 0002 7328 3887

**U.S. Postal Service™**
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 7.82

Total Postage and $

Sent To SUNSHINE GASOLINE DISTRIBUTORS
Street and Apt. No. INC / REUS, SANDRA M
City, State, ZIP+4® HCF #7122
1650 NW 87 AVE
MIAMI FL 33172

PS Form 3800, A

Postmark Here

7022 2410 0002 7328 3894

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee $

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $ 7.82

Total Postage and $

Sent To SUNSHINE GASOLINE DISTRIBUTORS
Street and Apt. No. INC
City, State, ZIP+4® HCF #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33023

PS Form 3800, A

Postmark Here

7020 0640 0000 5918 9768

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
AUG 30 2022

SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M
N.O.H #7122
1650 NW 87 AVE,
MIAMI, FL ,33172

PS Form 3800, April 2015 PSN

7020 0640 0000 5918 9775

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
AUG 30 2022

SUNSHINE GASOLINE DISTRIBUTORS
INC
N.O.H #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

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:

SUNSHINE GASOLINE DISTRIBUTORS
INC / REUS, SANDRA M
N.O.H #7122
1650 NW 87 AVE,
MIAMI, FL ,33172

9590 9402 6921 1104 9851 98

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9768

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
09-02-22

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

- ☐ 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:

SUNSHINE GASOLINE DISTRIBUTORS
INC
N.O.H #7122
3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9851 81

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9775

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

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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV #7122

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sunshine Gasoline Distributors Inc.
3700 W Hallandale Beach Blvd
Pembroke Park, FL 33023

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV 7122

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

**Sent To:**
SUNSHINE GASOLINE
DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172

**Case #:**
7122

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 3700 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | SUNSHINE GASOLINE DISTRIBUTORS INC |
| Mailing Address | 1650 NW 87 AVE MIAMI FL 33172 |

| | |
|---|---|
| ID # | 5142 30 09 0250 |
| Millage | 0613 |
| Use | 26-02 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W 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* | $276,200 | $804,110 | $1,080,310 | $1,080,310 | |
| 2021 | $270,680 | $804,110 | $1,074,790 | $1,074,790 | $23,112.94 |
| 2020 | $270,680 | $804,110 | $1,074,790 | $1,074,790 | $23,195.90 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,080,310 | $1,080,310 | $1,080,310 | $1,080,310 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,080,310 | $1,080,310 | $1,080,310 | $1,080,310 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | $1,080,310 | $1,080,310 | $1,080,310 | $1,080,310 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 3/17/2015 | SW*-D | $4,100,000 | 112877404 |
| 11/30/2009 | QCD-T | $100 | 46718 / 1757 |
| 5/7/2001 | WD | $709,000 | 31596 / 699 |
| 5/28/1996 | WD | $340,000 | 25431 / 594 |
| 10/5/1994 | WD | $312,000 | 22951 / 447 |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $12.50 | 22,096 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2064 |
| Eff./Act. Year Built: 2002/2000 | | |

**Special Assessments**

| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

# Detail by Entity Name

Florida Profit Corporation
SUNSHINE GASOLINE DISTRIBUTORS, INC.

**Filing Information**

| | |
|---|---|
| **Document Number** | M46712 |
| **FEI/EIN Number** | 59-2785839 |
| **Date Filed** | 02/17/1987 |
| **State** | FL |
| **Status** | ACTIVE |
| **Last Event** | AMENDMENT |
| **Event Date Filed** | 12/21/2020 |
| **Event Effective Date** | NONE |

**Principal Address**

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

**Mailing Address**

1650 NW 87 AVENUE
DORAL, FL 33172

Changed: 03/26/2010

**Registered Agent Name & Address**

REUS, SANDRA M
1650 NW 87 AVENUE
DORAL, FL 33172

Name Changed: 03/26/2010

Address Changed: 03/19/2009

**Officer/Director Detail**

**Name & Address**

Title PRES

ALVAREZ, MAXIMO

1650 NW 87 AVENUE
DORAL, FL 33172

Title SEC

REUS, SANDRA
1650 NW 87 AVENUE
DORAL, FL 33172

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 06/30/2020 |
| 2021 | 04/30/2021 |
| 2022 | 05/04/2022 |

**Document Images**

| | |
|---|---|
| 05/04/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2021 -- ANNUAL REPORT | View image in PDF format |
| 12/21/2020 -- Amendment | View image in PDF format |
| 06/30/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2018 -- ANNUAL REPORT | View image in PDF format |
| 05/09/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2016 -- ANNUAL REPORT | View image in PDF format |
| 05/29/2015 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2014 -- ANNUAL REPORT | View image in PDF format |
| 04/03/2013 -- AMENDED ANNUAL REPORT | View image in PDF format |
| 03/18/2013 -- ANNUAL REPORT | View image in PDF format |
| 05/08/2012 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2011 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/19/2009 -- ANNUAL REPORT | View image in PDF format |
| 05/14/2008 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2007 -- ANNUAL REPORT | View image in PDF format |
| 04/18/2006 -- ANNUAL REPORT | View image in PDF format |
| 04/04/2005 -- ANNUAL REPORT | View image in PDF format |
| 04/08/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2003 -- ANNUAL REPORT | View image in PDF format |
| 04/17/2002 -- ANNUAL REPORT | View image in PDF format |
| 03/22/2001 -- ANNUAL REPORT | View image in PDF format |
| 06/08/2000 -- ANNUAL REPORT | View image in PDF format |
| 03/09/1999 -- ANNUAL REPORT | View image in PDF format |
| 05/19/1998 -- ANNUAL REPORT | View image in PDF format |
| 03/19/1997 -- ANNUAL REPORT | View image in PDF format |
| 04/25/1996 -- ANNUAL REPORT | View image in PDF format |
| 01/17/1995 -- ANNUAL REPORT | View image in PDF format |

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA | ) | |
| Petitioner | ) | |
| vs. | ) | |
| | ) | |
| SUNSHINE GASOLINE DISTRIBUTORS INC | | CASE NO. 7122 |
| Respondent | | |

AFFIDAVIT OF SERVICE

TO BE SERVED: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SUNSHINE GASOLINE DISTRIBUTORS INCAT 09:49 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

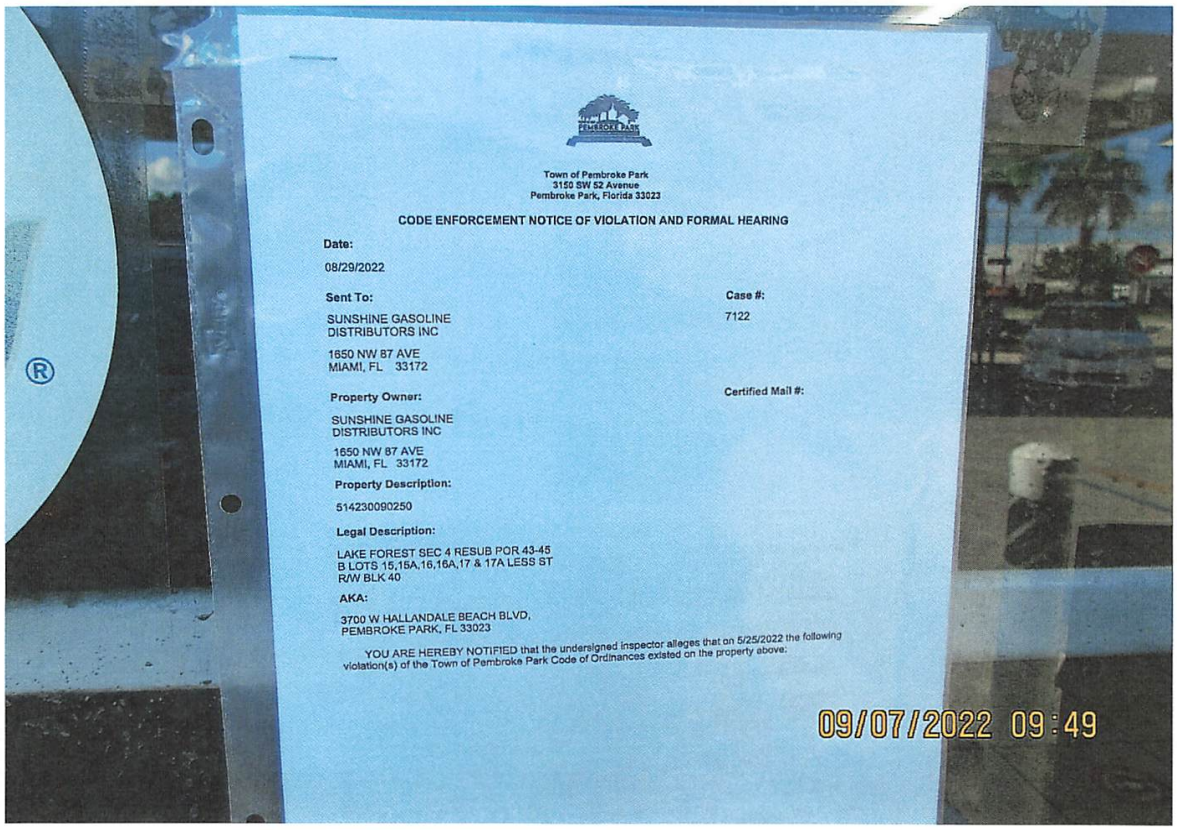
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

3700
CASHIER
$50
Pull
NO MASK
NO ENTRY
" IT IS UNLAWFUL FOR ANY PERSON TO CONSUME, OR POSSESS, IN AN OPEN CONTAINER, ANY ALCOHOLIC BEVERAGE IN THIS STORE OR WITHIN 100 FEET OF ANY PART OF THIS STORE. VIOLATORS ARE SUBJECT TO ARREST AND PROSECUTION"
09/07/2022 09:49


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Case #:
7122
Property Owner:
SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87 AVE
MIAMI, FL 33172
Certified Mail #:
Property Description:
514230090250
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40
AKA:
3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
09/07/2022 09:49

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

08/29/2022

**Sent To:**

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

**Case #:**

7122

**Property Owner:**

SUNSHINE GASOLINE
DISTRIBUTORS INC

1650 NW 87 AVE
MIAMI, FL 33172

**Certified Mail #:**

**Property Description:**

514230090250

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B LOTS 15,15A,16,16A,17 & 17A LESS ST
R/W BLK 40

**AKA:**

3700 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 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 5-103 (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 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 15 |

White fence wall is damage. Repair with plans for permit and inspections.
Contact the Building Dept at 954-966-4600, ext 182. for 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 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.**

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

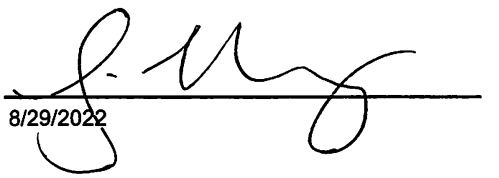
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 7122 | 05/25/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| SUNSHINE GASOLINE DISTRIBUTORS INC<br>1650 NW 87 AVE<br>MIAMI, FL 33172 | 514230090250 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOTS 15,15A,16,16A,17 & 17A LESS ST R/W BLK 40 | 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/25/2022 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 5-103 (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 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 15 |

Notes/Means of Correction:

White fence wall is damage. Repair with plans for permit and inspections.
Contact the Building Dept at 954-966-4600, ext 182. for permits.

*If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Enforcement Officer

09/02/2021 12:29

09/02/2021 12:24

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #7122

Hasler FIRST-CLASS MAIL
05/26/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

Sunshine Gasoline Distributors Inc.
3700 W Hallandale Beach Blvd
Pembroke Park, FL 33023

NIXIE 331 DE 1 0006/02/22
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA
33023>5413 BC: 33023541350 *1787-04989-02-20

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090493

**Legal Description**

**Case Status** Closed **Case #** 7380

**Notes** Repeat violation
1. Banner in front of the property. Banners are prohibited, remove banner.
2. Portable container on premise. Can remain on premise temporarily with open building permit.
3. Damaged chain-link fence. Obtain plans for permit and inspections.
4. Trash and debris around all perimeters of property. Remove trash and debris.
6. Bare spots on back end (east side) of the property. Plant new sod on swale area.
Contact the Building Dept at 954-966-4600, ext. 182.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/9/2022 | | Notice of Violation | Regular Mail |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 9/22/2022 | 9/21/2022 | Final Order | Certified Mail<br>Hand |
| 3/2/2023 | | Affidavit of Compliance | Hand |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>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. | 3/2/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | 3/2/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(l). - Exterior maintenance of structures and premises | Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission. | 3/2/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 3/2/2023 |
| 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... | 3/2/2023 |
| 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) | 3/2/2023 |
| ZONING | Sec. 28-346 (f) - Portable storage units | (f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1... | 3/2/2023 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 3/2/2023 | $36,500.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$36,600.00** |

## Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$36,600.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 10, 2023
**INVOICE #** 435
**FOR:**

Case # 7380
HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

HANLEX PROPERTIES LLC
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103(c)(h)(l); 5-105; 21-19; 27-33 and 28-346(f).** | | |
| | Final Order 09/21/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 146 | Day(s) of Per Diem from (10/07/2022-03/02/2023) | $ 250.00 | $ 36,500.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 5,475.00 |
| | 5,475.00 + 100.00 | | $ 5,575.00 |
| | | **Balance** | $ 36,600.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

HANLEX PROPERTIES LLC CASE NO. 7380

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HANLEX PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 10:29 A.M. ON THE 05 DAY OF MAY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

5/9/23

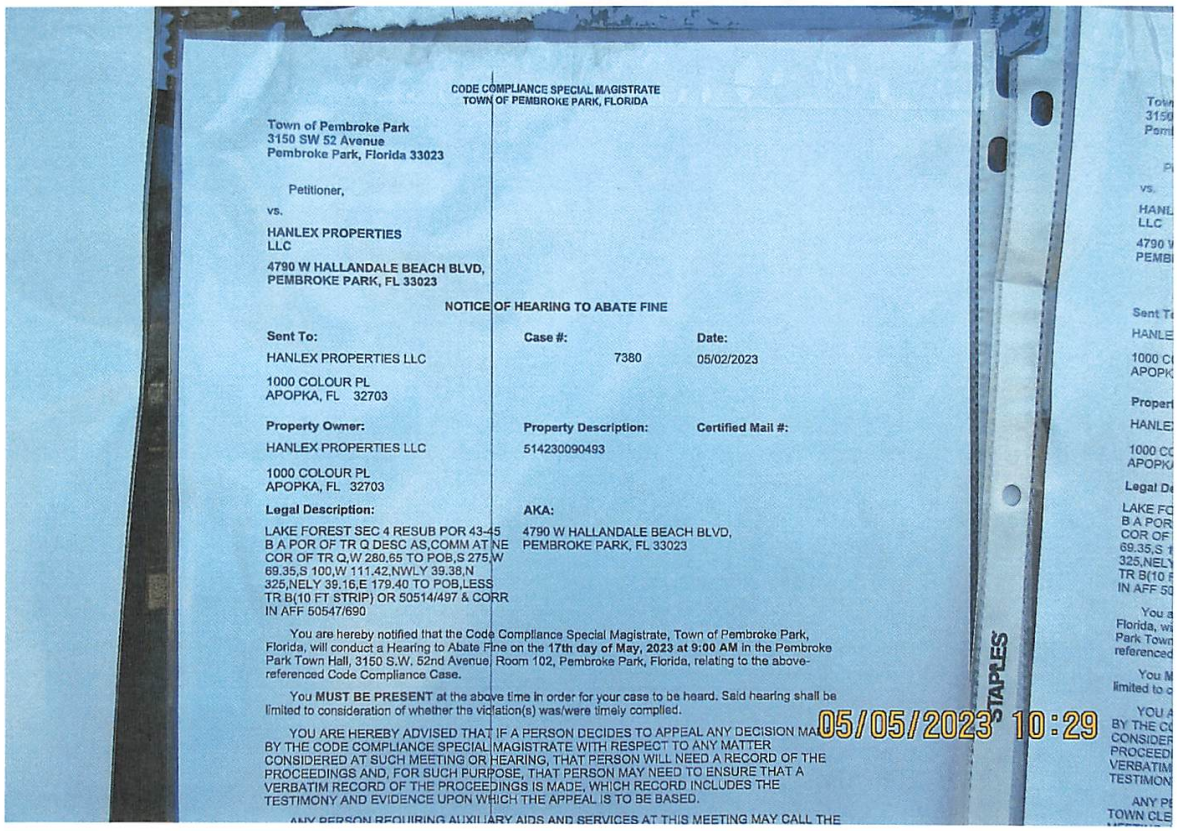
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

HANLEX PROPERTIES
LLC

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**NOTICE OF HEARING TO ABATE FINE**

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 7380 | 05/02/2023 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275.W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD,<br>PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **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 MA
BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER
CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE
PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A
VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE
TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**HANLEX PROPERTIES LLC**

**4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 7380 | 05/02/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| **Legal Description:** | **AKA:** |
|---|---|
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YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/1/23 Phone #: (305) 200-8674

Case # 7380 E-mail: michelle@sdtriallaw.com

Address of Violation: 4790 W. Hallandale Blvd., Pembroke Park, FL (Dollar General)

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Michelle Vargas, Esq. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7380 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the May 17, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $ 34,350.00 for violation(s)of the Town's Code of Ordinances: Section 5-103(c); Section 5-103(h); Section 5-103(l); Section 5-105; Section 21-19; Section 27-33; Section 28-346(f)

Brief summary for request: Unfortunately Dollar General store personnel delayed in advising management of the outstanding violations. Once notified, management attempted to resolve the violations as expeditiously as possible. Some work required obtaining permits. The store has now fully complied with all outstanding violations. It should be noted that some of the violations overlap with other cases.

Michelle Vargas, Esq.
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Miami-Dade
Personally appeared before me the undersigned authority, Michelle Vargas and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 05/01/2023.

Notary Public State of Florida: _____ My Commission expires: 2/27/2026

ELENA DORONINA
Notary Public, State Of Florida
Commission No. HH 233723
My Commission Expires: 2/27/2026

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>HANLEX PROPERTIES LLC<br>Respondent(s) | ) | Case No.: 7380 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: HANLEX PROPERTIES LLC

FOLIO NO.: 5142 30 09 0493

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(h)(l); 5-105; 21-19; 27-33 and 28-346(f). 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)(h)(l); 5-105; 21-19; 27-33 and 28-346(f) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 21st day of September 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 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
$ 7.85

Total Postage and
$

Sent To
HANLEX PROPERTIES LLC
PISTOR, HANS B

Street and Apt. No.
HAF #6288, #6147, #7380
1000 COLOUR PL, STE 200

City, State, ZIP+4®
APOPKA FL 32703

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 0143

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and
$

Sent To
HANLEX PROPERTIES LLC

Street and Apt. No.
HAF #6288, #6147, #7380
4790 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33023

Postmark Here

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:

HANLEX PROPERTIES LLC
HAF #6288, #6147, #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7760 86

2. Article Number (Transfer from service label)

7022 2410 0001 1497 0143

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

7020 0640 0000 5918 9362

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage
$

Sent To HANLEX PROPERTIES LLC
Street and Apt. F.O #7380
City, State, ZIP 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33023

PS Form 380

WEST POSTAL STORE
SEP 26 2022
FLORIDA 33021
Postmark Here

7020 0640 0000 5918 9379

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To HANLEX PROPERTIES LLC
Street and Apt. No PISTOR, HANS B
City, State, ZIP+4 F.O #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

PS Form 3800, A

WEST POSTAL STORE
SEP 26 2022
FLORIDA 33021
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:

HANLEX PROPERTIES LLC
PISTOR, HANS B
F.O #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

9590 9402 6921 1104 9661 42

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 9379

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Reception
C. Date of Delivery 10/3/22

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

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

## Case Overview

### Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| HANLEX PROPERTIES LLC | 1000 COLOUR PL APOPKA, FL 32703 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Legal Description**

**Case Status** Open **Case #** 7380 **Date Next Inspection** 9/21/2022

**Notes** Repeat violation
1. Banner in front of the property. Banners are prohibited, remove banner. Completed as of 9/2/22
2. Portable container on premise. Can remain on premise temporarily with open building permit. Completed
3. Damaged chain-link fence. Obtain plans for permit and inspections. Repaired completed
4. Trash and debris around all perimeters of property. Remove trash and debris. in complete
6. Bare spots on back end (east side) of the property. Plant new sod on swale area. in complete
Contact the Building Dept at 954-966-4600, ext. 182.

### Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/9/2022 | | Notice of Violation | Regular Mail 8/10/22 |
| 8/29/2022 | 9/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 9/7/22<br>Certified Mail 8/30/22 |

### Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(c). - Exterior maintenance of structures and premises | Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair. | Not in Compliance - Reinspection Date: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |

## Case Overview

| | | | |
|---|---|---|---|
| SIGNS AND ADVERTISING | Sec. 21-19. - Prohibited signs. | The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate... | Not in Compliance - Reinspection Date: 9/21/2022 |
| 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: 9/21/2022 |
| 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: 9/21/2022 |

7020 0640 0000 5922 2700

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To HANLEX PROPERTIES LLC
N.O.H #7380

Street and Apt. No., 4790 W HALLANDALE BEACH BLVD,

City, State, ZIP+4® PEMBROKE PARK, FL, 33023

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE AUG 30 2022 33021 Postmark Here

7020 0640 0000 5922 2717

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage and
$

Sent To HANLEX PROPERTIES LLC
PISTOR, HANS B

Street and Apt. No., N.O.H #7380

City, State, ZIP+4® 1000 COLOUR PL,
APOPKA, FL, 32703

PS Form 3800, Apr

USPS HILLCREST POSTAL STORE AUG 30 2022 33021 Postmark Here

7020 0640 0000 5922 2779

**U.S. Postal Service™**
**CERTIFIED MAIL® RECEIPT**
*Domestic Mail Only*

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Total Postage an
$

Sent To HANLEX PROPERTIES LLC
PISTOR, HANS B

Street and Apt. N N.O.H #7380

City, State, ZIP+4 1000 COLOUR PL, STE 200
APOPKA, FL, 32703

PS Form 3800,

BOYNTON BEACH, FL 33437 SEP - 8 2022 US POSTAL SERVICE 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:

HANLEX PROPERTIES LLC
N.O.H #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9856 17

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2700

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 9-2

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ ail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**

7380

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Pistor, Hans B
1000 Color Place ste 200
Apopka, FL 32703

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7380

Hasler FIRST-CLASS MAIL
08/10/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

Hanlex Properties LLC
4790 W. Hallandale Beach Blvd
Pembroke Park, FL 33023

# Detail by Entity Name

Florida Limited Liability Company
HANLEX PROPERTIES, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L13000052197 |
| **FEI/EIN Number** | 46-2494319 |
| **Date Filed** | 04/09/2013 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

**Mailing Address**

1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Changed: 04/18/2022

**Registered Agent Name & Address**

PISTOR, HANS B
1000 COLOR PLACE
STE 200
APOPKA, FL 32703

Address Changed: 04/18/2022

**Authorized Person(s) Detail**

**Name & Address**

Title MANAGER

Pistor, Hans
1000 COLOR PLACE
STE 200
APOPKA, FL 32703

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 4790 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | HANLEX PROPERTIES LLC |
| Mailing Address | 1000 COLOUR PL APOPKA FL 32703-7753 |

| | |
|---|---|
| ID # | 5142 30 09 0493 |
| Millage | 0613 |
| Use | 11-01 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 |

**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* | $769,700 | $1,356,550 | $2,126,250 | $2,126,250 | |
| 2021 | $769,700 | $1,220,300 | $1,990,000 | $1,990,000 | $42,794.16 |
| 2020 | $769,700 | $1,637,190 | $2,406,890 | $2,406,890 | $51,945.02 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $2,126,250 | $2,126,250 | $2,126,250 | $2,126,250 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $2,126,250 | $2,126,250 | $2,126,250 | $2,126,250 |
| 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 | $2,126,250 | $2,126,250 | $2,126,250 | $2,126,250 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 2/8/2014 | AF*-T | | 112099165 |
| 1/27/2014 | WD*-E | $500,000 | 112072788 |
| | | | |
| | | | |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.25 | 68,418 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 9785 |
| Eff./Act. Year Built: 2015/2014 | | |

**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. )

)

HANLEX PROPERTIES LLC CASE NO. 7380

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: HANLEX PROPERTIES LLC AT 09:39 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

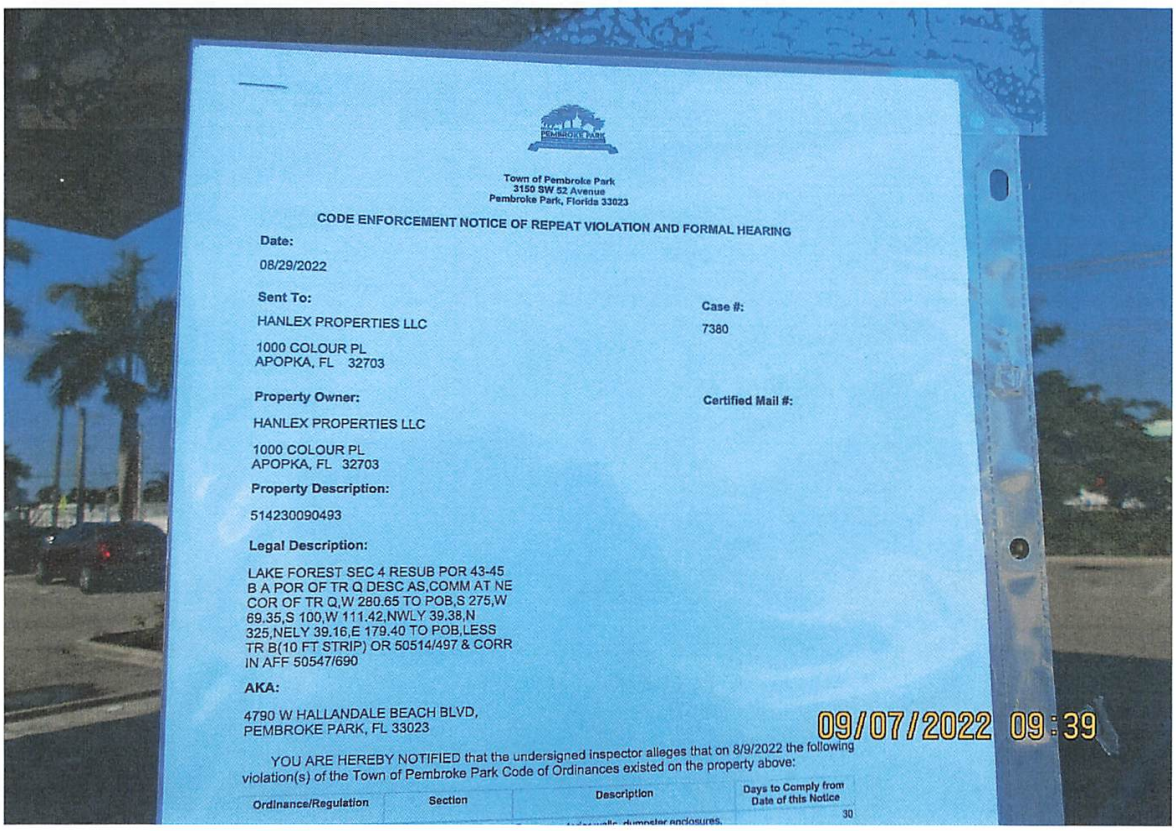
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

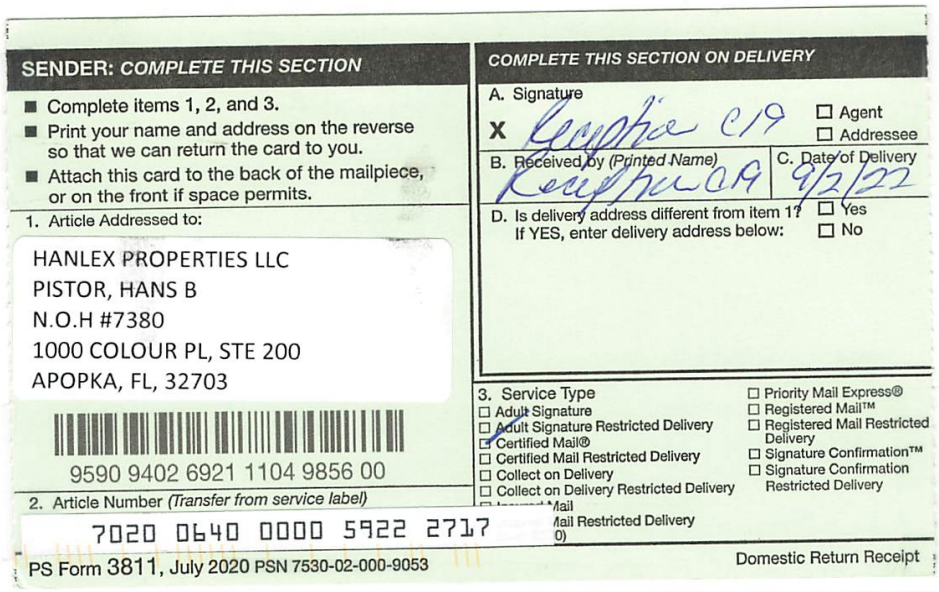
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Save
Save
Every
Time.
Money.
Day!
4790
DOLLAR GENERAL
09/07/2022 09:39


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
08/29/2022
Sent To:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Case #:
7380
Property Owner:
HANLEX PROPERTIES LLC
1000 COLOUR PL
APOPKA, FL 32703
Certified Mail #:
Property Description:
514230090493
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B A POR OF TR Q DESC AS,COMM AT NE
COR OF TR Q,W 280.65 TO POB,S 275,W
69.35,S 100,W 111.42,NWLY 39.38,N
325,NELY 39.16,E 179.40 TO POB,LESS
TR B(10 FT STRIP) OR 50514/497 & CORR
IN AFF 50547/690
AKA:
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
09/07/2022 09:39
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
30



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

HANLEX PROPERTIES LLC
PISTOR, HANS B
N.O.H #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

9590 9402 6921 1104 9856 00

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 2717

**COMPLETE THIS SECTION ON DELIVERY**

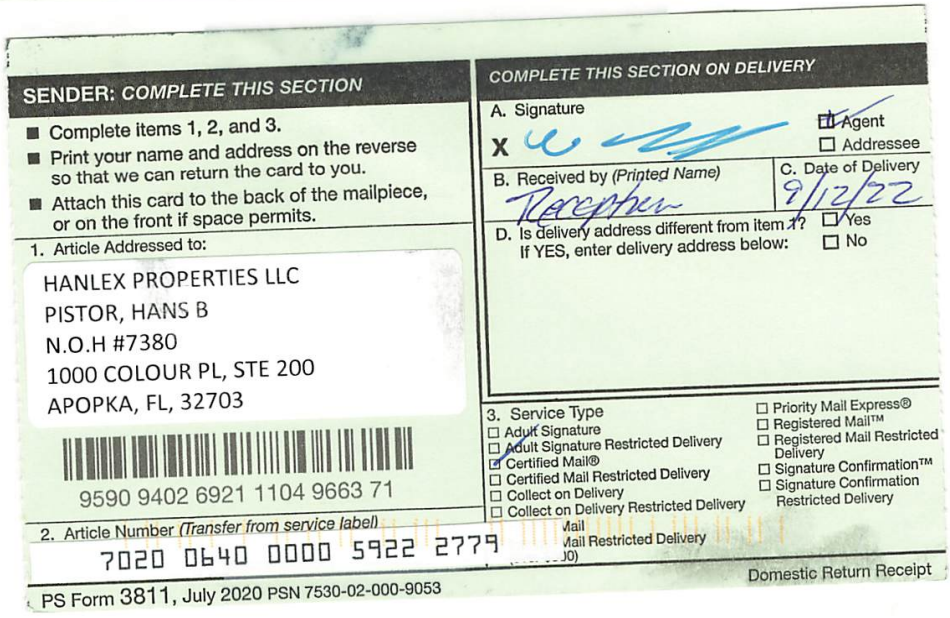
A. Signature
X Sophia C/9 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Sophia C/9 | C. Date of Delivery 9/2/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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HANLEX PROPERTIES LLC
PISTOR, HANS B
N.O.H #7380
1000 COLOUR PL, STE 200
APOPKA, FL, 32703

9590 9402 6921 1104 9663 71

2. Article Number *(Transfer from service label)*

7020 0640 0000 5922 2779

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9/12/22

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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

**Date:**

08/29/2022

**Sent To:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Case #:**

7380

**Property Owner:**

HANLEX PROPERTIES LLC

1000 COLOUR PL
APOPKA, FL 32703

**Certified Mail #:**

**Property Description:**

514230090493

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690

**AKA:**

4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(c). - Exterior maintenance of structures and premises | Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair. | 30 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(h). - Exterior maintenance of structures and premises | Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal. | 30 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(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. | 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 30 |
| 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.<br><br>(Ord. No. 72-4-1, § 4b., 4-5-72) | 30 |

| | | | |
|---|---|---|---|
| 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.<br><br>(Ord. No. 1... | 30 |

Repeat violation
1. Banner in front of the property. Banners are prohibited, remove banner.
2. Portable container on premise. Can remain on premise temporarily with open building permit.
3. Damaged chain-link fence. Obtain plans for permit and inspections.
4. Trash and debris around all perimeters of property. Remove trash and debris.
6. Bare spots on back end (east side) of the property. Plant new sod on swale area.
Contact the Building Dept at 954-966-4600, ext. 182.

*If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.**

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

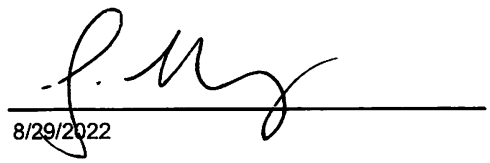
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer



8/29/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 7380 | 08/09/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| HANLEX PROPERTIES LLC<br>1000 COLOUR PL<br>APOPKA, FL 32703 | 514230090493 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B A POR OF TR Q DESC AS,COMM AT NE COR OF TR Q,W 280.65 TO POB,S 275,W 69.35,S 100,W 111.42,NWLY 39.38,N 325,NELY 39.16,E 179.40 TO POB,LESS TR B(10 FT STRIP) OR 50514/497 & CORR IN AFF 50547/690 | 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(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(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. | 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:<br><br>(1) Animated signs;<br>(2) Sidewalk or sandwich signs;<br>(3) Snipe signs, with the exception of political signs;<br>(4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;<br>(5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;<br>(6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;<br>(7) Roof signs;<br>(8) Billboards; except as provided for in section 21-20(4);<br>(9) Advertising benches; people shelters or bus shelters; except by municipal contract;<br>(10) Box or cabinet signs; except as allowed by this article;<br>(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;<br>(12) Sign locate... | 30 |
| 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.<br><br>(Ord. No. 72-4-1, § 4b., 4-5-72) | 30 |
| 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.<br><br>(Ord. No. 1... | 30 |

Notes/Means of Correction:

1. Banner in front of the property. Banners are prohibited, remove banner.
2. Portable container on premise. Can remain on premise temporarily.
3. Damaged chain-link fence. Obtain plans for permit and inspections.
4. Trash and debris around on back end of the property. Remove trash and debris.
6. Bare spots on back end (east side) of the property. Plant new sod on swale area.

Contact the Building Dept at 954-966-4600, ext. 182.

*If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joceline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

7020 0640 0000 5918 9362

Hasler
09/26/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

AMC

HANLEX PROPERTIES LLC
F.O #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

NIXIE 331 DE 1 0010/02/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *2906-05181-27-00

9327010650214505 IA

33023>5413

33023#4341 C01

CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HANLEX PROPERTIES LLC
F.O #7380
4790 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9661 35

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9362

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ ail
☐ ail Restricted Delivery
(Over $500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Save
Save
Every
Time.
Money.
Day!
4790
DOLLAR GENERAL
DOLLAR GENE
CAUTION STAND CLEAR
Now SAVE Even M
09/07/2022 09:39

DOLLAR GENERAL
Now SAVE Even M
Energizer
09/07/2022 09:39

DOLLAR GENE
SAVE Even More
09/07/2022 09:39

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09/07/2022 09:39

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CODE ENFORCEMENT
09/07/2022 09:35

09/07/2022 09:35

09/07/2022 09:35

AHEAD
09/07/2022 09:36

09/07/2022 09:36

09/07/2022 09:36

09/07/2022 09:36

09/07/2022 09:37

09/07/2022 09:37

09/07/2022 09:37

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| ORION HALLANDALE LLC | 5200 NW 77 CT DORAL, FL 33166 | 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090100

**Legal Description**

**Case Status** Closed **Case #** 7448

**Notes**

1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/25/2022 | | Notice of Violation | Regular Mail |
| 11/30/2022 | 12/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 12/21/2022 | 12/21/2022 | Final Order | Certified Mail |
| 4/13/2023 | | Affidavit of Compliance | Regular Mail |
| 5/4/2023 | 5/17/2023 | Notice of Formal Hearing - Abate Fine | Affidavit of Service/Posted to Property<br>Certified Mail |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| 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. | 4/13/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 4/13/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | 4/13/2023 |

## Fines

## Case Overview

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | 4/13/2023 | $5,750.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$5,850.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$5,850.00** |

**Town of Pembroke Park**

**INVOICE**

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

**DATE:** May 15, 2023
**INVOICE #** 435
**FOR:**

Case #7448
ORION HALLANDALE LLC
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**Bill To:**

ORION HALLANDALE LLC
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

| QUANITY | DESCRIPTION | FEE | AMOUNT |
|---|---|---|---|
| | **Town Of Pembroke Park Ordinances Sections 5-103(i); 5-105 and 5-17.** | | |
| | Amended Final Order 12/21/2022 | | |
| 1 | Admin Fee | $ 100.00 | $ 100.00 |
| 23 | Day(s) of Per Diem from (03/21/2023-04/13/2023) | $ 250.00 | $ 5,750.00 |
| | Recommend to Abate Per Diem Fine by 85% | | $ 863 |
| | 863.00 + 100.00 | | $ 963 |
| | | **Balance** | $ 5,850.00 |

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

ORION HALLANDALE LLC CASE NO. 7448

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ORION HALLANDALE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ORION HALLANDALE LLC AT 10:38 A.M. ON THE 05 DAY OF MAY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

5/9/23

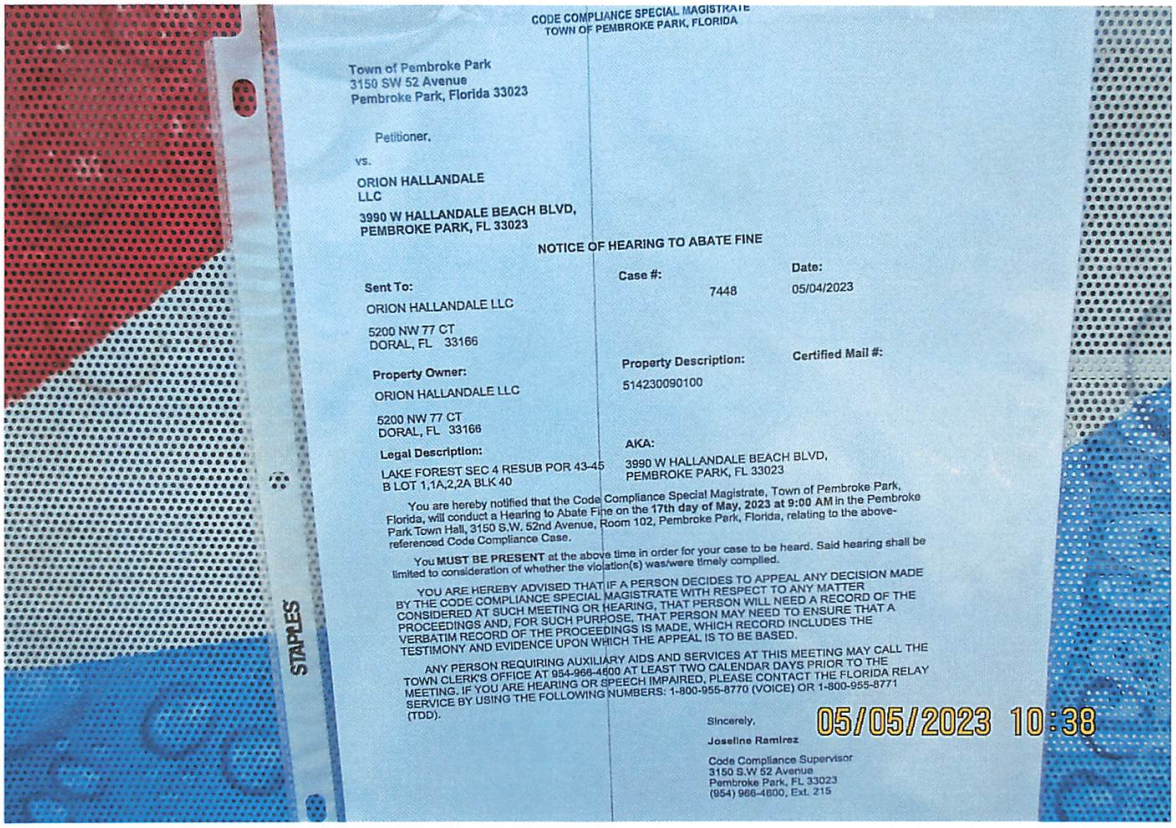
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ORION HALLANDALE
LLC

3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

**NOTICE OF HEARING TO ABATE FINE**

**Sent To:**
ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

**Property Owner:**
ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

**Legal Description:**
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 1,1A,2,2A BLK 40

**Case #:** 7448

**Date:** 05/04/2023

**Property Description:**
514230090100

**Certified Mail #:**

**AKA:**
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

05/05/2023 10:38

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**ORION HALLANDALE LLC**

**3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO ABATE FINE

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| ORION HALLANDALE LLC<br>5200 NW 77 CT<br>DORAL, FL 33166 | 7448 | 05/04/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| ORION HALLANDALE LLC<br>5200 NW 77 CT<br>DORAL, FL 33166 | 514230090100 | |

| **Legal Description:** | **AKA:** |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 40 | 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 5/3/2023

Phone #: 305-883-8687

Case # 7448

E-mail: info@omsps.com

Address of Violation: 3990 W Hallandale Beach Blvd, Pembroke Park, FL

## PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jonathan Baixauli (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7448 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the May 17th, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on May 3rd, 2023 imposing the fine of $ 5,850.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-103(i), Sec. 5-105 and Sec. 5-17

Brief summary for request: We evicted a tenant due to this issue and once he was out, we took over the repairs. Therefore, we would like to discuss the possibility of reducing the fine.

Jonathan Baixauli
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Jonathan Baixauli and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on May 3rd, 2023.

Notary Public State of Florida: Shehadah My Commission expires: oct-18-2025

JACOB SHEHADAH
MY COMMISSION # HH 188197
EXPIRES: October 18, 2025
Bonded Thru Notary Public Underwriters

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| ORION HALLANDALE LLC | 5200 NW 77 CT DORAL, FL 33166 | 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

**Folio**

514230090100

**Legal Description**

**Case Status** Open **Case #** 7448 **Date Next Inspection** 12/21/2022

**Notes**

1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 8/25/2022 | | Notice of Violation | Regular Mail 8/25/22 |
| 11/30/2022 | 12/21/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 12/7/22<br>Certified Mail 12/1/22 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| 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: 12/21/2022 |
| 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: 12/21/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 12/21/2022 |

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

| | | |
|---|---|---|
| TOWN OF PEMBROKE PARK, FLORIDA,<br>Petitioner,<br><br>vs.<br><br>ORION HALLANDALE LLC<br>Respondent(s) | ) | Case No.: 7448 |

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ORION HALLANDALE LLC

FOLIO NO.: 5142 30 09 0100

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A 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) 5-17; 5-103(i) and 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) 5-17; 5-103(i) and 5-105. **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. 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 21st day of December 2022.

**TOWN OF PEMBROKE PARK**

Andre Mckenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of December, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ORION HALLANDALE LLC
(FO-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7802 70

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2897

**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:

ORION HALLANDALE LLC
(FO-7448)
5200 NW 77 CT
DORAL FL 33166

9590 9402 7912 2234 7802 87

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2903

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 12/27

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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**

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHEHADEH GIANNAMORE, PLLC
(FO-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

9590 9402 7912 2234 7802 94

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 2910

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

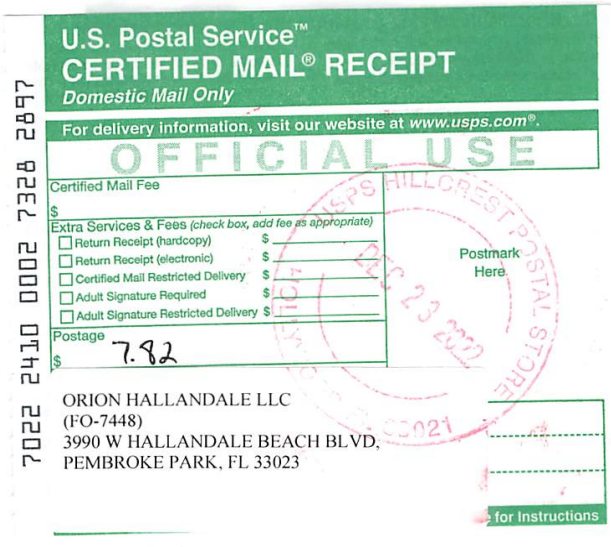
B. Received by *(Printed Name)* | C. Date of Delivery 12/27/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

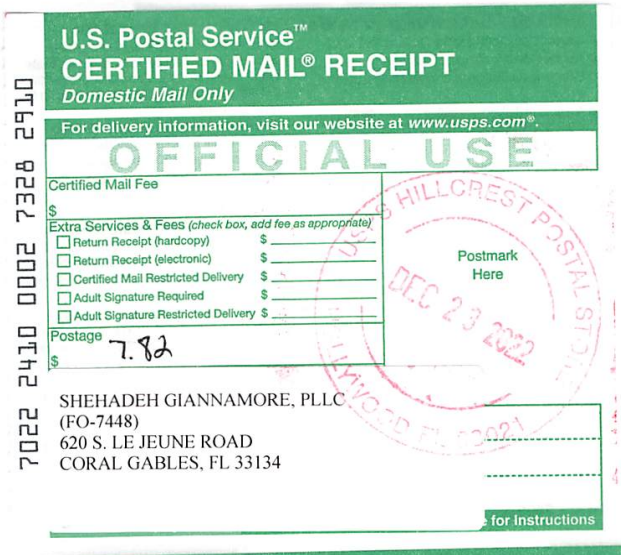
3. Service Type

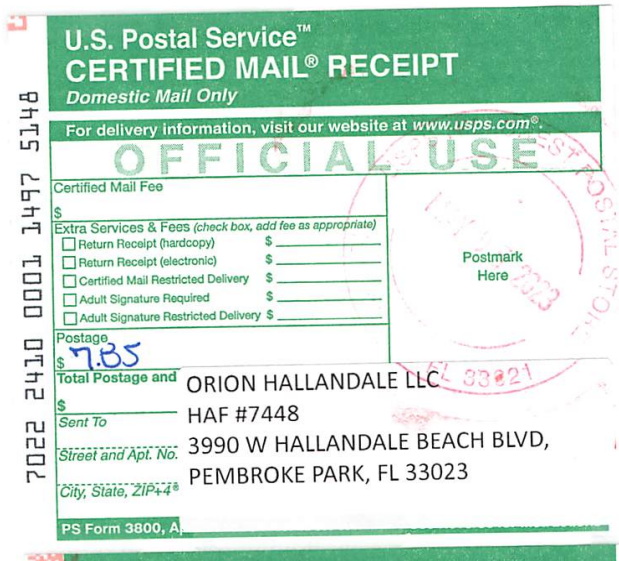
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

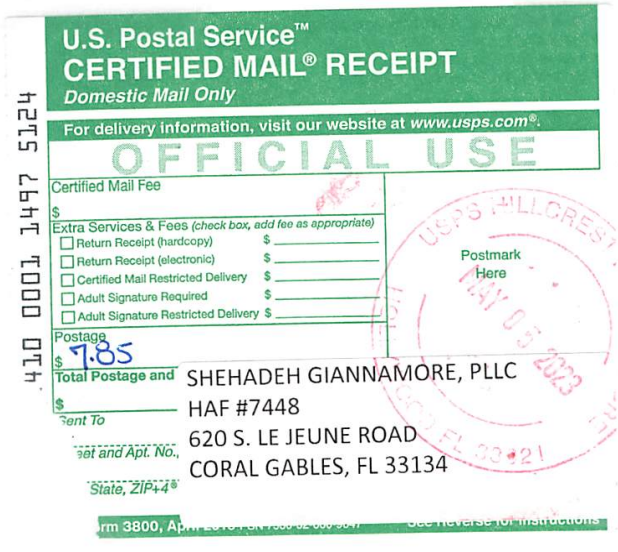
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
DEC 23 2022
7022 2410 0002 7328 2897
ORION HALLANDALE LLC
(FO-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
for Instructions

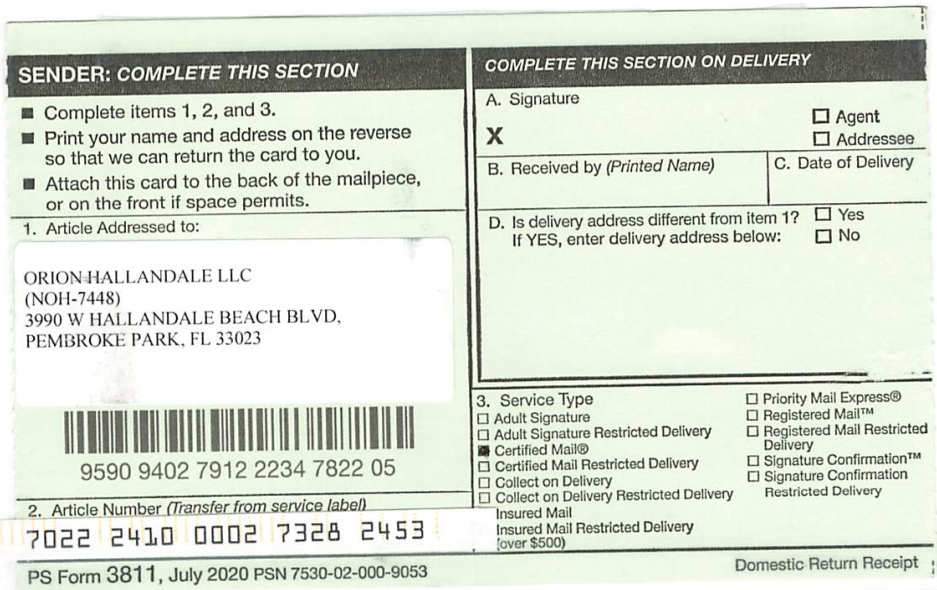
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
DEC 23 2022
7022 2410 0002 7328 2903
ORION HALLANDALE LLC
(FO-7448)
5200 NW 77 CT
DORAL FL 33166
See Reverse for Instructions


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.82
Postmark Here
DEC 23 2022
7022 2410 0002 7328 2910
SHEHADEH GIANNAMORE, PLLC
(FO-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134
for Instructions


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Postmark Here
DEC 23 2022
7022 2410 0001 1497 5148
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
ORION HALLANDALE LLC
HAF #7448
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023
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
7.85
Postmark Here
DEC 05 2023
7022 2410 0001 1497 5124
Total Postage and
Sent To
Street and Apt. No.,
State, ZIP+4®
SHEHADEH GIANNAMORE, PLLC
HAF #7448
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134
rm 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
7.85
Postmark Here
DEC 05 2023
7022 2410 0001 1497 5131
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
ORION HALLANDALE LLC
HAF #7448
5200 NW 77 CT
DORAL FL 33166
PS Form 3800, Apri



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

ORION HALLANDALE LLC
(NOH-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7822 05

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2453

**COMPLETE THIS SECTION ON DELIVERY**

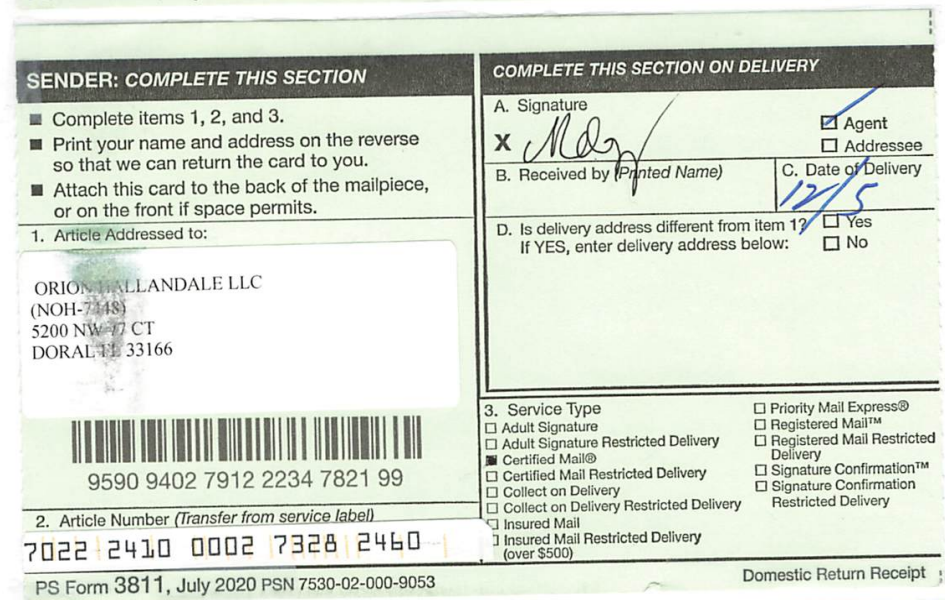
A. Signature
X ☐ Agent ☐ Addressee

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



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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ORION HALLANDALE LLC
(NOH-7448)
5200 NW 77 CT
DORAL FL 33166

9590 9402 7912 2234 7821 99

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 2460

**COMPLETE THIS SECTION ON DELIVERY**

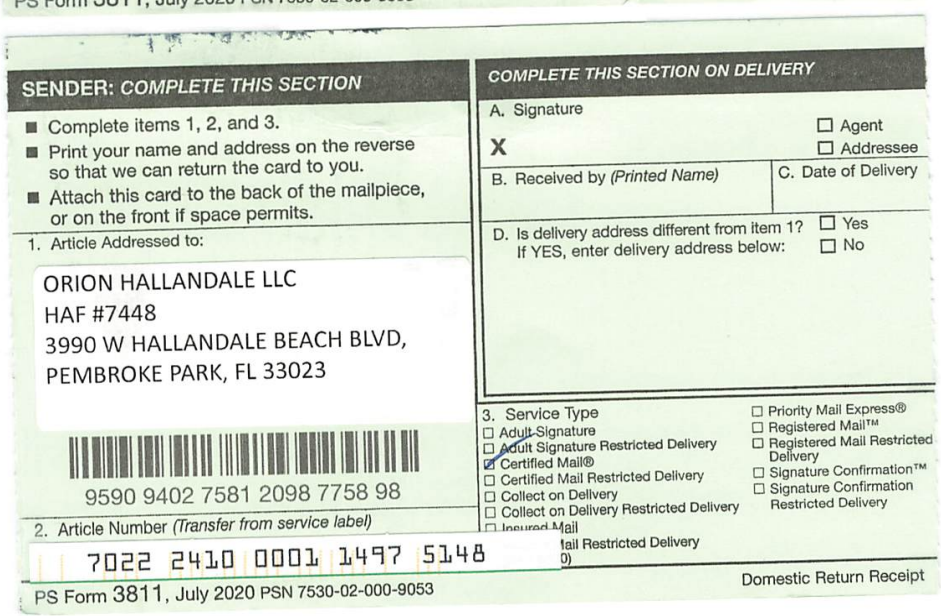
A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 12/5

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**

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- Print your name and address on the reverse so that 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:

ORION HALLANDALE LLC
HAF #7448
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

9590 9402 7581 2098 7758 98

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 5148

**COMPLETE THIS SECTION ON DELIVERY**

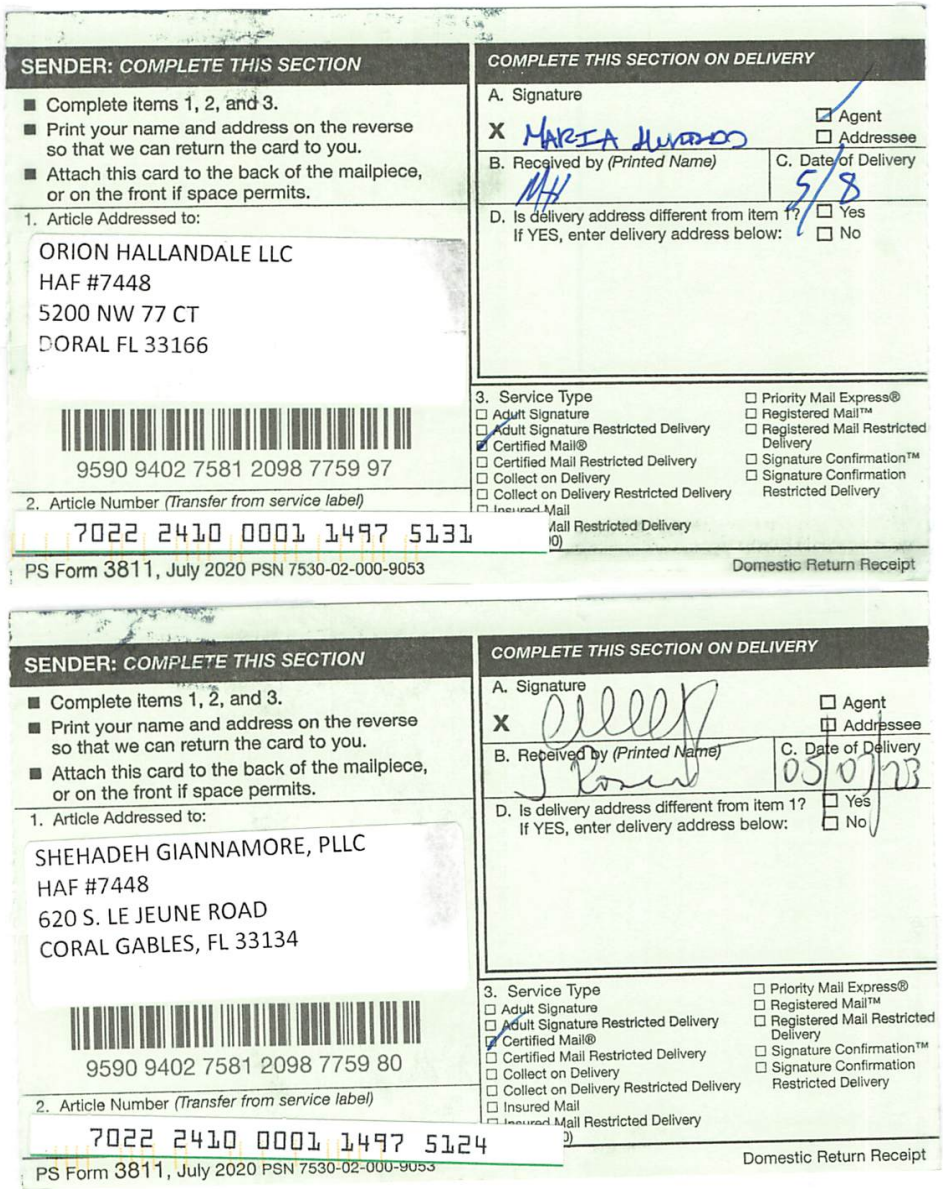
A. Signature
X ☐ Agent ☐ Addressee

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:

ORION HALLANDALE LLC
HAF #7448
5200 NW 77 CT
DORAL FL 33166

9590 9402 7581 2098 7759 97

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 5131

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X MARIA HUDDOO ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* MH

C. Date of Delivery 5/8

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

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- Print your name and address on the reverse so that 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:

SHEHADEH GIANNAMORE, PLLC
HAF #7448
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

9590 9402 7581 2098 7759 80

2. Article Number *(Transfer from service label)*

7022 2410 0001 1497 5124

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 05/07/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7022 2410 0002 7328 2477

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ DEC 1 2022
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

SHEHADEH GIANNAMORE, PLLC
(NOH-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

for Instructions

7022 2410 0002 7328 2460

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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

ORION HALLANDALE LLC
(NOH-7448)
5200 NW 77 CT
DORAL FL 33166

for Instructions

7022 2410 0002 7328 2453

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OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $ DEC 1 2022
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.82

Postmark Here

ORION HALLANDALE LLC
(NOH-7448)
3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

for Instructions

**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:

SHEHADEH GIANNAMORE, PLLC
(NOH-7448)
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

9590 9402 7912 2234 7821 82

2. Article Number (Transfer from service label)
7022 2410 0002 7328 2477

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name)
X [signature]

C. Date of Delivery
12/05/22

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

**TOWN OF PEMBROKE PARK**

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7448

Hasler FIRST CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰

ZIP 33023
011D10656696

**Sent To:**

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

**Case #:**

7448

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7448

ORION HALLANDALE LLC
5200 NW 77 CT
DORAL, FL 33168

Hasler FIRST-CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV-7448

SHEHADEH GIANNAMORE, PLLC
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

Hasler FIRST-CLASS MAIL
08/26/2022
US POSTAGE $000.57⁰
ZIP 33023
011D10656696

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 3990 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023 |
| Property Owner | ORION HALLANDALE LLC |
| Mailing Address | 5200 NW 77 CT DORAL FL 33166 |

| | |
|---|---|
| ID # | 5142 30 09 0100 |
| Millage | 0613 |
| Use | 26-02 |

| | |
|---|---|
| Abbr Legal Description | LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A 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* | $310,780 | $496,230 | $807,010 | $807,010 | |
| 2021 | $270,330 | $496,230 | $766,560 | $766,560 | $16,484.57 |
| 2020 | $266,380 | $496,230 | $762,610 | $762,610 | $16,458.51 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $807,010 | $807,010 | $807,010 | $807,010 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $807,010 | $807,010 | $807,010 | $807,010 |
| 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 | $807,010 | $807,010 | $807,010 | $807,010 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 8/30/2021 | WD-D | $900,000 | 117561567 |
| 3/30/2018 | WD-D | $800,000 | 114986391 |
| 3/10/2016 | QCD-D | $210,000 | 113669383 |
| 4/11/2011 | SWD-Q | $600,000 | 47874 / 1308 |
| 7/1/1993 | WD | $100 | 20985 / 699 |

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $15.75 | 19,732 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2331 |
| Eff./Act. Year Built: 1975/1974 | | |

**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
ORION HALLANDALE, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L21000381864 |
| **FEI/EIN Number** | 87-2380123 |
| **Date Filed** | 08/25/2021 |
| **Effective Date** | 08/25/2021 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

5200 NW 77 CT
DORAL, FL 33166

**Mailing Address**

5200 NW 77 CT
DORAL, FL 33166

**Registered Agent Name & Address**

SHEHADEH GIANNAMORE, PLLC
620 S. LE JEUNE ROAD
CORAL GABLES, FL 33134

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

ORION ADMINISTRATION, INC.
5200 NW 77 CT
DORAL, FL 33166

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2022 | 04/22/2022 |

**Document Images**

| | |
|---|---|
| 04/22/2022 -- ANNUAL REPORT | View image in PDF format |
| 08/25/2021 -- Florida Limited Liability | View image in PDF format |

**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

ORION HALLANDALE LLC CASE NO 7448

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: ORION HALLANDALE LLC AT 8:37. ON THE 7TH DAY OF DECEMBER 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 19 day of Dec, 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 _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

11/30/2022

**Sent To:**

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

**Case #:**

7448

**Property Owner:**

ORION HALLANDALE LLC

5200 NW 77 CT
DORAL, FL 33166

**Certified Mail #:**

**Property Description:**

514230090100

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 1,1A,2,2A BLK 40

**AKA:**

3990 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 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 5-103(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 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 31 |

| | | | |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 31 |

1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

*If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of December, 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

11/30/2022

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

| Sent To: | Case #: | Date: |
|---|---|---|
| ORION HALLANDALE LLC<br>5200 NW 77 CT<br>DORAL, FL 33166 | 7448 | 08/25/2022 |

| Property Owner: | Property Description: | Certified Mail #: |
|---|---|---|
| ORION HALLANDALE LLC<br>5200 NW 77 CT<br>DORAL, FL 33166 | 514230090100 | |

| Legal Description: | AKA: |
|---|---|
| LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 1,1A,2,2A BLK 40 | 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 |

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/25/2022 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 5-103(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 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | 31 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 31 |

Notes/Means of Correction:

1)The entire parking lot is in a faded condition that requires repair. CORRECTIVE ACTION: Obtain plans and inspections for required permits and re-blacktop and re-stripe the parking lot
2)There are damaged/Broken parking bumpers. Corrective action: Repair/Replace all broken parking bumpers
3)There is trash throughout the property and on the swale. CORRECTIVE ACTION: Remove all trash from the property
4)The trees on this property are overgrown and require trimming. CORRECTIVE ACTION: Trim all overgrown trees

*If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Erik Richwagen
Code Enforcement Officer

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MURRAY FAMILY ASSOCIATES LLP | 1922 NE 149 ST NORTH MIAMI, FL 33181 | 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 |

**Folio**

514229070020

**Legal Description**

**Case Status** Open **Case #** 7225 **Date Next Inspection** 5/17/2023

**Notes** 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 7/1/2022 | | Notice of Violation | Regular Mail |
| 11/1/2022 | 11/16/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 11/16/2022 | 11/16/2022 | Final Order | Certified Mail |
| 2/14/2023 | 2/15/2023 | Notice of Formal Hearing - Extension of Time | Hand |
| 2/15/2023 | 2/15/2023 | Amended Final Order | Certified Mail |
| 5/16/2023 | 5/17/2023 | Notice of Formal Hearing - Extension of Time | Hand |

## 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: 5/17/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/17/2023 |

## Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $0.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$200.00** |

## Case Overview

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | Total Payments | $0.00 |
| | Fees Outstanding | $200.00 |

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park**
**3150 SW 52 Avenue**
**Pembroke Park, Florida 33023**

Petitioner,

vs.

**MURRAY FAMILY ASSOCIATES LLP**

**3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009**

## NOTICE OF HEARING TO EXTEND TIME

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| MURRAY FAMILY ASSOCIATES LLP<br>1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | 7225 | 05/16/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| MURRAY FAMILY ASSOCIATES LLP<br>1922 NE 149 ST<br>NORTH MIAMI, FL 33181 | 514229070020 | |

| **Legal Description:** | **AKA:** |
|---|---|
| PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB | 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 |

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

90 Days

# Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 5-16-23 Phone: 786 590 6383.

Email: dcasaballe@Yahoo.es.

Property Address: 3192 W Hallandale Beach Blvd. Suite B

## REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Diego Casaballe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7225 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 17 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Feb 15 imposing the fine of $ 100 - per day for violation(s)of the Town's Code of Ordinances:

5-105
5-17.

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Diego Casaballe
Petitioner's Name (Print)

Petitioner's Signature

State of Florida )
County of Broward )

PERSONALLY APPEARED before me, the undersigned authority, Diego Casaballe and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of May, 2023.

Notary

My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

## Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

# SALES RECEIPT

**Bill To:**

PILI'S BISTRO CAFE INC
900 NE 195 ST, APT220
MIAMI, FL 33179

**Site Address:**

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

**Date** 5/16/2023 4:07:37 PM
**Invoice #** 26768
**For** Code Enforcement Case# 7225

| Qty | Description | Fee |
|---|---|---|
| 100.00 | Code Enforcement Administrative Fees | $100.00 |
| 100.00 | Code Enforcement Administrative Fees | $100.00 |
| **Total** | | **$200.00** |

**Account Fine Detail**

| Fine Type | Date Board Order Comply | Date Complied | Fine Amount | Nr Days | Total Fine |
|---|---|---|---|---|---|
| Individual Violation | 5/16/2023 | | $100.00 | 0 | $0.00 |
| Admin Fixed | 11/16/2022 | | $100.00 | 0 | $100.00 |
| Admin Fixed | 2/15/2023 | | $100.00 | 0 | $100.00 |
| Total | | | | | $200.00 |

**Payments**

| Date | Type | Amount |
|---|---|---|
| 5/16/2023 | Credit | $200.00 |
| Total | | $200.00 |

**Balance** **$0.00**

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
MURRAY FAMILY ASSOCIATES LLP
Respondent(s)

Case No.: 7225

## AGREED AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MURRAY FAMILY ASSOCIATES LLP

FOLIO NO.: 5142 29 07 0020

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 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) 15-17; 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

**ORDER**

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of February 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **$ 100.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of February 2023.

**TOWN OF PEMBROKE PARK**

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Feb., 2023.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 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
$ 7.85

Total Postage and Fees
$

Sent To
MURRAY FAMILY ASSOCIATES LLP
AFO #7225

Street and Apt. No.,
3192 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

Postmark Here

7022 2410 0002 7328 7861

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage a
$

Sent To
MURRAY FAMILY ASSOCIATES LLP
AFO #7225

Street and Apt. N
1922 NE 149 ST

City, State, ZIP+
NORTH MIAMI FL 33181

PS Form 3800,

Postmark Here

7022 2410 0002 7328 7878

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MURRAY FAMILY ASSOCIATES LLP | 1922 NE 149 ST NORTH MIAMI, FL 33181 | 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 |

**Folio**

514229070020

**Legal Description**

**Case Status** Open **Case #** 7225 **Date Next Inspection** 2/15/2023

**Notes** 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 7/1/2022 | | Notice of Violation | Regular Mail |
| 11/1/2022 | 11/16/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 11/16/2022 | 11/16/2022 | Final Order | Certified Mail |
| 2/14/2023 | 2/15/2023 | Notice of Formal Hearing - Extension of Time | Hand 2/14/23 |

## Violations

| Ordinance/Regulation | Section | Description | Date Complied |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 2/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 2/15/2023 |

## Fines

| 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 |
|---|---|---|

## Case Overview

| | | |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$100.00** |

Jramirez @tppfl.gov

# Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2-13-23 Phone: 786-590-6383

Email: dcasaballe@yahoo.es.

Property Address: 3192 w Hallandale Beach Blvd Suit B

## REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Diego Casaballe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7225 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 2-15-2023. 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 11-16-22 imposing the fine of $ 100. per day for violation(s)of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Diego Casaballe
~~Diego Casaballe~~
Petitioner's Name (Print)

Petitioner's Signature

State of Florida )
County of Broward )

PERSONALLY APPEARED before me, the undersigned authority, Diego Casaballe, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 14 day of Feb, 20 23.

Notary
My Commission expires Feb 17, 2023

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, FLORIDA, Petitioner,
vs.
MURRAY FAMILY ASSOCIATES LLP
Respondent(s)

Case No.: 7225

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MURRAY FAMILY ASSOCIATES LLP

FOLIO NO.: 5142 29 07 0020

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 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) 5-17 and 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) 5-17 and 5-105. **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida,
This 16th day of November 2022.

**TOWN OF PEMBROKE PARK**

Harry Hipler, Special Magistrate

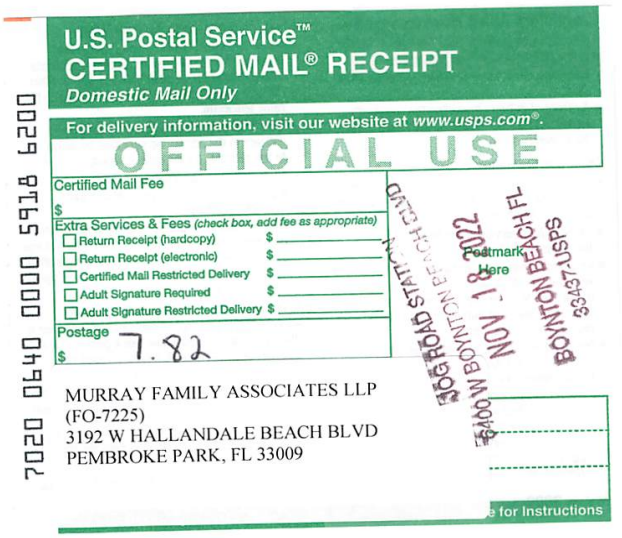
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

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 16 day of November, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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☐ Return Receipt (electronic) $
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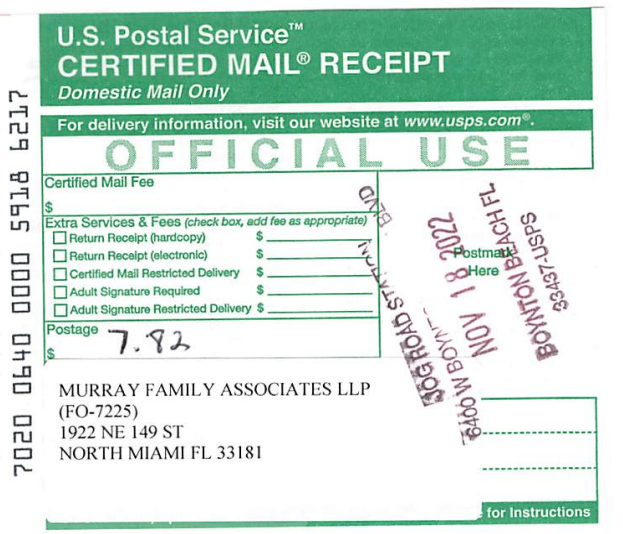
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
3192 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009
Postmark Here
NOV 18 2022
BOYNTON BEACH FL
33437-USPS
7020 0640 0000 5918 6200
for Instructions



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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181
Postmark Here
NOV 18 2022
BOYNTON BEACH FL
33437-USPS
7020 0640 0000 5918 6217
for Instructions

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| MURRAY FAMILY ASSOCIATES LLP | 1922 NE 149 ST NORTH MIAMI, FL 33181 | 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 |

**Legal Description**

**Case Status** Open **Case #** 7225 **Date Next Inspection** 11/16/2022

**Notes** 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 7/1/2022 | | Notice of Violation | Regular Mail 7/11/22 |
| 11/1/2022 | 11/16/2022 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 11/4/22<br>Certified Mail 11/2/22 |

## 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: 11/16/2022 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 11/16/2022 |

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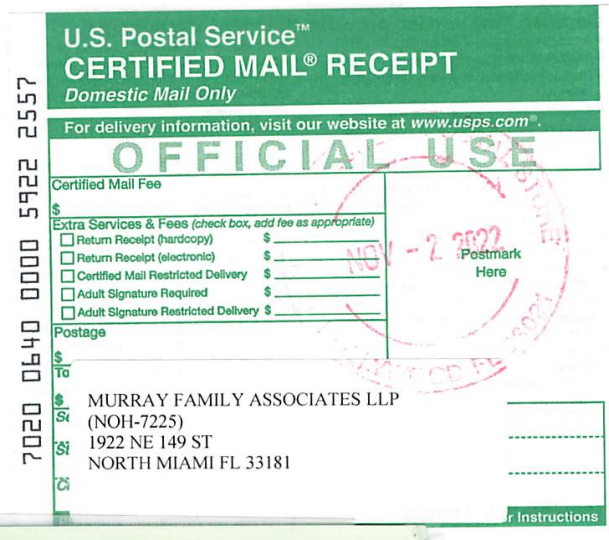
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
3192 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

7020 0640 0000 5922 2540



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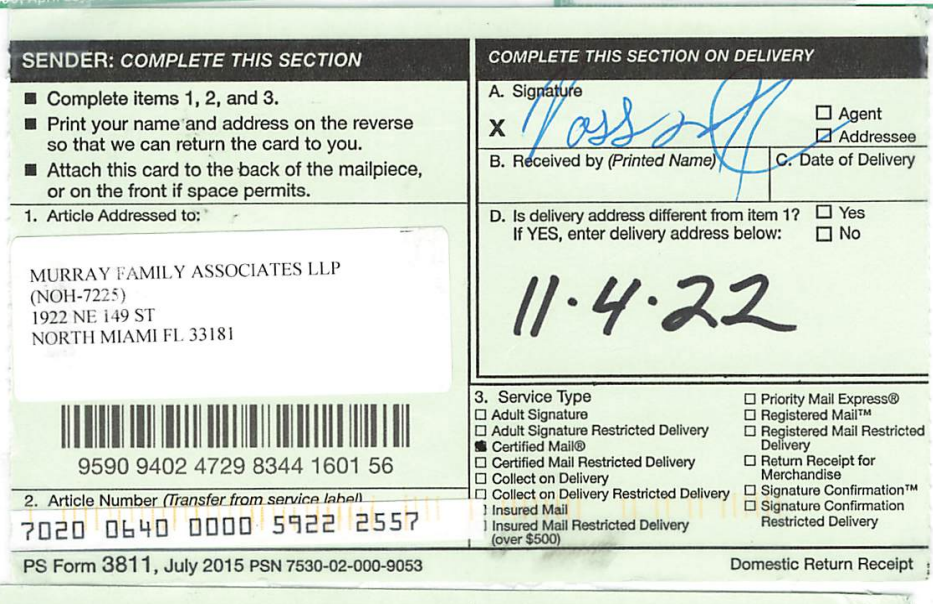
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Postmark Here
NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

7020 0640 0000 5922 2557



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that 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:

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1601 56

2. Article Number (Transfer from service label)
7020 0640 0000 5922 2557

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
11·4·22

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1605 90

2. Article Number (Transfer from service label)
7020 0640 0000 5918 6217

COMPLETE THIS SECTION ON DELIVERY

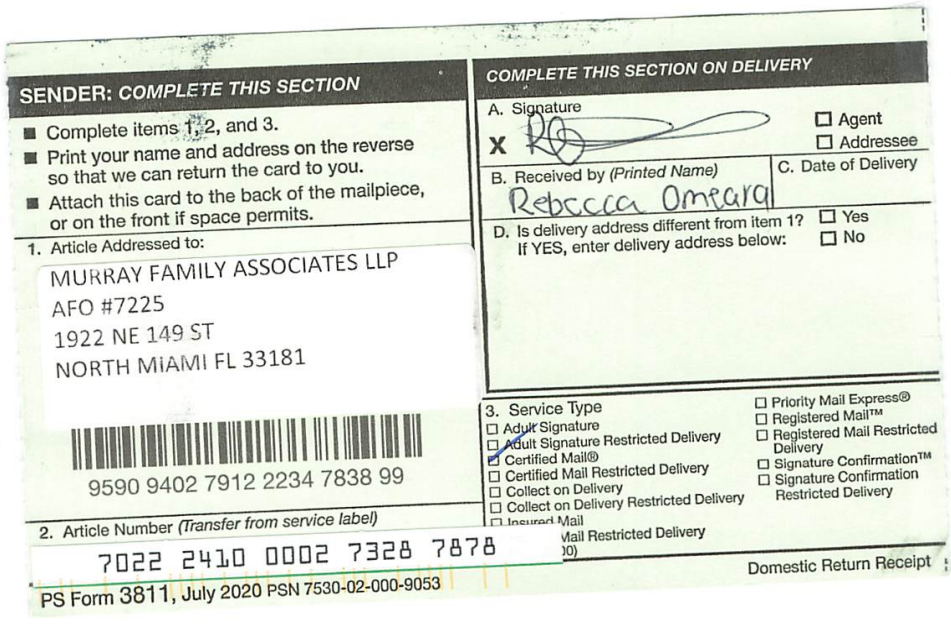
A. Signature
X
☐ Agent
☐ Addressee

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.

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
AFO #7225
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7838 99

2. Article Number *(Transfer from service label)*

7022 2410 0002 7328 7878

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)* Rebecca Omeara

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-7225

Murray Family Associates LLP
3192 W Hollandale Beach BLVD
Pembroke Park, FL 33009

**TOWN OF PEMBROKE PARK**
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰

ZIP 33023
011D10656696

NoV-7225

**Sent To:**

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

**Case #:**

7225

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

| | |
|---|---|
| Site Address | 3192 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009 |
| Property Owner | MURRAY FAMILY ASSOCIATES LLP |
| Mailing Address | 1922 NE 149 ST NORTH MIAMI FL 33181 |

| | |
|---|---|
| ID # | 5142 29 07 0020 |
| Millage | 0613 |
| Use | 11-03 |

| | |
|---|---|
| Abbr Legal Description | PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 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* | $373,250 | $846,470 | $1,219,720 | $1,219,720 | |
| 2021 | $373,250 | $415,670 | $788,920 | $788,920 | $16,965.40 |
| 2020 | $373,250 | $380,360 | $753,610 | $753,610 | $16,264.27 |

**2022* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $1,219,720 | $1,219,720 | $1,219,720 | $1,219,720 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $1,219,720 | $1,219,720 | $1,219,720 | $1,219,720 |
| 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 | $1,219,720 | $1,219,720 | $1,219,720 | $1,219,720 |

**Sales History**

| Date | Type | Price | Book/Page or CIN |
|---|---|---|---|
| 9/10/2021 | WD*-E | $3,000,000 | 117581194 |
| 9/13/2021 | DR*-T | $100 | 117581193 |
| 12/20/2010 | SW*-D | $1,250,000 | 47603 / 616 |
| 2/5/1998 | WD | $625,000 | 27669 / 488 |
| | | | |

* Denotes Multi-Parcel Sale (See Deed)

**Land Calculations**

| Price | Factor | Type |
|---|---|---|
| $11.00 | 33,932 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 9402 |
| Eff./Act. Year Built: 1992/1991 | | |

**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
MURRAY FAMILY CAPITAL INVESTMENTS, LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L16000070491 |
| **FEI/EIN Number** | 82-0800469 |
| **Date Filed** | 04/12/2016 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

**Mailing Address**

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

**Registered Agent Name & Address**

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

**Authorized Person(s) Detail**

**Name & Address**

Title MGR

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 06/01/2020 |
| 2021 | 04/06/2021 |
| 2022 | 03/29/2022 |

**Document Images**

03/29/2022 -- ANNUAL REPORT View image in PDF format

| | |
|---|---|
| 04/06/2021 -- ANNUAL REPORT | View image in PDF format |
| 06/01/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/29/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/10/2018 -- ANNUAL REPORT | View image in PDF format |
| 05/18/2017 -- ANNUAL REPORT | View image in PDF format |
| 04/12/2016 -- 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. )

)

MURRAY FAMILY ASSOCIATES LLP CASE NO 7225

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MURRAY FAMILY ASSOCIATES LLP AT 10:20. ON THE 4TH DAY OF NOVEMBER 2022.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

11/01/2022

**Sent To:**

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

**Case #:**

7225

**Property Owner:**

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

**Certified Mail #:**

**Property Description:**

514229070020

**Legal Description:**

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

**AKA:**

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

*If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215*

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 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

11/1/2022

# TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

## BUILDING PERMIT STATUS

**Permit Number:**

**Job Address:** 3192 W HALLANDALE BEACH BLVD UNIT B

**Job Name: PILI'S BISTRO CAFE INC**

**Permit Status: Plan Review**

**Permit Issued Date:**

**Submitted Into Plan Review Date:9/22/2022 3:29:50 PM**

**Application Date: 9/22/2022 11:23:58 AM**

**Difference Between Application to PlanReview: 0 Day(s)**

**Difference Between PlanReview to Permit Issued: Day(s)**

### Required Disciplines

| Discipline | Status | Date |
|---|---|---|
| ELECTRICAL | Approved | 10/24/2022 10:52:26 AM |
| FIRE | Approved | 10/24/2022 9:12:18 AM |
| MECHANICAL | Approved | 10/23/2022 7:49:26 AM |
| PLUMBING | Denied | 10/23/2022 6:20:50 AM |
| STRUCTURAL | Denied | 10/26/2022 9:49:56 AM |
| ZONING | Pending | |

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

## CODE ENFORCEMENT NOTICE OF VIOLATION

**Sent To:**

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

**Case #:**

7225

**Date:**

07/01/2022

**Property Owner:**

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

**Property Description:**

514229070020

**Certified Mail #:**

**Legal Description:**

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

**AKA:**

3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 30 |

Notes/Means of Correction:

1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

*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

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

## BUILDING PERMIT STATUS

**Permit Number:**

**Job Address:** 3192 W HALLANDALE BEACH BLVD UNIT B

**Job Name: PILI'S BISTRO CAFE INC**

**Permit Status: Plan Review**

**Permit Issued Date:**

**Submitted Into Plan Review Date:9/22/2022 3:29:50 PM**

**Application Date: 9/22/2022 11:23:58 AM**

**Difference Between Application to PlanReview: 0 Day(s)**

**Difference Between PlanReview to Permit Issued: Day(s)**

### Required Disciplines

| Discipline | Status | Date |
|---|---|---|
| ELECTRICAL | Approved | 10/24/2022 10:52:26 AM |
| FIRE | Approved | 10/24/2022 9:12:18 AM |
| MECHANICAL | Approved | 10/23/2022 7:49:26 AM |
| PLUMBING | Denied | 10/23/2022 6:20:50 AM |
| STRUCTURAL | Denied | 10/26/2022 9:49:56 AM |
| ZONING | Pending | |

# Town of Pembroke Park
# Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Diego Casaballe. Date 07/01/2022

Site Address 3192 WHB BLVD Case # _____

Pembroke Park, FL 33009 Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-17, 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s) Tenant Build out without a Permit

Corrective Action(s)

Obtain plans and inspections for required Permits

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical

☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☒ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Erik Wichmann
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

**Joseline Ramirez**

---

**From:** diego casaballe <dcasaballe@yahoo.es>
**Sent:** Tuesday, February 14, 2023 4:35 PM
**To:** Joseline Ramirez
**Subject:** 3192 w Hallandale Beach Blvd suite B
**Attachments:** extension Pembroke Park.png

J Ramirez, as discussed in the office, 90 days extension wil be enough.

Thanks
Diego Casaballe

WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| GARDEN PROPERTY 786 INC | 2160 SW 119 TER DAVIE, FL 33325 | 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 |

**Folio**

514230090093

**Legal Description**

**Case Status** Open **Case #** 8145 **Date Next Inspection** 5/5/2023

**Notes**

1. Maintenance of exterior building required. Pressure wash and paint. Permit is required for paint color approval.
2. Maintenance of exterior fence required. Paint.
3. Maintenance of exterior pole sign required. Paint.
4. Parking lot requires maintenance (front and back end of property). Pave and re-stripe with a plan for permit and inspections.

Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 1/31/2023 | | Notice of Violation | Certified Mail |
| 1/31/2023 | 2/15/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property<br>Certified Mail |
| 2/15/2023 | 2/15/2023 | Final Order | Certified Mail |
| 5/2/2023 | 5/17/2023 | Notice of Formal Hearing - Extension of Time | Affidavit of Service/Posted to Property<br>Certified Mail |
| 5/5/2023 | | Affidavit of Non-Compliance | 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. | 5/5/2023 |

## 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: 5/5/2023 |
| 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: 5/5/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(k). - Exterior maintenance of structures and premises | Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed. | Not in Compliance - Reinspection Date: 5/5/2023 |
| 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: 5/5/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 5/5/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 5/5/2023 |

### Fines

| Fine Type | Section | Fine Type | Date Complied | Total Fine |
|---|---|---|---|---|
| Individual Violation | | Individual Violation | | $7,250.00 |
| Admin Fixed | | Admin Fixed | | $100.00 |
| | | | **Total Fines** | **$7,350.00** |

### Payments

| Date | Payment Type Name | Amount |
|---|---|---|
| | **Total Payments** | **$0.00** |
| | **Fees Outstanding** | **$7,350.00** |

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

GARDEN PROPERTY 786 INC CASE NO. 8145

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 10:40 A.M. ON THE 05 DAY OF MAY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

5/9/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

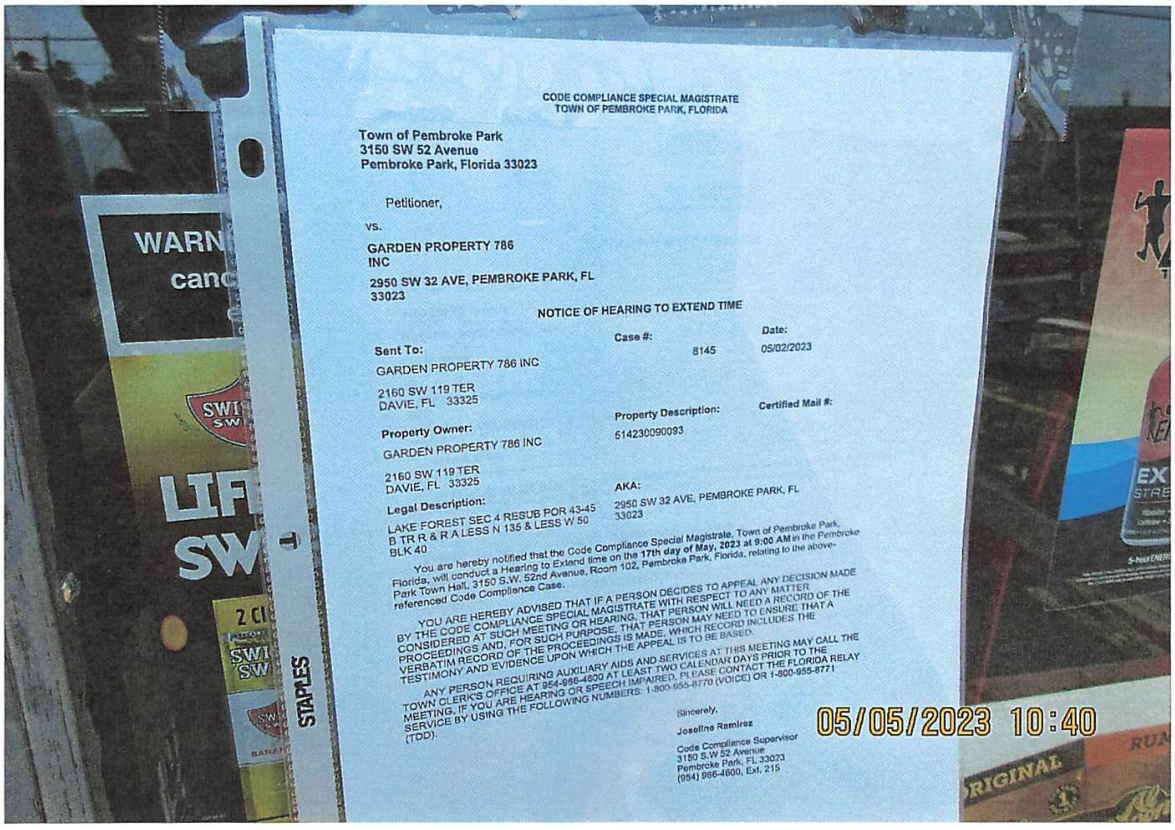
Nazly Dayana CA.
Signature

Personally Known X OR Produced Identification
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

OPEN
BOSS REVOLUTION
2950 SW 32 AVENUE
OPEN
Treezville
Dive Swirl a Whirl
PULL
BOSS REVOLUTION
05/05/2023 10:40


CODE COMPLIANCE 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
2950 SW 32 AVE, PEMBROKE PARK, FL 33023
NOTICE OF HEARING TO EXTEND TIME
Sent To:
GARDEN PROPERTY 786 INC
2160 SW 119 TER
DAVIE, FL 33325
Case #:
8145
Date:
05/02/2023
Property Owner:
GARDEN PROPERTY 786 INC
2160 SW 119 TER
DAVIE, FL 33325
Property Description:
514230090093
Certified Mail #:
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40
AKA:
2950 SW 32 AVE, PEMBROKE PARK, FL 33023
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 17th day of May, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
05/05/2023 10:40

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.

GARDEN PROPERTY 786 INC

2950 SW 32 AVE, PEMBROKE PARK, FL 33023

Respondent(s)

**Case #:**

8145

On 5/5/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

| | |
|---|---|
| **Owner Name:** | GARDEN PROPERTY 786 INC |
| **Address:** | 2160 SW 119 TER DAVIE, FL 33325 |
| **Folio:** | 514230090093 |
| **Site Address:** | 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 |
| **Legal Description:** | LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40 |

| 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. | 5/5/2023 |
| 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: 5/5/2023 |
| 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: 5/5/2023 |
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Notes/Means of Correction:

1. Maintenance of exterior building required. Pressure wash and paint. Permit is required for paint color approval. Completed.
2. Maintenance of exterior fence required. Paint. In-complete.
3. Maintenance of exterior pole sign required. Paint. In-complete.
4. Parking lot requires maintenance (front and back end of property). Pave and re-stripe with a plan for permit and inspections. In-complete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/5/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

**CODE COMPLIANCE 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**

**2950 SW 32 AVE, PEMBROKE PARK, FL 33023**

## NOTICE OF HEARING TO EXTEND TIME

| **Sent To:** | **Case #:** | **Date:** |
|---|---|---|
| GARDEN PROPERTY 786 INC<br>2160 SW 119 TER<br>DAVIE, FL 33325 | 8145 | 05/02/2023 |

| **Property Owner:** | **Property Description:** | **Certified Mail #:** |
|---|---|---|
| GARDEN PROPERTY 786 INC<br>2160 SW 119 TER<br>DAVIE, FL 33325 | 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 Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of May, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

**Joseline Ramirez**

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

# Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date 04/11/2023 Phone: 786-287-3437

Email Adeel - Suchwani@Hotmail.com

Property Address 2950 SW 32 AVE

## REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Zainab Sachwani (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 845 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 17 2023 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Feb 15 2023 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:
S-103, S-105, S-17

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of $100.00 for this hearing.

Zainab Sachwani
Petitioner's Name (Print)

Zainab
Petitioner's Signature

State of Florida )
County of Broward )

*PERSONALLY APPEARED* before me, the undersigned authority, Zainab Sachwani, and acknowledged that he did execute the foregoing Request for Hearing.

**SWORN TO AND SUBSCRIBED** before me on 17th day of April, 20 23

Notary
My Commission expires May, 19, 2023

MONICA DUIJSEN NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 19, 2023 GG 336067

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,
vs.
GARDEN PROPERTY 786 INC
Respondent(s)

Case No.: 8145

## FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

## FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: GARDEN PROPERTY 786 INC

FOLIO NO.: 5142 30 09 0093

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) 5-103(a)(c)(g)(k)(m); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

## CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

**ORDER**

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(g)(k)(m); 5-105 and 5-17 **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of February 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

**DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 15th day of February 2023.

**TOWN OF PEMBROKE PARK**

Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of Feb, 2023.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 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
$ 7.85
Total Postage ar
$
Sent To GARDEN PROPERTY 786 INC
SACHWANI, ZAINAB Q
Street and Apt. FO #8145
2160 SW 119 TER
City, State, ZIP+ DAVIE FL 33325
PS Form 3800,
Postmark Here
FEB 16 2023
7022 2410 0002 7328 7649

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and F
$
Sent To GARDEN PROPERTY 786 INC
FO #8145
Street and Apt. No., 2950 SW 32 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL 33023
PS Form 3800, Ap
Postmark Here
FEB 16 2023
7022 2410 0002 7328 7656

# Case Overview

## Property/Incident Information

| Owner | Address | Site Address |
|---|---|---|
| GARDEN PROPERTY 786 INC | 2160 SW 119 TER DAVIE, FL 33325 | 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 |

**Folio**

514230090093

**Legal Description**

**Case Status** Open **Case #** 8145 **Date Next Inspection** 2/15/2023

**Notes**

1. Maintenance of exterior building required. Pressure wash and paint. Permit is required for paint color approval.
2. Maintenance of exterior fence required. Paint.
3. Maintenance of exterior pole sign required. Paint.
4. Parking lot requires maintenance (front and back end of property). Pave and re-stripe with a plan for permit and inspections.

Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182

## Documents Issued

| Date Issue | Hearing Date | Document Type | Delivery |
|---|---|---|---|
| 1/31/2023 | | Notice of Violation | Certified Mail |
| 1/31/2023 | 2/15/2023 | Notice of Formal Hearing - Notice w/ NOV | Affidavit of Service/Posted to Property 2/3/23<br>Certified Mail 2/1/23 |

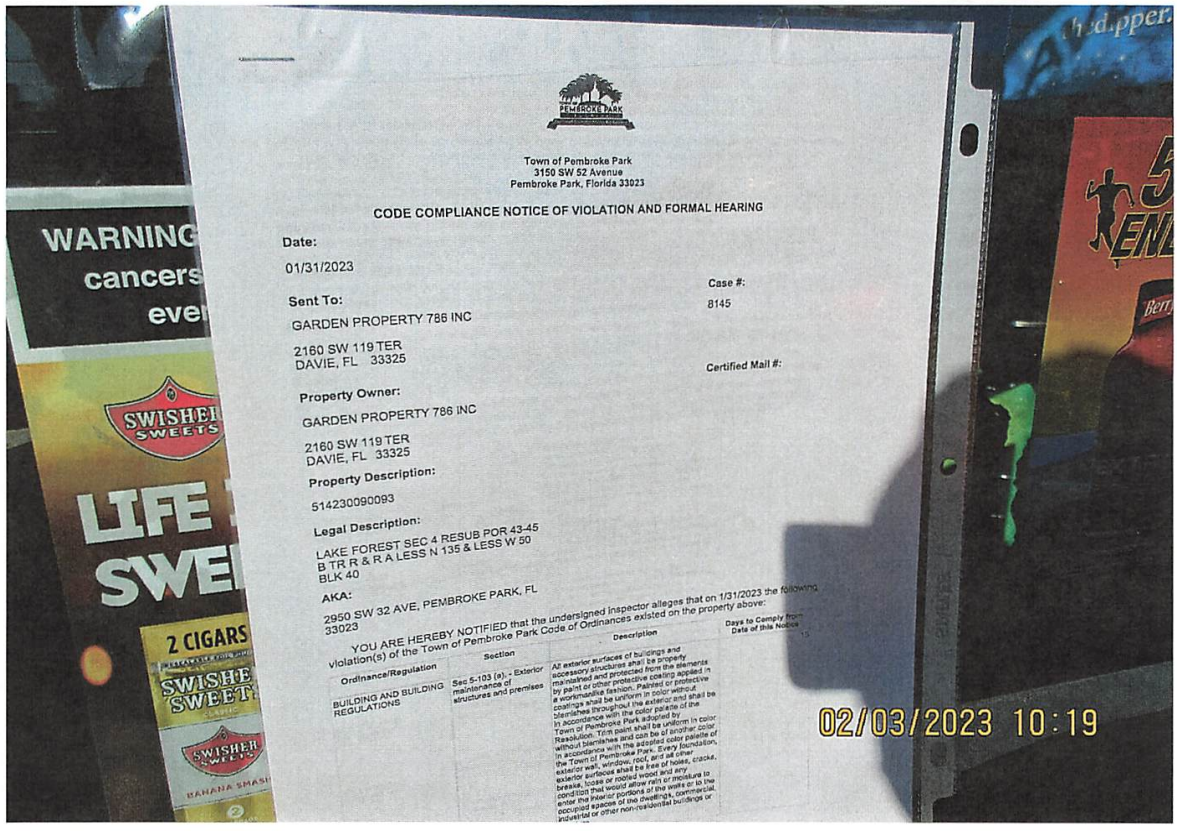
## Violations

| 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: 2/15/2023 |
| 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: 2/15/2023 |
| 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: 2/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-103(k). - Exterior maintenance of structures and premises | Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed. | Not in Compliance - Reinspection Date: 2/15/2023 |

## Case Overview

| | | | |
|---|---|---|---|
| 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: 2/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec 5-105. - Repairs and installations | Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner. | Not in Compliance - Reinspection Date: 2/15/2023 |
| BUILDING AND BUILDING REGULATIONS | Sec. 5-17. - Permit application. | The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13) | Not in Compliance - Reinspection Date: 2/15/2023 |

2950
AVENUE
CAUTION
PLEASE WEAR FACE MASK
STAY 6 FEET APART AFTER ENTERING
PULL
PULL
SOLD HERE
LASTS LONGER.
02/03/2023 10:19


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/31/2023
Case #:
8145
Sent To:
GARDEN PROPERTY 786 INC
2160 SW 119 TER
DAVIE, FL 33325
Certified Mail #:
Property Owner:
GARDEN PROPERTY 786 INC
2160 SW 119 TER
DAVIE, FL 33325
Property Description:
514230090093
Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45 B TR R & R A LESS N 135 & LESS W 50 BLK 40
AKA:
2950 SW 32 AVE, PEMBROKE PARK, FL 33023
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-103 (a). - Exterior maintenance of structures and premises
All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rotted wood and any condition that would allow rain 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
02/03/2023 10:19

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 | 2160 SW 119 TER DAVIE FL 33325 | 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).**

* 2023 values are considered "working values" and are subject to change.

**Property Assessment Values**

| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
|---|---|---|---|---|---|
| 2023* | $120,890 | $190,210 | $311,100 | $311,100 | |
| 2022 | $120,890 | $190,210 | $311,100 | $303,430 | $6,455.64 |
| 2021 | $120,890 | $180,720 | $301,610 | $275,850 | $6,098.51 |

**2023* Exemptions and Taxable Values by Taxing Authority**

| | County | School Board | Municipal | Independent |
|---|---|---|---|---|
| Just Value | $311,100 | $311,100 | $311,100 | $311,100 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | $311,100 | $311,100 | $311,100 | $311,100 |
| 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 | $311,100 | $311,100 | $311,100 | $311,100 |

**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**

2160 sw 119 tre
davie, FL 33325

Changed: 04/02/2022

**Registered Agent Name & Address**

SACHWANI, Zainab Q
2160 SW 119 TER
DAVIE, FL 33325

Name Changed: 03/29/2013

Address Changed: 04/02/2022

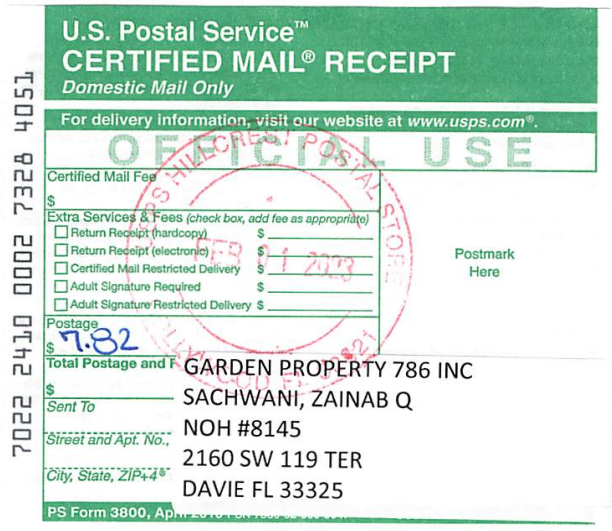
**Officer/Director Detail**

**Name & Address**

Title P

SACHWANI, ZAINAB Q
2160 sw 119 tre
davie, FL 33325

Title VP


7022 2410 0002 7328 4051
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
GARDEN PROPERTY 786 INC
SACHWANI, ZAINAB Q
NOH #8145
2160 SW 119 TER
DAVIE FL 33325
Postmark Here
PS Form 3800, Ap

7022 2410 0002 7328 3931
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
GARDEN PROPERTY 786 INC
NOH #8145
2950 SW 32 AVE,
PEMBROKE PARK, FL 33023
Postmark Here
PS Form 3800, Ap

7022 2410 0001 1497 0464
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
GARDEN PROPERTY 786 INC
HET #8145
2950 SW 32 AVE,
PEMBROKE PARK, FL 33023
Postmark Here
PS Form 3800, Ap

7022 2410 0002 7328 3795
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 7.85
Total Postage and F
$
Sent To
Street and Apt. No.,
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GARDEN PROPERTY 786 INC
SACHWANI, ZAINAB Q
HET #8145
2160 SW 119 TER
DAVIE FL 33325
Postmark Here
PS Form 3800, Ap

**CODE COMPLIANCE SPECIAL MAGISTRATE**
**TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA )

Petitioner )

vs. )

)

GARDEN PROPERTY 786 INC CASE NO. 8145

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GARDEN PROPERTY 786 INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2950 SW 32 AVE, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GARDEN PROPERTY 786 INC AT 10:19 A.M. ON THE 03RD DAY OF FEBRUARY 2023.

(X ) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb, 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 COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

**Date:**

01/31/2023

**Sent To:**

GARDEN PROPERTY 786 INC

2160 SW 119 TER
DAVIE, FL 33325

**Case #:**

8145

**Property Owner:**

GARDEN PROPERTY 786 INC

2160 SW 119 TER
DAVIE, FL 33325

**Certified Mail #:**

**Property Description:**

514230090093

**Legal Description:**

LAKE FOREST SEC 4 RESUB POR 43-45
B TR R & R A LESS N 135 & LESS W 50
BLK 40

**AKA:**

2950 SW 32 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

| Ordinance/Regulation | Section | Description | Days to Comply from Date of this Notice |
|---|---|---|---|
| BUILDING AND BUILDING REGULATIONS | Sec 5-103 (a). - Exterior maintenance of structures and premises | All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure. | 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(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. | 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.<br><br>(Ord. No. 13-09-01, § 2, 9-11-13) | 15 |

1. Maintenance of exterior building required. Pressure wash and paint. Permit is required for paint color approval.
2. Maintenance of exterior fence required. Paint.
3. Maintenance of exterior pole sign required. Paint.
4. Parking lot requires maintenance (front and back end of property). Pave and re-stripe with a plan for permit and inspections.

Contact the Building Dept. for permit inquiry at 954-966-4600, ext. 182

*If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215*

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

**THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.**

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement Officer

1/31/2023

## Joseline Ramirez

| | |
|---|---|
| **From:** | Joseline Ramirez |
| **Sent:** | Monday, August 29, 2022 11:43 AM |
| **To:** | MIAMI CASH AND CARRY |
| **Cc:** | Erik Richwagen |
| **Subject:** | RE: Courtesy warning - garden property 786 inc |
| **Attachments:** | 2950 SW 32 Ave.pdf |
| **Importance:** | High |

**Tracking:**

| Recipient | Read |
|---|---|
| MIAMI CASH AND CARRY | |
| Erik Richwagen | Read: 8/29/2022 3:29 PM |

Mr. Adeel,

I understand, but the fines were from outstanding violations that accrued overtime since 2019 and they were reduced substantially. The last thing I want to do is open another Case and having to follow the same process. This is an open communication about the store. The following violations exist at the property:

1. Overgrown vegetation - Remove overgrown vines from fence line.
2. Parking lot in disrepair - Obtain plans for permit and inspections to pave and re-stripe.
3. Upkeep pole sign - Treatment, repair, and paint.
4. Common areas have dirt build up - Pressure wash common areas.
5. Exterior walls require maintenance - Pressure wash, treat and paint See photos attached from a year ago. The property remains in the same condition.

I am advising you via email to correct these issues as soon as possible.

https://library.municode.com/
Sec. 5-103. - Exterior maintenance of structures and premises. - Town Ordiance (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.
(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.
(k)Ground surface hazards 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.
(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.

(m)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.
(g)All signage shall be maintained in the originally constructed condition as required by Chapter 21, Town of Pembroke Park Code of Ordinances.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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-----Original Message-----
From: MIAMI CASH AND CARRY <adeel_suchwani@hotmail.com>
Sent: Tuesday, August 23, 2022 5:25 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: garden property 786 inc

hi joseline how r u

is ADEEL , i paid last fine amount , dear you asked to fixed parking lot please

---

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Thursday, November 18, 2021 10:14 AM
To: Manar Amireh
Cc: MIAMI CASH AND CARRY; Miguel Nunez; jeffrey louis; manar Amireh contractor for line
Subject: RE: case # 4985

Noted.

Regards,

[cid:image001.png@01D7DC65.1E85C5D0]
Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com<mailto:jramirez@tppfl.gov.com>
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From: Manar Amireh <vpsolutions5@gmail.com>
Sent: Thursday, November 18, 2021 10:03 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: MIAMI CASH AND CARRY <adeel_suchwani@hotmail.com>; Miguel Nunez <mnunez@tppfl.gov>; jeffrey louis <jlouis@tppfl.gov>; manar Amireh contractor for line <manaramirehjdfgroup@gmail.com>
Subject: Re: case # 4985

Will do
Thanks josaline
Let me add that we could schedule inspection tomorrow for the electrical to finalize it but we need to work with the schedule for Mr. Don as he's available for schedule I think for only two or three days of the week so we need to coordinate with our staff as well to work with the same schedule as he is available for inspections so we are looking at Tuesday as of today

On Thu, Nov 18, 2021 at 9:58 AM Joseline Ramirez <jramirez@tppfl.gov<mailto:jramirez@tppfl.gov>> wrote:
Ok, please send the letter addressing case 4848. The next hearing will take place on January.

Regards,

[cid:image001.png@01D7DC65.1E85C5D0]
Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov.com<mailto:jramirez@tppfl.gov.com>
Town of Pembroke Park / Code Enforcement Dept.
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From: Manar Amireh <vpsolutions5@gmail.com<mailto:vpsolutions5@gmail.com>>

Sent: Thursday, November 18, 2021 9:53 AM
To: Joseline Ramirez <jramirez@tppfl.gov<mailto:jramirez@tppfl.gov>>
Cc: MIAMI CASH AND CARRY <adeel_suchwani@hotmail.com<mailto:adeel_suchwani@hotmail.com>>; Miguel Nunez <mnunez@tppfl.gov<mailto:mnunez@tppfl.gov>>; jeffrey louis <jlouis@tppfl.gov<mailto:jlouis@tppfl.gov>>; manar Amireh contractor for line <manaramirehjdfgroup@gmail.com<mailto:manaramirehjdfgroup@gmail.com>>
Subject: Re: case # 4985

Ok could you mitigate this case but my client have more detailed to add that involve medical and finiacial hardship so he will have a separate letter draft just for that case

On Thu, Nov 18, 2021 at 9:22 AM Joseline Ramirez <jramirez@tppfl.gov<mailto:jramirez@tppfl.gov>> wrote:
Good morning,

I am in reciept of your email. However, case 4985 is not in full compliance. Only case 4848 can be mitigated at this time.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com<mailto:jramirez@tppfl.gov.com>

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-----Original Message-----
From: MIAMI CASH AND CARRY <adeel_suchwani@hotmail.com<mailto:adeel_suchwani@hotmail.com>>
Sent: Tuesday, November 16, 2021 6:10 PM
To: manar Amireh contractor for line <manaramirehjdfgroup@gmail.com<mailto:manaramirehjdfgroup@gmail.com>>; Joseline Ramirez <jramirez@tppfl.gov<mailto:jramirez@tppfl.gov>>;
vpsolutions5@gmail.com<mailto:vpsolutions5@gmail.com>; jeffrey louis <jlouis@tppfl.gov<mailto:jlouis@tppfl.gov>>; Miguel Nunez <mnunez@tppfl.gov<mailto:mnunez@tppfl.gov>>
Subject: case # 4985

From: MIAMI CASH AND CARRY <adeel_suchwani@hotmail.com<mailto:adeel_suchwani@hotmail.com>>
Sent: Tuesday, November 16, 2021 5:59 PM
To: manar amireh
Subject: Singe

ADEEL SACHWANI
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Manar Amireh
Operational Manager
Violations and Permitting INC

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